

Environmental Impact Assessment Screening Report

for proposed

Multi-Sport Buildings at St. Thomas's Estate (Phase 2), Rathfarnham

by

CAAS Ltd

for

Dún Laoghaire Rathdown County Council



April 2024

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	Author/Reviewer	Date
prepared by	Paul Fingleton and Clodagh Ryan	Various dates to 13 March
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1 Introduction

CAAS Ltd. has been appointed by Dún Laoghaire Rathdown County Council to prepare this Environmental Impact Assessment Screening Report for a proposed development of Multi-Sport Buildings at St. Thomas's Estate (Phase 2), Rathfarnham (the proposed development). This report has been prepared to form an opinion as to whether or not the proposed development should be subject to Environmental Impact Assessment (EIA) and if so, whether an Environmental Impact Assessment Report (EIAR) should be prepared in respect of it.

The screening assesses the proposed development with reference to the EIA legislation¹ including the EIA Directive, and Planning and Development legislation¹. It also has regard to relevant parts of:

- *EIA Guidance for Consent Authorities regarding sub-threshold development*, 2003, Department of the Environment, Heritage and Local Government
- *Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment*, 2018, Department of Housing, Planning and Local Government
- *OPR Practice Note PN02 Environmental Impact Assessment Screening*, 2021, Office of the Planning Regulator
- relevant EU Guidance including *Interpretation of definitions of project categories of annex I and II of the EIA Directive*, 2015, EU and *Environmental Impact Assessment of Projects - Guidance on Screening*, 2017, EU.

The first step involves a review of the characteristics of the development to find out if it corresponds to any type (class) which is subject to the EIA requirements as set out in the legislation. If it does correspond to any such type and does not equal or exceed a specified threshold (ref s5) then the second step is to carry out a 'preliminary examination' to establish the likelihood of significant effects on the environment arising from the proposed development. The outcome of the preliminary examination determines the subsequent steps of the screening process which may involve sub-threshold project considerations and review against prescribed criteria for determining whether the development should be subject to EIA.

The information on the proposed development, as used for purposes of this report, including a written description, was provided by Dún Laoghaire Rathdown County Council.

The following sections of this report cover:

- The proposed development (s2)
- The legislative basis for EIA (s3)
- Project type (s4)
- Sub-threshold development (s5)
- Preliminary examination (s6)
- Conclusion (s8)

¹ see section 3 for details

An overview of the authors' competency is provided in Appendix IV.

2 The proposed development

The site is located to the south of Tibbradden Road, Rathfarnham, close to College Road and Marlay Park.

The proposed development comprises the of:

- a single storey activities and administration building of circa 1,574 m²,
- a single storey sprint track enclosure of circa 841 m²,
- site landscaping including planting, seating, street furniture, fencing, berming/mounding, drainage and all ancillary works.

The site, outlined in red in Figure 1, is approximately 1.3 hectares in area. A previous Part 8 planning consent was approved on the site in 2019 comprising; new pedestrian entrances, a vehicular entrance with adequate sightlines, car parking, 8 lane synthetic running track including field events with floodlights, a multi-sport building including an indoor hall, running and walking routes, natural mounding and tree planting with all ancillary works in proximity to a Protected Structure (St. Thomas House) (DLRCC ref. PC/PKS/01/19). This previous Part 8 was subject to EIA screening which found that the consent process did not need to be subject to EIA.

Many of the elements covered by the previous Part 8 are now complete including the running track, running trails and paths, car parking, entrances, services, etc. The current proposal is to replace the multi-sport building and indoor hall.



Figure 1 Location of the proposed development site
Source: Google maps (site boundary is approximate)



Figure 2 Plan of the proposed development²

² Source: Dún Laoghaire Rathdown County Council (See accompanying drawing set for full resolution versions of all drawing)

