

Environmental Impact Assessment Screening Report

For a Proposed Large Scale Residential Development on Lands at
Fortfield Road, Terenure, Dublin 6W

Prepared by MCG Planning

on behalf of 1 Celbridge West Land Limited

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INTRODUCTION

On behalf of the applicant, 1 Celbridge West Land Limited, 27 Merrion Square, Dublin 2, this Environmental Impact Assessment (EIA) Screening Statement accompanies a LRD Planning Application to Dublin City Council under Section 32D of the Planning and Development (Amendment) (Large-scale Residential Development) Act 2021 for a proposed Large Scale Residential Development at Fortfield Road, Terenure, Dublin 6 in accordance with the Planning and Development (Amendment) (Large-scale Residential Development) Act 2021.

The Environmental Screening Report has been prepared to assess the potential impacts on the environment arising from the proposed development at the subject site. The full details of the scheme are as follows:

The development will comprise a Large-Scale Residential Development (LRD) on a site at Fortfield Road, Terenure of 284 no. units delivering 19 no. houses and 265 no. apartments made up of studios; 1 beds; 2 beds; 3 beds; and 4 beds. The development will also provide community, cultural and arts space and a creche. Communal internal space for residents will also be delivered. Provision of car, cycle and motorbike parking will be provided throughout the development, including at basement and surface level. Vehicular/pedestrian/cyclist access from Fortfield Road. Proposed upgrade works to the surrounding road network is also included. All associated site development works, open space, services provision, ESB substations, plant areas, waste management areas, landscaping (both public and communal) and boundary treatments.

The statement is prepared with direct input from the design team, who include Urban Agency Architects, PUNCH Consulting Engineers, NMP Landscape Architects, The Tree File, Altemar, John Olley, Moore Group and AWN and demonstrates that the possible effects on the environment have been examined through the process of an EIA Screening (detailed below) and confirms that the most appropriate form of development is delivered at this site.

PURPOSE OF THIS STATEMENT

The purpose of the Environmental Screening Statement is to record the assessment of whether there is a requirement for the preparation of an Environmental Impact Assessment Report (EIAR) for the proposed development and to identify any likelihood of significant effects on the environment that might arise. In the first instance it is noted that this development, in terms of scale/quantum and/or site area, is below any mandatory EIAR threshold prescribed by Directive 2011/92/EU, as amended by Directive 2014/52/EU (together 'the EIA Directive'), and as transposed into Irish law.

This report is supported and informed by accompanying documentation prepared by Altemar and submitted as part of this application.

EIA SCREENING AND METHODOLOGY

The EIA Screening exercise has been guided by the following legislation and guidance:

- Planning and Development Act 2000 (as amended) ('the 2000 Act');
- Planning and Development Regulations 2001 to 2023 ('the Planning and Development Regulations');
- Guidelines on Information to be Contained in an Environmental Impact Statement (EPA 2002).
- Study on the Assessment of Indirect & Cumulative Impacts as well as Impact Interaction (DG Environment 2002).
- Environmental Impact Assessment (EIA), Guidance for Consent Authorities Regarding Sub- Threshold Development (DoEHLG 2003).

- EIA Directive 85/337/EC (as amended by Council Directive 97/11/EC, Directive 2003/35/EC, Directive 2009/31/EC, Directive 2011/92/EU and Directive 2014/52/EU).
- European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018) – transposed Directive 2014/52/EU into Irish law.
- Environmental Impact Assessment of Projects – Guidance on the Preparation of the Environmental Impact Assessment Report (European Commission 2017)
- Environmental Impact Assessment of Projects – Guidance on Screening (European Commission 2017)
- Environmental Impact Assessment of Projects – Guidance on Scoping (European Commission 2017)
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (Department of Housing, Planning and Local Government, 2018).
- Guidelines on the information to be contained in Environmental Impact Assessment Reports (EPA 2022)
- Environmental Impact Assessment Screening Practice Note 2021 (Office of the Planning Regulator)

Using the above documents, it has been possible to carry out an EIA Screening using the best available guidance while operating within the applicable legislation. It is noted that Directive 2014/52/EU has been transposed into Irish Legislation through the Planning and Development Act, 2000 (as amended), and the Planning and Development Regulations 2001 to 2023.

The methodology employed in this screening exercise is in accordance with the EIA Guidelines published in August 2018 by the DoHPLG and the Planning and Development Regulations.

Environmental Impact Assessment (“EIA”) Thresholds

Schedule 5 of the Planning and Development Regulations 2001 to 2023 sets the thresholds by reference to which a project must be the subject of an EIA. Part 2 of Schedule 5 (10) addresses Infrastructure Projects and at (b)(i) identifies developments of more than 500 dwelling units, and at (b) (iv) identifies urban development which would involve an area of 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. Part 2 of Schedule 5 at class 15 includes any project listed in Part 2 which does not exceed a specified quantity but which would be likely to have significant effects on the environment having regard to the criteria described in Schedule 7. of the Planning and Development Regulations.

The number of housing units proposed in this instance is 284 which is well below the 500-unit threshold, while the site area at c. 4.64 ha gross (2.46ha net) is also below the 10ha threshold for urban development in other parts of a built up area that’s not a business district. Given the above, a mandatory EIAR is not required, however it is necessary to consider if an EIA is required in accordance with Part 2 of Schedule 5 class 15

Sub EIA Thresholds Projects requiring an EIA

The screening process has changed under the new Directive (EIA 2014/52/EU) which requires the applicant to provide certain information to allow the planning authority to carry out proper screening to determine if an EIA is required. Schedule 7A of the Planning and Development Regulations outlines the information to be provided by the applicant or developer for the purposes of screening sub-threshold development for EIAs set out below:

1. A description of the proposed development, including in particular:

- A description of the physical characteristics of the whole project and, where relevant, of demolition works, and
- 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:

- The expected residues and emissions and the production of waste, where relevant, and
- The use of natural resources, in particular soil, land, water and biodiversity.

4. Compilation of the above information at paragraphs 1 to 3 shall take into account, where relevant, the criteria in schedule 7.

Schedule 7, as referenced in Item 4 of Schedule 7A, provides a list of criteria for determining whether development listed in Part 2 of Schedule 5 should be subject to an environmental impact assessment. These can be grouped under broad headings and topics as set out below:

1. Characteristics of the Proposed Development, in particular;

- a. The size and design of the whole of the proposed development
- b. The 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,
- c. The nature of any associated demolition works;
- d. The use of natural resources, in particular land, soil, water and biodiversity;
- e. The production of waste;
- f. Pollution and nuisances;
- g. The risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge; and
- h. The risks to human health (for example due to water contamination or air pollution).

2. Location of the Proposed Development;

The environmental sensitivity of geographical areas likely to be affected by proposed development, with particular regard to:

- a. The existing and approved land use;
- b. The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;
- c. The absorption capacity of the natural environment:
 - i. Wetlands, riparian areas, river mouth;

- ii. Coastal zones and the marine environment;
- iii. Mountain and forest areas;
- iv. Nature reserves and parks;
- v. Areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive; and
- 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.

3. Type and Characteristics of the Potential Impacts

The likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2, with regard to the impact of the project on the factors specified in paragraph (b)(i)(I) to (V) of the definition of “environmental impact assessment report” in section 171A of the Act, taking into account:

- a. The magnitude and spatial extent of the impact (for example the geographical area and size of the population likely to be affected);
- b. The nature of the impact;
- c. The trans-boundary nature of the impact;
- d. The intensity and complexity of the impact;
- e. The probability of the impact;
- f. The expected onset, duration, frequency and reversibility of the impact;
- g. The cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment, and
- h. The possibility of effectively reducing the impact.

EIA SCREENING STATEMENT

The following sections provide the information as required by Schedule 7A for the purposes of screening sub-threshold development for EIA.

A DESCRIPTION OF THE PROPOSED DEVELOPMENT AS REQUIRED BY SCHEDULE 7A

Physical Characteristics of the Proposed Development

The proposed development will consist of a Large-scale Residential Development of 284 no. residential units comprising 19 no. houses and 265 no. apartments. The proposed houses are 2-3 storeys in height and the proposed apartment blocks are 3-6 storeys.

The proposal will also include a basement, car and cycle parking, open spaces, landscaping, boundary treatments, and all associated site development works. Vehicular, pedestrian and cyclist access is provided from Fortfield Road to the north west of the site. Proposed upgrade works to the surrounding road network is also included.

Road improvements, water connections and upgrades in line with Irish Water requirements are also proposed along College Drive.



Figure 1 - Site Layout Plan

In terms of the environmental sensitivity of the site the following reports, which accompany the planning application, are specifically noted:

- Architectural Design Report (Urban Agency Architects, 2024)
 - o This sets out the proposed works in detail.
- Planning Report (McGill Planning, 2024)
 - o This report provides detail on the planning rationale, the compliance with existing planning policy and guidance and any material contraventions.
- Photomontages (Modelworks, 2024)
 - o The photomontages provide a visual representation of the proposed development, showing the existing and proposed context for the development.
- Sunlight and Daylight Assessment (OCSC, 2024)
 - o This provides a detailed assessment of the likely impact of the proposed development in terms of Daylight and Sunlight for the proposed development and the existing neighbouring properties.
- Transport Assessment (PUNCH, 2024)
 - o This report provides an assessment of the impact the proposed development will have on traffic and transport in the area.
- Flood Risk Assessment (PUNCH, 2024)
 - o This report provides a detailed assessment of the likely flood risk associated with the Development.
- Letter providing update on Ecology Surveys (Altemar, 2024)
 - o This letter provides an update on the ecological surveys carried out to date on the site.

Location of the Proposed Development

The proposed development site (4.64ha) is a former sports field/ garden area associated with the former primary school on adjoins the grounds of Terenure College Secondary school and the grounds of Terenure College Rugby Football Club. The main part of the site is a grass field that was formerly used as playing pitches associated with a previously existing but now closed junior school . The site also includes a lake that runs to the south of the rugby club grounds and east to a cul-de-sac 'Lakelands Park'.

The site is free from any protected structures or monuments, and is not located within a Conservation Area or an Architectural Conservation Area. The site is also not within or adjacent to a Special Area of Conservation (SAC) or a Special Protection Area (SPA). There is a recorded monument RMP DU022-095 classified as a castle which is no longer extant, identified in the heart of the existing educational buildings. The castle was replaced by a mansion in the late 17th century and rebuilt again in 1787 and is now the site of Terenure College. The location of the RMP is outside the site for the LRD planning application.