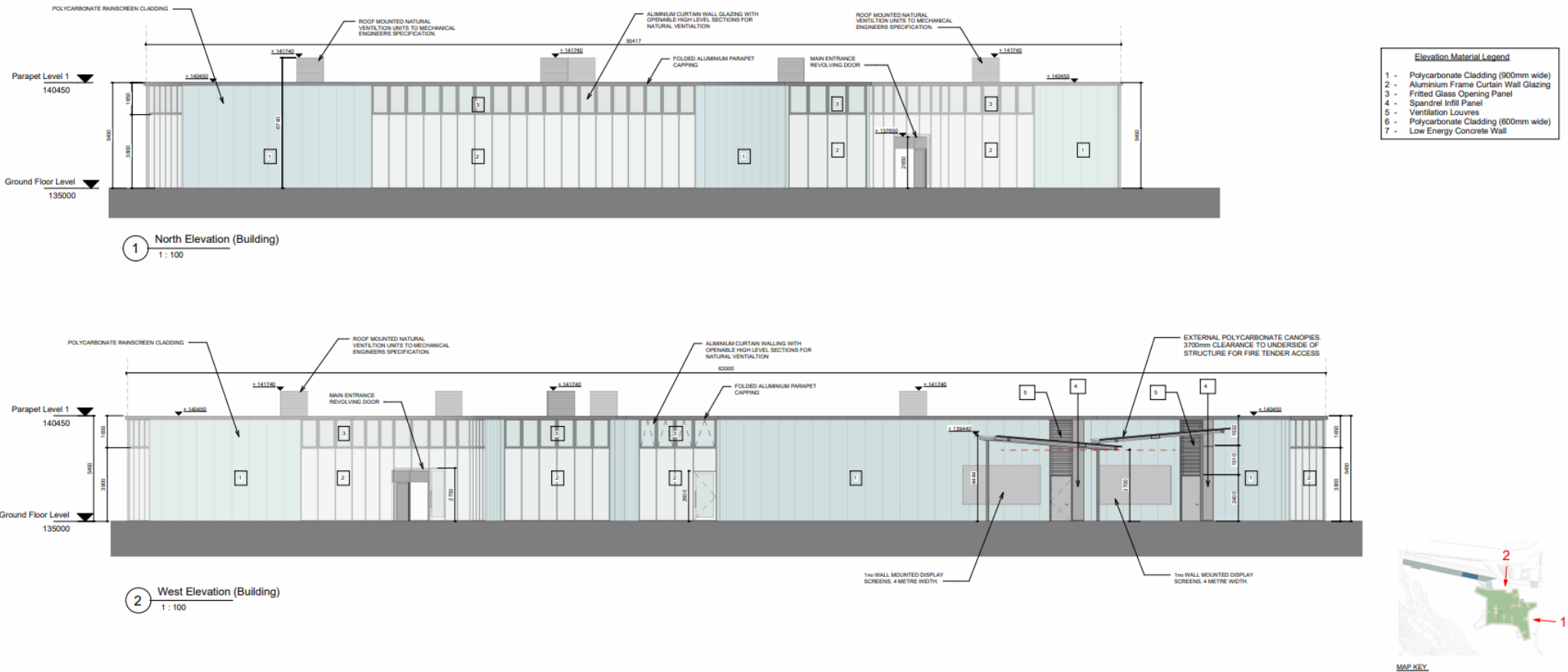


Figure 3 North and Elevations of proposed activities and administration building

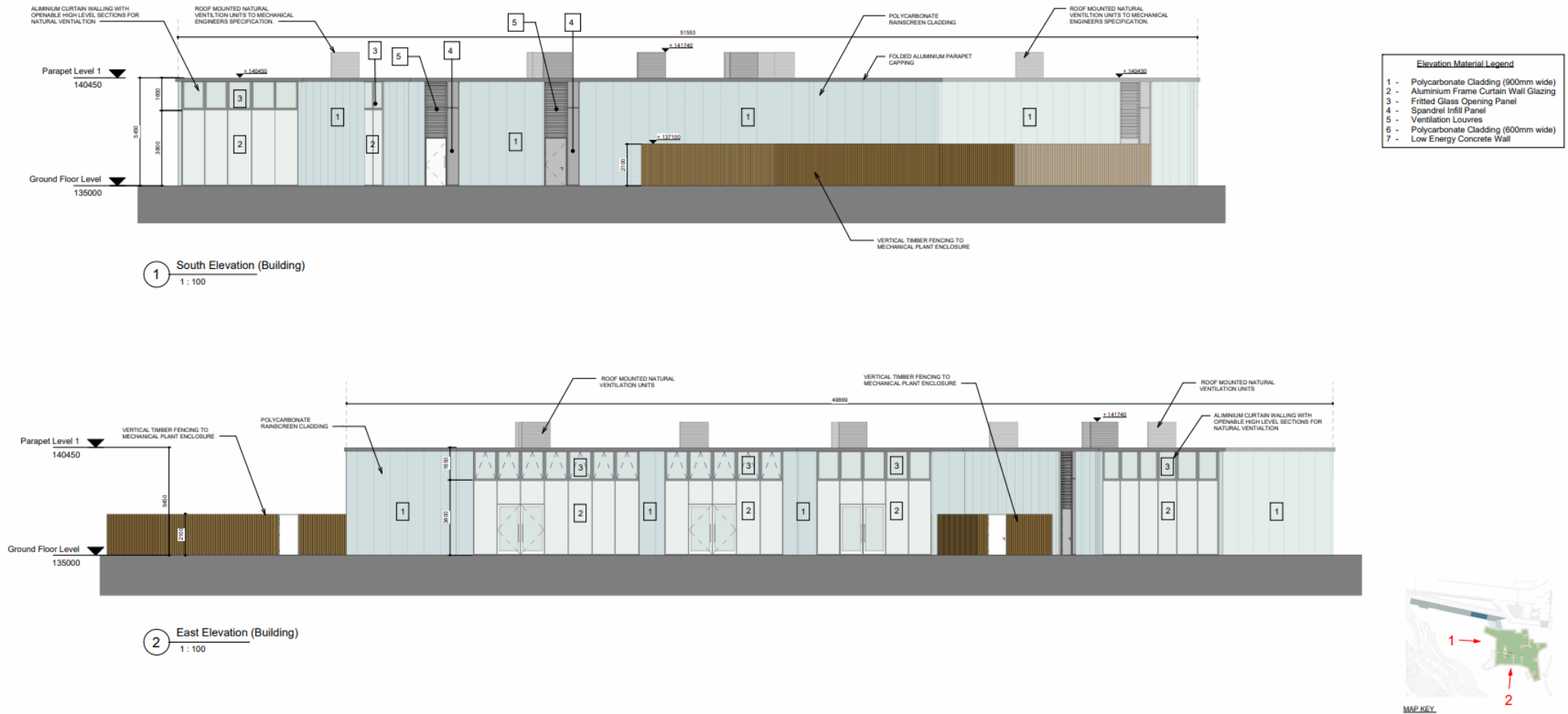


Figure 4 South and East Elevation of proposed activities and administration building

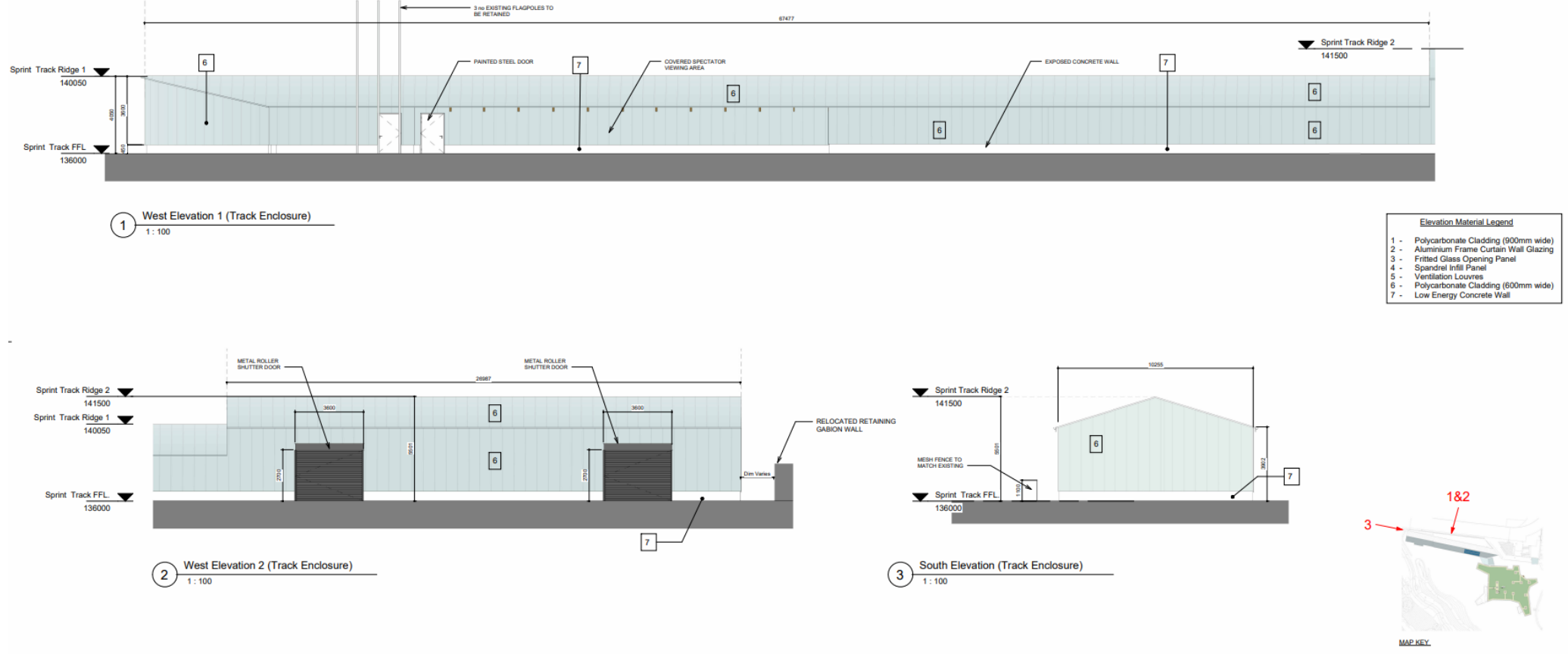


Figure 5 West and South elevations of sprint track enclosure

3 Legislative basis for EIA

EIA requirements derive from EU Directive 2011/92/EU (as amended by Directive 2014/52/EU) on the assessment of the effects of certain public and private projects on the environment. The Directive has been transposed into various Irish legislation of which the following is the most relevant to this development.

- Planning and Development Acts 2000-2020 (Part X)
- Planning and Development Regulations 2001 (S.I. 600/2001) as amended
- European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. 296/2018)

4 Project type

In the first instance it is necessary to determine whether the proposed development corresponds to any project type that is subject to EIA requirements.

The prescribed classes of development for the purposes of Section 176 of the Planning and Development Act 2000 are set out in Schedule 5 of the Planning and Development Regulations 2001 as amended. Part 1 of Schedule 5 lists projects included in Annex I of the Directive which automatically require EIA. For projects included in Annex II of the Directive, Part 2 of Schedule 5 provides thresholds above which EIA is required.

The proposed development, which is for Multi-Sport Buildings does not correspond to any class of development prescribed within Part 1 of Schedule 5, and so it is necessary to consider whether it corresponds to any class prescribed within Part 2 of Schedule 5.

Potentially relevant project types (or classes) prescribed for EIA purposes in Part 2 of Schedule 5 are listed in the table below, with commentaries of their applicability to the proposed development.

Project type / threshold	Comment	Is EIA required on this basis?
Planning and Development legislation S.I. 600/2001, Schedule 5, Pt 2		
Project type 10. <i>Infrastructure projects (b)</i>		
<i>(iv) Urban development which would involve an area greater</i>	Commission guidance ³ lists a range of projects, stating that these or other projects with similar	No

³ Interpretation of definitions of project categories of annex I and II of the EIA Directive, 2015, EU

Project type / threshold	Comment	Is EIA required on this basis?
<p><i>than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.</i></p> <p><i>(In this paragraph, "business district" means a district within a city or town in which the predominant land use is retail or commercial use.)</i></p>	<p>characteristics can be considered to be 'urban development'. These include:</p> <ul style="list-style-type: none"> • Shopping centres • Bus garages • Train depots • Hospitals • Universities • Sports stadiums • Cinemas • Theatres • Concert halls • Other cultural centres • Sewerage or water supply networks <p>The closest of these to the subject proposal is 'sports stadiums'. While the proposed project includes an indoor sprint track and an activities and administration building, it does not include other characteristics of sports stadiums such as capacity for large-scale attendances, potential for high noise levels during events due to crowd noise and PA systems, substantial traffic and parking demands arising from large crowds, tall grandstands or other structures capable of causing significant landscape and visual effects or high levels of wastewater generation. The proposed project can therefore be considered as not corresponding to or having similar characteristics to a sports stadium or any of the other projects listed in the Commission guidance.</p> <p>It is considered that this proposal does not fall into the 'urban development' project type (type 10(b)(iv)).</p>	

Project type / threshold	Comment	Is EIA required on this basis?
Project type 12. <i>Tourism and leisure projects (e)</i>		
<i>Theme parks occupying an area greater than 5 hectares.</i>	<p>Regarding interpretation of the meaning of this project type, Commission guidance⁴ states: -</p> <p><i>(ii) Sports stadiums would in principle be covered by Annex II(10)(b) 'urban development projects'. However, certain Member States can decide in their national environmental impact assessment systems that sports stadiums fall within the 'theme parks' category. Compliance with the Directive will be ensured, irrespective of which Annex II category is considered applicable, provided that such projects do not escape from the scope of application of the Directive.</i></p> <p>As discussed in relation to project type 10(b)(iv) above it is considered that this proposal does not correspond to or have similar characteristics to a sports stadium. It can thus be considered that this proposal also does not fall into the 'Theme parks' project type (type 12(e)).</p>	No
Project type 13. <i>Changes, extensions, development and testing</i>		
<p><i>(a) Any change or extension of development which would:-</i></p> <p><i>(i) result in the development being of a class listed in Part 1 or paragraphs 1 to 12 of Part 2 of this Schedule, <u>and</u></i></p> <p><i>(ii) result in an increase in size greater than-</i></p> <ul style="list-style-type: none"> - 25 per cent, or - an amount equal to 50 per cent of the appropriate threshold, whichever is the greater 	As the changes covered by the proposal will not result in the development being of a listed class, criterion (i) is not met. Therefore, project type 13(a) is not applicable.	No

⁴ Interpretation of definitions of project categories of annex I and II of the EIA Directive, 2015, EU

5 Sub-threshold development

Article 92 of the Regulations of 2001 as amended defines 'sub-threshold development' as:

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

Annex III of the EIA Directive (2011/92/EU as amended) as transposed into Schedule 7 of the Planning and Development Regulations 2001 as amended - sets out criteria for review of sub-threshold projects to determine if they should be subject to EIA. These criteria include characteristics, location and potential impacts.