The site is in an established residential area, characterised by low density housing. The northern boundary of the site bounds the back garden walls of two storey houses along Greenlea Road. The western portion of the site has extensive frontage along the Fortfield Road to the west with the boundary marked by a rendered wall. The red line also includes lands that are part of the public road along Fortfield Road and College Drive.

The site is within a well-established residential area, within a ten-minute walking distance to Templeogue and Terenure Village which provides a range of a services, public transport options, local amenities and employment opportunities. Overall, it is considered that the site is well located, and a highly accessible location well served by public transport, bike and walking facilities providing connection to the employment, commercial, health and education services within the vicinity and wider City.



Figure 2 Site Location. (Indicative red line boundary) Source: Google 2024

Site History

McGill Planning have carried out a desktop review of the planning history of the site. There has only been one relevant planning application on this site which was for a Large-scale Residential Development, details of which are set out below.

DCC reg.ref.: LRD 6004/22-S3
Application date: 13/06/22
ABP reg.ref.: ABP-314390-22
Final decision date: 02/02/23

Planning permission was refused by Dublin City Council and An Bord Pleanála for the development of A Large-scale Residential Development (LRD) comprising the following:

- a “Build to Rent” (BTR) apartment development providing 364 no. apartments, with balconies or terraces, across 4 no. blocks ranging in height up to 7 storeys over basement, (15 x studios, 166 x 1bed/2p, 174 x 2bed/4p and 9 x 3bed/5p units), including underground parking, communal open space, resident support facilities and resident services & amenities; and (ii) a row of 21 no. 2-3 storey houses (1 x detached and 20 x semi-detached houses), (5 x 2bed/4p and 16 x 4bed/7p units).
- The provision of car, cycle and motorcycle parking spaces, bins storage and plant areas, together with proposed vehicular, pedestrian and cyclist access from Fortfield Road.
- The development also includes an upgrading of junction of Fortfield Road and College Drive to a 4-arm signalised junction; provision of pedestrian/cyclist connectivity to Lakelands Park; new vehicular access from Fortfield Road to a dedicated drop-off / set-down area for deliveries and taxis coinciding with the concierge location; relocation and upgrading of bus stop 2397 on Fortfield Road with the provision of a covered bus shelter, as well as all associated site development works, open spaces, landscaping, boundary treatments and service provisions (including ESB substations). A Natura Impact Statement has been prepared in respect of the application.

The development statistics for the previously refused LRD are as follows:

Development	Site Statistics
Site Area	Gross Site Area: 4.77 ha
Units	385 no. residential units <ul style="list-style-type: none"> - 364 Apartments - 21 Houses

Unit Mix	Apartments <ul style="list-style-type: none"> - 15 no. Studios - 166 no. 1 beds - 174 no. 2 beds - 9 no. 3 beds Houses <ul style="list-style-type: none"> - 5 no. 2 beds - 16 no. 4 beds
Community Facilities	Residential Support Facilities and Resident Services & Amenities associated with BTR
Aspect	61 % dual aspect
Density	Gross Site Area: 81 uph Net Site Area: 146 uph
Plot Ratio	1.3
Site Coverage	31% of developable site area
Building Height	7 Storeys at maximum height (23.7 maximum parapet level)
Public Open Space	8,828 sqm
Communal Open Space	3,419 sqm
Car Parking	160 no. space <ul style="list-style-type: none"> - 32 no. spaces for houses - 88 no. spaces for apartments at basement - 32 spaces at grade level (for apartments) - 6 no. disabled parking spaces
Cycle Parking	577 no. spaces <ul style="list-style-type: none"> - 407 long term spaces - 182 short term spaces - 40 bike rental spaces

A DESCRIPTION OF THE ASPECT OF THE ENVIRONMENT LIKELY TO BE SIGNIFICANTLY AFFECTED BY THE PROPOSED DEVELOPMENT AS REQUIRED BY SCHEDULE 7A

This section provides examines the possible effects on the environment under the topics prescribed by Directive 2014/52/European Parliament and of the Council. This approach provides a comprehensive description of the aspects likely to be affected by the proposed development that have not been identified.

This site is within an established, built-up City-Urban location. It is considered that the proposed development is likely to result in a long-term positive effect, in terms of providing for a comprehensive and integrated residential development on this site. The impacts of this proposed development is set out in more detail in the application documents including landscaping, architecture, environmental, and engineering reports.

Population & Human Health

The application site is bounded by Terenure College to the south. The site has frontage along Fortfield Road to the west with the boundary marked by a rendered wall. There are two storey houses on the other side of the street. The northern portion of the site bounds the back garden walls of two storey houses along Greenlea Road. The site also includes an elongated lake that runs to the south of the rugby club grounds east to the cul-de-sac called Lakelands Park.

During the construction phase there may be possible short-term nuisances to human beings from noise and dust during construction. Once mitigated in accordance with an agreed Outline Construction, Demolition and Waste Management Plan it is not anticipated that the construction works would result in significant

environmental impacts for the local population and human health. Please refer to documentation prepared by PUNCH Consulting Engineers and AWN Consulting Limited which confirms that *“measures to prevent nuisances including noise, dust or other pollution associated with waste management procedures”* will be included in a detailed CWMP prior to commencement of works by the main contractor.