The proposed development does not fall into a project type prescribed in Part 2 of Schedule 5 and can be considered, on the one hand, not to be 'sub-threshold development'.

On the other hand, and without prejudice to the preceding statement, if project type 10(b)(iv) is taken to have a wider meaning, it may be considered that the development does correspond to this project type. In this case, at 1.3 ha the site area is well below the 20 ha threshold which applies in locations outside built-up areas.

Out of an abundance of caution and for the avoidance of any doubt, section 6 of this report contains a preliminary examination and section 7 contains a review of the characteristics, location and potential impacts of the proposal against the Schedule 7 criteria to determine if it should be subject to EIA.

6 Preliminary Examination

Article 120(1)(a) of the Planning and Development Regulations 2001 as amended, requires that prior to screening a project for EIA: -

Where a local authority proposes to carry out a sub-threshold development, the authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.

This is done to form a preliminary view on the likelihood of significant effects arising in order to determine if EIA is required, is not required or if screening against Schedule 7 criteria is required.

Because the proposed development could be considered to be a sub-threshold development, a preliminary examination has been undertaken for it.

On preliminary examination it may be considered that there is significant and realistic doubt with regard to the likelihood of significant effects on the environment arising from the proposed development due, for example, to construction phase effects. Therefore, in accordance with Article 120(b)(ii) of the Regulations of 2001 as amended, a screening of the proposal against the criteria set out in Schedule 7 of the Regulations of 2001 (as amended) is provided in s7 of this report in order to form an opinion as to whether or not it should be subject to Environmental Impact Assessment (EIA).

7 Review against Schedule 7 criteria

These criteria cover:

1. Characteristics of the proposed development
2. Location of the proposed development
3. Types and characteristics of potential impacts

The criteria are listed in the table below. The comments provided in relation to the category 1 and 2 criteria are factual and do not comment on the types or characteristics of impacts. In keeping with the intent of Schedule 7, commentary on impacts is provided in response to the items covered by category 3 (the third part of the table below). All comments, particularly regarding 'significance', are made in the context of the Directive and guidance. The review against the Schedule 7 criteria takes account of the environmental factors set out in Schedule 6, paragraph 2(d) of the Planning and Development Regulations 2001 as amended by the 2018 Regulations, as relevant.

Schedule 7A of the Planning and Development Regulations 2001 as amended by the 2018 Regulations, sets out '*Information to be provided by the Applicant or Developer for the Purposes of Screening Sub-threshold Development for Environmental Impact Assessment*', as follows:

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) 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, on 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 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.*

Regard is had in this report to the criteria set out in Schedule 7 for determining whether this sub-threshold development should be subject to EIA and to the information required by Schedule 7A for the purposes of screening sub-threshold development for EIA as set out in the commentary provided in and below the table which follows.

It is notable that the development largely involves replacement of facilities previously permitted under a Part 8 consent (PC/PKS/01/19). Works carried out under that consent have included topsoil stripping and other enabling works,

Schedule 7 Criteria	Commentary
<p>1. Characteristics of Proposed Development</p> <p>The characteristics of proposed development, in particular:</p>	
<p>(a) the size and design of the whole of the proposed development</p>	<p>The project area is approx. 1.3 ha. The proposed project includes a single storey activities and administration building, a single storey sprint track enclosure and site landscaping.</p>
<p>(b) 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>	<p>The St. Thomas Estate is situated within the south western rural part of the County on the Tibbradden Road in close proximity to Marlay Park. It is generally bounded by amenity, agricultural and grassland uses.</p> <p>A Part 8 was approved for the site in 2019 (ref: PC/PKS/01/19). Many of the elements proposed under this consent have been constructed. Dundrum South Dublin Athletics Clubs were granted planning for a change of use of part of the site to sports and recreation and associated works in 2015 (ref: D15A/0255).</p> <p>Other planned and permitted developments in the area with the most relevance in terms of potential cumulative effects are listed in Appendix II.</p>
<p>(c) the nature of any associated demolition works</p>	<p>No buildings are required to be demolished.</p>
<p>(d) the use of natural resources, in particular land, soil, water and biodiversity</p>	<p>Surface water drainage is proposed to incorporate standard SUDS measures and connect to existing surface water drainage infrastructure. New pipework will be required within the site to cater for the new buildings.</p>
<p>(e) the production of waste,</p>	<p>Waste generated during construction can be anticipated to be typical for a small to medium scale construction works project.</p> <p>Operational waste can be anticipated to be typical for a development of this scale.</p>
<p>(f) pollution and nuisances,</p>	<p>During construction, the proposal is likely to generate localised and short-term noise, dust and traffic. Post-construction, traffic generation can be anticipated to be low level.</p>

(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	There is no significant potential for the proposed development to give rise to significant adverse effects on the environment due to accidents and/or disasters. This applies to accidents/disasters arising from external factors as well as accidents arising from the development.
(h) the risks to human health (for example, due to water contamination or air pollution)	The project characteristics pose no significant risks to human health.

2.Location of proposed development The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to—	
(a) the existing and approved land use	The site is currently a brownfield site due to works carried out under PC/PKS/01/19.
(b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground	Due to the scale of the proposed development and its location in a developed urban context, the impact on natural resources will be minimal.
(c) the absorption capacity of the natural environment, paying particular attention to the following areas:	
(i) wetlands, riparian areas, river mouths	-
(ii) coastal zones and the marine environment	-
(iii) mountain and forest areas	-
(iv) nature reserves and parks	-
(v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive	-
(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	The site is in a rural setting, bounded by amenity and agricultural uses.

<p>(viii) landscapes and sites of historical, cultural or archaeological significance</p>	<p>A number of protected structures are located in the vicinity of the proposed development. These include a mill, house and gates, railings, and walls</p> <p>A number of buildings in the wider vicinity are listed on the National Inventory of Architectural Heritage (NIAH) and listed for inclusion on the list of protected structures in the Dún Laoghaire-Rathdown County Development Plan 2022-2028.</p> <p>The mill (water) is north to the site. It is located 15pprox.. 210 m from the site. It is a detached seven-bay three-storey mill with attic, now in ruins. (NIAH reg. no. 60220023).</p> <p>Saint Columba's College gates/railings/walls is north to the site. It is located 15pprox.. 240 m from the site. It is a gateway, comprising pair of repointed granite ashlar piers on moulded cushion courses on plinths. (NIAH reg. no. 60220036).</p> <p>Saint Thomas : country house is north to the site. It is located 15pprox.. 150 m from the site. It is a Detached three-bay two-storey country house, extant 1816, on a rectangular plan with three-bay two-storey rear (west) elevation. (NIAH reg. no. 60220022).</p> <p>(SMR and NIAH details were obtained from the National Inventory of Architectural Heritage Historic Environment Map Viewer.)</p>
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<p>3. Types and characteristics of potential impacts</p> <p>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—</p>	
<p>(a) the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected)</p>	<p>The site covers 1.3 ha. Temporary effects during construction due mainly to noise and dust are likely to be limited to the immediate site environs.</p>
<p>(b) the nature of the impact</p>	<p>Temporary to short term construction phase impacts on noise and air quality are likely. These are likely to be small scale and</p>

	<p>localised and are not likely to be significant within the meaning of the Directive.</p> <p>It can be reasonably anticipated that significant construction phase traffic effects will be avoided through implementation of standard construction phase traffic management procedures.</p> <p>When complete, the proposed development is likely to have small-scale and localised effects on amenities, traffic, and the local landscape. These effects are not likely to be significant within the meaning of the Directive.</p> <p>Because of implementation of SUDS measures and availability of surface water infrastructure significant effects are unlikely to occur due to generation of surface or foul waters.</p>
(c) the transboundary nature of the impact	-
(d) the intensity and complexity of the impact	It can be reasonably anticipated that any effects will not be intense or complex.
(e) the probability of the impact	The effects outlined at (b) above are likely to occur.
(f) the expected onset, duration, frequency and reversibility of the impact	<p>Construction phase impacts will comprise a continuation of any effects arising from previously construction of previously permitted facilities at the site. These will be of varying frequency and can be anticipated to be insignificant to slight in magnitude and temporary to short term in duration.</p> <p>Once completed, effects will be insignificant and permanent.</p>
(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	On the basis of their nature and scale, when considered in-combination with the proposed development, potential for other existing and/or permitted developments to cause significant cumulative impacts can be considered to be negligible.
(h) the possibility of effectively reducing the impact	Potential construction stage effects can be reasonably anticipated to be likely to be effectively reduced by implementation of standard construction phase environmental

	<p>controls including measures set out in Section 4 of the accompanying Part 8 report.</p> <p>Potential operational stage effects can be reasonably anticipated to be likely to be effectively reduced by implementation of standard traffic and waste management procedures.</p>
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Based on review against the Schedule 7 criteria, the environmental impacts of the proposed project can be anticipated to be localised and short-term to temporary (during construction) and permanent (after construction) and not likely to be significant within the meaning of the Directive.