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 additional residential accommodation created will have a positive impact for the residents of the area and will help sustain existing services and public transport and provide demand for additional. The provision of new public and communal open space and a green route enhances an underutilised site in an urban area which will improve the experience of the area for existing residents as well as future residents.

Biodiversity

An Appropriate Assessment Screening and a Natura Impact Statement have been completed by Altamar Marine and Environmental Consultancy. The conclusion of the Natura Impact Statement is *“In a strict application of the precautionary principle, the AA Screening concluded that significant effects on South Dublin Bay SAC, North Dublin Bay SAC, South Dublin Bay and River Tolka Estuary SPA, North Bull Island SPA and North-West Irish Sea SPA cannot be ruled out from the proposed works in the absence of mitigation measures, primarily as a result of direct hydrological connection to the site via the direction of surface water to the River Dodder and into the River Liffey, with possible downstream impacts from the project during the construction, landscaping and drainage works.*

As a result, there is potential for downstream impacts on European Sites from the project during site clearance, enabling, construction, landscaping and drainage works. In the absence of mitigation measures, it is considered that significant effects on the qualifying interests of European sites are likely.

For this reason, this NIS was carried out to assess whether the proposed project, either alone or in combination with other plans or projects, in view of best scientific knowledge and in view of the sites’ conservation objectives, will adversely affect the integrity of the European Sites. All other European sites were screened out at initial screening.

Construction on this site will create localised light and noise disturbance that will not impact on Natura 2000 sites. Mitigation measures will be in place to ensure that there are no significant impacts on the surface water that leads to Dublin Bay. Surface water discharge from site will be developed in accordance with: The Greater Dublin Strategic Drainage Study Volume 2; The Greater Dublin Regional Code of Practice for Drainage Works; BS EN – 752:2008, Drains and Sewer Systems Outside Buildings; and, Part H, Building Drainage of the Building Regulation.

Following the implementation of the mitigation measures outlined, the construction and presence of this development would not be deemed to have a significant impact on the integrity of European sites. No significant impacts are likely on European sites, alone in combination with other plans and projects based on the implementation of standard construction phase mitigation measures.

This report presents an Appropriate Assessment Screening and NIS for the proposed development. It outlines the information required for the competent authority to screen for appropriate assessment and to determine whether or not the proposed development, either alone or in combination with other plans or projects, in view of best scientific knowledge and in view of the sites’ conservation objectives, will adversely affect the integrity of the European site.

On the basis of the content of this report, the competent authority is enabled to conduct an Appropriate Assessment and consider whether, either alone or in combination with other plans or projects, in view of best scientific knowledge and in view of the sites’ conservation objectives, will adversely affect the integrity of the European site.

No significant effects are likely on European sites, their features of interest or conservation objectives. The proposed project will not will adversely affect the integrity of European sites."

In addition to the AA and NIS discussed above an Ecological Impact Assessment has been prepared for this application. This EclA concludes that *"The construction and operational mitigation proposed for the development satisfactorily addresses the potential impacts on the sensitive receptors through the application the standard construction and operational phase controls. The overall impact on the ecology of the proposed development will result in a long-term minor adverse not significant long term residual impact on the ecology of the area and locality overall. This is primarily as a result of the loss of terrestrial habitats on site, supported by the creation of additional biodiversity features including sensitive landscaping and lighting strategy."*

Lands and Soils

The site consists includes a lake, grassed area and had tree and hedge boundaries and a woodland surrounding the lake to the east of the site. The proposed development aspires to retain at least 192 of the 213 trees reviewed. This accounts for the immediate loss of all 17 category "U" trees; however, some might be retained with management for the short term. This represents a retention rate of circa 98%, of the site's sustainable (category A, B and C) trees. Please refer to the Arboricultural Report prepared by The Tree File Ltd for further detail. There are no existing structures present. The topography of the site is generally flat. While there are proposed alterations to the levels across the site to facilitate the underground infrastructure provision, the construction or operation of the scheme would not use such a quantity of soils to result in significant effects on the environment. Please refer to the Outline Construction Management Plan prepared by PUNCH Consulting Engineers.

Water

The proposed development shall provide a new surface water sewer network which will be entirely separated from the foul water sewer network.

The proposed development has been assessed in relation to Sustainable Urban Drainage Systems (SuDS) and designed in accordance with DCC Development Plan and the UK SUDS Manual. It is proposed to provide a large extent of green and blue roof systems within the proposed development plan in line with DCC requirements. It is also proposed to provide 691.89² of permeable paving across the site. In addition, Infiltration trenches, Tree Root Systems, Attenuation Tanks, Rainwater Harvesting, Rain Gardens and Petrol Interceptors are also proposed.

The foul sewer layout is designed to service the entire site and is proposed to drain fully by gravity. In order to accommodate the proposed connection, upgrade of the existing 225mm VC sewer on Fortfield Road to a 300mm ID sewer for approximately 60m, will be provided. The Engineering Services Report prepared by PUNCH Consulting Engineers provides further detail on the proposed surface water, foul water, and water supply for the site.