Article 120 of the Regulations of 2001 as amended, states that the Schedule 7A information:

- a) 'shall be accompanied by any further relevant information on the characteristics of the proposed development and its likely significant effects on the environment, including, where relevant, information on how the available results of other relevant assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive have been taken into account' and
- b) 'may be accompanied by a description of the features, if any, of the proposed development and the measures, if any, envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment of the development.'

In relation to (a), other potentially relevant assessments are listed and commented upon in Appendix III. It is found that none have any significant bearing on the findings of this EIA Screening Report. Item 3(h) in the table above addresses (b).

8 Conclusions

It is considered that the proposed development of multi-sport buildings at St. Thomas's Estate, Rathfarnham does not need to be subject to Environmental Impact Assessment and no Environmental Impact Assessment report is required for it.

This conclusion is based on an objective review of the characteristics of the proposed development against the requirements of the relevant legislation and has had due regard to the relevant guidance.

Appendix I - Relevant assessments of potential effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive

EU Legislation		Comments
Air Quality Directive	2008/50/EC	There will be no significant air emissions of significance from the proposed development during operation. Construction impacts are likely to be local short term and insignificant. As a result, no assessment is required pursuant to this Directive.
Floods Directive	2007/60/EC	No Flood Risk Assessment is required pursuant to this Directive.
Habitats and Birds Directives	92/43/EEC and 2009/147/EC	An AA Screening Report has been prepared for the proposed development. It finds that the proposed development is not likely to have any significant effect (either directly or indirectly) on any European site, either alone or in combination with other plans or projects.
Noise Directive	2002/49/EC	Construction noise will be local, short term and insignificant. No significant noise effects are likely to occur during operation of the development. As a result, no assessment is required pursuant to this Directive.
SEA Directive	2001/42/EC	The Dún Laoghaire-Rathdown County Development Plan 2022-2028 which set out the zoning of the site area have been subject to SEA.
Directive on Waste and repealing certain Directives (a.k.a Waste Framework Directive)	2008/98/EC	The proposed development is not anticipated to be likely to generate significant quantities of waste during construction or operation. No assessment is considered to be required pursuant to this Directive.
Water Framework Directive	2000/60/EC	The proposed development does not have significant potential to cause effects on any other watercourses and there is no requirement for any specific assessment pursuant to this Directive.

This review of assessments of potential effects on the environment carried out pursuant to the European Legislation finds that no results arising from such assessments affect the findings of this EIA screening.

Appendix II – Details of extant planning permissions and live applications⁵ in the vicinity of the proposed development⁶

Project Code	Description	Grant Date	Project Area(sq m)	Distance from Proposed Development (m)	Characteristics of the potential cumulative effects	Likelihood of potential significant cumulative effects?
SD22B/0210	Single storey pool house extension to the side of the existing dwelling with rooflight, external hard and soft landscaping and all associated drainage and site works	2022-11-22	17,850	470	Effects of the subject proposal have negligible potential to cause significant cumulative effects when considered together with the effects of this other development alone or with the cumulative effects of this and other permitted developments in the vicinity. The consent process for this project was subject to applicable EIA and AA requirements.	No
SD19A/0349	Removal of the temporary wooden access ramp to the southern side of Whitechurch Parish Church in order to construct a new permanent access ramp and steps; Whitechurch Parish Church is a Protected Structure.	2020-02-04	6,075	465	Effects of the subject proposal have negligible potential to cause significant cumulative effects when considered together with the effects of this other development alone or with the cumulative effects of this and other permitted developments in the vicinity. The consent process for this project was subject to applicable EIA and AA requirements.	No
SD22A/0403	Two 2 storey dwellings and associated site works on the site and adjacent to an existing 2 storey	2023-	4556	411	Effects of the subject proposal have negligible potential to cause	No

⁵ The majority of surrounding developments are minor projects with no risk of in-combination effects. Therefore, a summary list is provided here of the five largest proposed developments within the below stated parameters. Project descriptions are taken from the Local Authority planning database.