The Site-Specific Flood Risk assessment prepared by PUNCH Consulting Engineers confirms that the proposed residential dwellings are located within Flood Zone C. For the purposes of carrying out this assessment a 1D hydraulic model of the existing drainage pond was developed and analysed. The results of the hydraulic modelling indicate that flood waters from the 1%AEP and 0.1%AEP events are retained within the contoured lands around the pond and do not pose a flood risk to the proposed development. The proposed development site is therefore deemed to be within Fluvial Flood Zone C. A minimum FFL of 48.0mOD is proposed.

Air and Climate

Generally, the primary potential air quality impact or nuisance associated with construction activities is dust. Excavations and earth moving operations may generate quantities of construction dust, particularly in drier weather conditions. The extent of any construction dust generation depends on the nature of the construction dust (soils, sands, gravels, silts etc.) and the construction activity. The potential for construction dust dispersion depends on the local meteorological conditions such as rainfall, wind speed and wind direction. The main potential sources of air borne dust from construction activities include Construction vehicles, construction traffic and haulage routes; Excavation works and earth-moving activities; Materials (particularly excavated soils) handling, storage and stockpiling.

There are no likely significant effects on air quality arising from the proposed development, except for the potential temporary effect arising from dust during the construction phase as listed above. Therefore, the effects on human health and Flora and Fauna arising from the construction phase of the proposed development is considered to be imperceptible in this regard. Standard environmental control measures will be employed as part of an agreed Resource and Waste Management Plan and Construction Environmental Management Plan.

The proposed development is not likely to have a significant effect on Air and Climate during the operational phase.

Noise and Vibration

Construction noise, while inherently noisy and disruptive, is temporary in duration. It is anticipated that the construction of the proposed development would take approximately 36 months to complete. The works involving heavy machinery for the purposes of excavation, the preparation of building foundations and passing construction traffic usually cause the most disturbances to nearby residents.

Noise control measures would be implemented by the construction works contractor for the duration of the construction of the proposed development.

As part of these mitigation measures it is recommended that the Contractor should compile a Noise and Vibration Management Plan (NVMP) which will deal specifically with management processes and strategic mitigation measures to remove or reduce significant noise and vibration impacts, and cumulative noise and vibration impacts from the construction works.

Mitigation/control measures have been recommended so that any negative impact may be reduced, it is not expected that a negative impact will occur on existing noise sensitive locations.

The Noise Report and Outline Construction Management Plan prepared by Awn and submitted includes environmental control measures to manage the noise impact on the surrounding residential area where possible.

There are no likely noise emissions arising from the residential development at this site other than those associated with the operation of the site as a residential development including operational traffic associated with the development.

Landscape & Visual

It is submitted that the overall development will have a positive impact on the landscape features of the site and the character of the area. Please refer to the documentation prepared by NMP Landscape Architecture and the Historic Landscape Assessment prepared by John Olley for further detail.

There are no sensitive landscape designations pertaining to the subject site. The proposed development will not impact on any designated views or prospects within the Dublin City Council Development Plan.

Traffic

The Traffic and Transport Assessment, prepared by PUNCH Consulting Engineers, has considered the traffic and transportation implications of the proposed development. It demonstrates that the development can be readily accessed by existing and future sustainable modes of transport within the immediate vicinity of the site.

The TRICS database was consulted to provide an equivalent trip rate for the proposed development site.

It is proposed that the vehicular access to the proposed development is Fortfield Road. 164 no. car parking spaces and 611 cycle parking spaces are provided. The car parking ratio for the apartments 0.57 per unit which is below the DCC Development Plan standards, however this is considered appropriate given the central and accessible location of the site.

The analysis contained within PUNCH's TTA show that the proposed development's signalised junction and the adjacent junctions can cater for the existing traffic growth as well as the full development traffic predicted.

Material Assets

The land on which the site is situated is a material asset. Although the site is zoned Z15 'Community and Social Infrastructure' and partially zoned Z11 'Waterways Protection' it can accommodate residential development through the appropriate process, and as such, the use of this material asset in a manner compatible with the zoning designation, is entirely appropriate. Once constructed, the operational phase will provide an important material asset for the area in terms of residential units.

Other material assets in terms of water services, electricity, and other utilities are all available in this residential area and the proposed development to readily connect to same. There are no strategic utilities running through the site which would be impacted by the proposed development.

Archaeology, Architecture and Cultural Heritage

The site does not contain any structures or features of cultural interest above ground. There are no protected structures on the site. The site is also located outside of the Zones of Archaeological Interest identified on the Dublin City Council Development Plan.

The Cultural Heritage Impact Assessment completed as part of this application states that site has been significantly altered and landscaped since the 19th century and is associated with the former Terenure House Demesne. The nearest recorded monument is RMP DU022-095 classified as a castle which was located within the development site but is no longer extant. The castle was replaced by a mansion in the late 17th century and rebuilt again in 1787 and is now the site of Terenure College. The location of the RMP is outside the site for the LRD planning application.

There is limited potential that the development will impact on sub surface material associated with the site's medieval past. The nearest archaeology sites are on the south side of the Dodder more than 1km from the site and include Rathfarnham Church DU022-013001 and Rathfarnham Castle DU022-014. The proposed development's impact on the setting of these sites is considered imperceptible.

A geophysical survey has been carried out and the results are contained within the 'Geophysical Survey Report' prepared by Shanarc Archaeology. The general purpose of the geophysical survey was to establish the

potential presence of any subsurface archaeological features or remains located within the geophysical survey area. The results of the geophysical survey will be used to inform a subsequent programme of archaeological test-excavation and may potentially be used to determine the necessity for any further archaeological mitigation with regards to the proposed development. The results of the Geophysical survey produced a large number of anomalies across the geophysical survey area. While the majority of the identified anomalies appear to be related to modern activity and/or disturbance, there are also a number of linear features, as well as a small number of isolated anomalies that are interpreted as potential archaeology. Aside from the two linears associated with the historic boundaries/features shown on the historic OS maps, there is no evidence of obvious archaeology within the survey area. However, a small number of anomalies were identified as potential archaeology. These potential archaeological anomalies likely represent small to medium sized pit type features. Given that the site has clearly been subjected to agricultural and/or landscaping activity, and presumably to extensive levelling when the site was in use as training pitches, there is a high probability that some or all of these potential archaeological anomalies are in fact also the result of modern disturbance.

It is recommended that in advance of construction a programme of archaeological testing be carried out. Should archaeological material be uncovered at any location, the feature will be summarily investigated to determine the form, age, nature and extent of the feature in consultation with Dublin City Council.

Vulnerability of the project to risks of major accidents and/ or disasters.

The subject lands are not proximate to any Seveso/COMAH designated sites.

The Site-Specific Flood Risk Assessment for the site indicates that the proposed residential dwellings are located within Flood Zone C, with a low probability of flooding.

The proposed development is not considered vulnerable to major accidents and/ or disasters, and therefore the expected effects are considered to be negligible.

Inter-relationship between the above factors

It is considered that any of the previously identified relatively minor temporary effects are not in themselves considered significant nor will they cumulatively result in a likely significant effect on the environment.

A DESCRIPTION OF ANY SIGNIFICANT EFFECTS TO THE EXTENT OF THE INFORMATION AVAILABLE ON SUCH EFFECTS OF THE PROPOSED DEVELOPMENT ON THE ENVIRONMENT AS REQUIRED BY SCHEDULE 7A

This section includes information available on the environment including:

- (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.

The proposed development is on a vacant site in a central location and within an existing serviced urban area. The proposed works are residential in nature and will require the construction of blocks of apartments using regular building materials. Given the nature of the site and the Proposed Development they will be no likely significant effects on land, water or biodiversity.

It is expected that there will be some residues/emissions created during the construction stage associated with the development works proposed which include ground preparation works, development of site infrastructure, construction of buildings and hardstanding areas and landscaping of the site including open soft landscaped areas.

Standard mitigation measures such will be employed and monitored such as roads shall be regularly cleaned and maintained as appropriate. Hard surface roads shall be swept to remove mud and aggregate materials from their surface. Furthermore, any road that has the potential to give rise to fugitive dust must be regularly watered, as appropriate, during dry and/or windy conditions. These measures will be set out in an agreed Outline Construction Management Plan. As such residues and emissions are not considered likely to have potential to cause significant effects on the environment.

There will be some waste materials produced in the construction of the proposed scheme which will be disposed of using licensed waste disposal facilities and contractors. Waste material that is generated should be reused on site or salvaged for subsequent reuse to the greatest extent possible and disposal should only be considered as a last resort. Initiatives should be put in place to maximise the efficient use/reuse of materials.

An Outline Resource & Waste Management Plan (OWMP) accompanies the application which sets out measures ensuring the maximise quantity of waste is recycled throughout the proposed residential development. The scheme will provide sufficient waste recycling infrastructure, waste reduction initiatives and waste collection and waste management information to the residents of the development. There will be no large-scale use of natural resources. The main use of natural resources will be land.

Other resources used will be construction materials which will be typical raw materials used in construction of residential developments. The scale and quantity of the materials used will not be such that would cause concern in relation to significant effects on the environment. Please refer to the Construction Environmental Management Plan prepared by Altamar for further information.

The construction or operation of the scheme would not use such a quantity of water to cause concern in relation to significant effects on the environment. Please refer to the Construction Environmental Management Plan prepared by Altamar for further information. The use of natural resources in relation to the proposed development is not likely to cause significant effects on the environment.

COMPILATION OF THE ABOVE INFORMATION TAKING SCHEDULE 7 CRITERIA, AS APPROPRIATE, INTO ACCOUNT

The compilation of the above information and assessing the development against the Schedule 7 criteria:

Characteristics of Proposed Development	
The size of the proposed development.	The site is c. 4.64 ha (gross) or 2.64 (net) and the development is for 284 residential units. The development is sub-threshold for EIA.
The 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.	<p>There will be a potential cumulative loss of land from the area taking into account the Proposed Development. This would be replaced by much needed housing in the area.</p> <p>Please refer to the Natura Impact Statement prepared by Altamar which provides a list of planning applications in close proximity to the subject site as identified on the Department of Housing, Local Government and Heritage's 'National Planning Application Database' portal.</p> <p>The NIS also examines the Ringsend Waste Water Treatment Plant. The foul sewer terminates at Ringsend Waste Water Treatment Plant (WWTP). The foul water from the site will transfer to the Ringsend WWTP via public foul sewer where it will be diluted and mixed with other effluent. Treatment will take place at Ringsend WWTP prior to discharge into Dublin Bay. Uisce Éireann operate this facility under licence (EPA D0034-01) and are required to comply with environmental legislation. In 2019 (ABP Ref. PL29S.301798), the facility received planning to upgrade capacity to 2.4 million PE. The EIAR for the upgrading of Ringsend WWTP stated that "[t]he likely cumulative impact of the Proposed WwTP Component is that the resident population of the Greater Dublin Area will be capable of growing to its target population levels over time due to the increased capacity of the Ringsend WwTP. This will enable objectives at both national and regional levels to be met. Note that Phase 1 of these works is currently underway with a target completion date of 2021."</p> <p>As outlined in the Uisce Éireann website "[i]n February 2018, the work commenced on the first element, the construction of a new 400,000 population equivalent extension at the Ringsend Wastewater Treatment Plant."</p> <p>"Uisce Éireann completed construction of the infrastructure to treat the wastewater for a population equivalent of 2.1 million at the end of 2023. Following a period of testing and commissioning the upgraded assets are operational."</p> <p>Compliance with the Urban Wastewater Treatment Directive is assessed retrospectively based on the attainment of 12 months compliance with the UWWTD Emission Limit Values (ELVs). We are monitoring the performance of the plant closely with a view to achieving this at the earliest possible time. We are also continuing works on the remaining project elements to deliver the capacity for a population equivalent of 2.4 million by the end of 2025."</p>

	<p>Given this, it is considered that in-combination effects with other existing and proposed developments in proximity to the application area would be unlikely, neutral, insignificant and localised. It is concluded that no significant effects on Natura 2000 sites will occur due to the proposed development in combination with other projects. No in-combination effects are foreseen.</p> <p>Following the implementation of mitigation measures, as set out at page 66, no significant effects are likely from in-combination effects.</p> <p>Please refer to the Natura Impact Assessment prepared by Altamar for further detail.</p>
The nature of any associated demolition works.	<p>There is no building demolition works associated with this proposed development. It is however proposed to partially demolish the boundary wall along Fortfield Road in order to lower the wall to c.400mm (+900mm railing) and to open it where necessary. The section of the boundary wall to be demolished is detailed in the architectural drawings submitted and its demolition has been fully considered in the Historic Landscape Assessment prepared by John Olley.</p>
The use of natural resources, in particular land, soil, water and biodiversity.	<p>The main use of natural resources from this development will be the use of land. The subject site is a former sports field/ garden area associated with a closed junior school. It is zoned for community and infrastructure which accommodates a residential use.</p> <p>The proposed development is located on an enclosed site in the suburban environment of Dublin City. The site is self-contained and surface water goes to ground with no direct hydrological pathways to offsite surface water bodies. Operational wastewater will be directed to Ringsend WWTP where it will be treated appropriately.</p> <p>High quality landscaping, planting and SuDS measures will be incorporated into the development to ease water runoff. No use of natural resources other than the normal use of building materials is proposed.</p>
The production of waste.	<p>Construction waste produced will be controlled, stored and disposed of in a sustainable manner as per Waste Management Act 1996, and associated Regulations, Litter Act 1997 and the Eastern-Midlands Region (EMR) Waste Management Plan 2015-2021. Where possible, waste material that will be reused on site or salvaged for subsequent reuse to the greatest extent possible and disposal should only be considered as a last resort. An Outline Resource & Waste Management Plan has been prepared by PUNCH.</p> <p>Operational waste for the residential development will be controlled by each household and dealt with by municipal services. This is set out in the Operational Waste and Recycling Management Plan by Awn Limited.</p>
Pollution and nuisances.	<p>The construction phase will create short term negative effects particularly in terms of dust and noise.</p> <p>The implementation of the Construction Management Plan by PUNCH will ensure that construction activities are properly controlled and mitigated.</p>

The risk of major accidents, and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge	<p>Standard construction practices will be employed throughout the construction phase to mitigate the potential of any major accidents or disasters from occurring.</p> <p>The proposed location of development is not considered particularly vulnerable to major accidents and/or disasters and therefore the expected effects are considered to be minimal.</p>
The risks to human health (for example, due to water contamination or air pollution).	There are likely effects at construction stage in terms of noise, dust and contaminated run-off. However, these will be temporary and will be mitigated in accordance with the Construction Environmental Management Plan. Please refer to the Outline Construction Management Plan prepared by PUNCH.
Location of Proposed Development	
The existing and approved land use.	The site is zoned Z15 'Community and Social Infrastructure' and partially zoned Z11 'Waterways Protection', residential can be accommodated under this use.
The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground.	This is a zoned urban site that will be developed for high-density residential development appropriate to its location. The provision of new open spaces (public and communal) will be positive for the area. The use of SuDs measures on site is an additional benefit.
<p>The absorption capacity of the natural environment, paying particular attention to the following areas:</p> <p>(i) wetlands, riparian areas, river mouths;</p> <p>(ii) coastal zones and the marine environment;</p> <p>(iii) mountain and forest areas;</p> <p>(iv) nature reserves and parks;</p> <p>(v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and;</p> <p>(vi) areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure;</p> <p>(vii) densely populated areas;</p> <p>(viii) landscapes and sites of historical, cultural or archaeological significance.</p>	<p>(i) The site itself is not located within a wetland, river mouth, coastal zone, marine environment, mountain, forest, nature reserve, park, or protected site. The site is within the Barrow_SC_070 sub-catchment which is part of the Barrow Catchment.</p> <p>(ii) The subject site is not located in a coastal zone or marine environment</p> <p>(iii) The subject site is not located within a mountain or forest area.</p> <p>(iv) The subject site is not located within a nature reserve or park</p> <p>(v) The subject site is not located within a Natura 2000 classified or protected area. However, there two Special Area of Conservation (SAC) sites occur within the zone of influence of the proposed development site. The is site considered to be within the zone of influence the River Barrow and River Nore SAC due to the proximity with the proposed development. The Ballyprior Grassland SAC has been screened out. The AA Screening concluded that no significant effects arising from the proposed development are likely to occur in relation to the River Barrow and River Nore SAC or any other Natura 2000 site in the wider hinterland.</p> <p>(vi) The subject site is not located within an area in which there has already been a failure to meet environmental standards.</p> <p>(vii) The surrounding area is not densely population. The area provides a mixture of semi-detached and terraced housing.</p> <p>(viii) The subject site is not located next to any sites or landscapes of historical, cultural or archaeological significance.</p>
Types and characteristics of potential impacts	
The magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected).	<p>Given the existing context it is expected that the proposed development will not have any significant environmental impact beyond the site and immediate vicinity.</p> <p>All construction activities will be governed by a Construction, Demolition and Waste Management Plan the details of which will be</p>

	agreed with Dublin City Council prior to commencement of development.
The nature of the impact.	<p>The potential likely and significant impacts arising from the development will be typically those associated with a medium to high scale residential development in an area designated for growth. The nature of the impacts are expected to be of a magnitude that would not be significant, adverse or permanent. Please refer to the CEMP prepared by Altamar and OCMP prepared by PUNCH Consulting Engineers.</p> <p>The impact of the development at operational stage will be typical of this residential area and will not be significant, adverse or permanent</p>
The transboundary nature of the impact.	Any minor impacts will be contained in the immediate vicinity of the site. The subject lands are not located on any geographical or other boundary of relevance to assessment of likely significant effects on the environment.
The intensity and complexity of the impact.	The proposed development is not of any significant intensity or complexity such that would be likely to cause significant effects on the environment.
The probability of the impact.	It is probable that the minor impact of noise and pollution during the construction phase will occur; however, construction works on zoned lands within the area are not unexpected or out of character, and working hours will be limited to hours set by the planning conditions.
The expected onset, duration, frequency and reversibility of the impact.	The minor impacts identified would occur during the construction phase only. The frequency of impacts will vary throughout the construction phase; however, the impact is still considered to be insignificant as any potential impacts will be effectively managed, reduced or eliminated. The minor effects associated with the construction phase such as noise, dust and traffic will be temporary. There are no significant negative impacts which are considered likely to occur during the operational phase of the proposed residential development and associated uses such as the proposed creche, community, culture and arts uses.
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.	<p>The project provides for the development of a site which is zoned under the Dublin City Council Development Plan. Other developments are likely to occur in the Terenure area, which shall be delivered independently of the scheme here under consideration. There are no notable approvals for development in adjoining areas at the time of writing.</p> <p>The scale of the proposed scheme is not such that the characteristic of any potential impacts, in combination with each other, are likely to cause significant effects on the environment.</p>
The possibility of effectively reducing the impact.	Appropriate environmental control measures will be undertaken in order to ameliorate effects on the environment arising from the proposed development. Any control measures to manage noise, dust and/or pollution during the construction phase will be based on standard best practice, policies and guidance.

SUMMARY

The site is located on appropriately zoned lands and the proposed development is in accordance with the allowances of the zoning and associated local and national planning policy.

The proposed development includes for a 284-no. unit scheme including new public and communal open space and associated works. It is considered that the characteristics of the proposed development, its location and the type and characteristics of the potential impacts arising do not give rise to any likely significant effects on the environment. While temporary or short-term impacts in relation to construction noise and dust may arise, such impacts are typical of any construction phase, and any potential impacts on nearby receptors will be effectively managed through proven mitigation measures and standard best practice construction measures the details of which are included in Outline Construction Management Plan prepared by PUNCH Engineering.

CONCLUSIONS

In conclusion, it is respectfully submitted that the proposed development is below the threshold requiring a mandatory EIAR. The screening exercise has been completed in this report and the methodology used has been informed by the available guidance, legislation and directives.

It is considered that view of the size, location and nature of the proposed development, the criteria specified in Schedule 7 PDR , and the assessment that the proposed development will not cause any significant effect on the environment, it is submitted that no EIA is required.

In conclusion, it is considered that the proposed development will not have any significant effects on the environment. All recommended mitigation measures and standard practices will be employed throughout the construction and operation phase of the development to ensure that the proposed development will not create any significant impacts on the quality of the surrounding environment.