⁶ Parameters used: planning application from within the last 5 years, within a radius of 200 m around the proposed development's boundary

Project Code	Description	Grant Date	Project Area(sq m)	Distance from Proposed Development (m)	Characteristics of the potential cumulative effects	Likelihood of potential significant cumulative effects?
	dwelling. (For clarity the existing dwelling Lynbrook is to remain). Proposed dwellings A: 4 bedrooms 241sqm, B: 5 bedrooms 240sqm. Access is proposed to be by an existing driveway from the Whitechurch Road serving the existing dwelling on site. The driveway will be extended to serve the proposed dwellings, 4 car parking spaces, on site drainage treatment, additional soft and hard landscaping are proposed.	03-31			significant cumulative effects when considered together with the effects of this other development alone or with the cumulative effects of this and other permitted developments in the vicinity. The consent process for this project was subject to applicable EIA and AA requirements.	

ABP Applications

An Bord Pleanála Case ID	Planning Authority	Description	Decision	Date of Decision	Distance from Proposed Development (m)
300510	Dun Laoghaire-Rathdown County Council	Permission for the construction of a new club facility. The development will consist of: 2 storey clubhouse including changing rooms, meetings room, storage and ancillary facilities (gross floor area 463 sqm) and an outdoor viewing terrace; 3 no. playing pitches; floodlights for pitches 1+2; associated car park with coach and cycle parking; on site waste water treatment system and all associated site and development works.	Grant permission with revised conditions	2018-06-22	231

Appendix III – Standard Descriptions of Effects

(from *Guidelines on the information to be contained in Environmental Impact Assessment Reports*, EPA, 2022)

<p>Quality of Effects</p> <p>It is important to inform the non-specialist reader whether an effect is positive, negative or neutral</p>	<p>Positive Effects</p> <p>A change which improves the quality of the environment (for example, by increasing species diversity; or the improving reproductive capacity of an ecosystem, or by removing nuisances or improving amenities).</p>
	<p>Neutral Effects</p> <p>No effects or effects that are imperceptible, within normal bounds of variation or within the margin of forecasting error.</p>
	<p>Negative/adverse Effects</p> <p>A change which reduces the quality of the environment (for example, lessening species diversity or diminishing the reproductive capacity of an ecosystem; or damaging health or property or by causing nuisance).</p>
<p>Describing the Significance of Effects</p> <p>“Significance’ is a concept that can have different meanings for different topics – in the absence of specific definitions for different topics the following definitions may be useful (also see <i>Determining Significance</i> below.).</p>	<p>Imperceptible</p> <p>An effect capable of measurement but without significant consequences.</p>
	<p>Not significant</p> <p>An effect which causes noticeable² changes in the character of the environment but without significant consequences.</p>
	<p>Slight Effects</p> <p>An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.</p>
	<p>Moderate Effects</p> <p>An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.</p>
	<p>Significant Effects</p> <p>An effect which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment.</p>
	<p>Very Significant</p> <p>An effect which, by its character, magnitude, duration or intensity significantly alters most of a sensitive aspect of the environment.</p>
	<p>Profound Effects</p> <p>An effect which obliterates sensitive characteristics</p>
<p>Describing the Extent and Context of Effects</p> <p>Context can affect the perception of significance. It is important to establish if the effect is unique or, perhaps, commonly or increasingly experienced.</p>	<p>Extent</p> <p>Describe the size of the area, the number of sites, and the proportion of a population affected by an effect.</p>
	<p>Context</p> <p>Describe whether the extent, duration, or frequency will conform or contrast with established (baseline) conditions (is it the biggest, longest effect ever?)</p>

<p>Describing the Probability of Effects</p> <p>Descriptions of effects should establish how likely it is that the predicted effects will occur – so that the CA can take a view of the balance of risk over advantage when making a decision.</p>	<p>Likely Effects</p> <p>The effects that can reasonably be expected to occur because of the planned project if all mitigation measures are properly implemented.</p>
	<p>Unlikely Effects</p> <p>The effects that can reasonably be expected not to occur because of the planned project if all mitigation measures are properly implemented.</p>
<p>Describing the Duration and Frequency of Effects</p> <p>‘Duration’ is a concept that can have different meanings for different topics – in the absence of specific definitions for different topics the following definitions may be useful.</p>	<p>Momentary Effects</p> <p>Effects lasting from seconds to minutes</p>
	<p>Brief Effects</p> <p>Effects lasting less than a day</p>
	<p>Temporary Effects</p> <p>Effects lasting less than a year</p>
	<p>Short-term Effects</p> <p>Effects lasting one to seven years.</p>
	<p>Medium-term Effects</p> <p>Effects lasting seven to fifteen years.</p>
	<p>Long-term Effects</p> <p>Effects lasting fifteen to sixty years.</p>
	<p>Permanent Effects</p> <p>Effects lasting over sixty years</p>
	<p>Reversible Effects</p> <p>Effects that can be undone, for example through remediation or restoration</p>
	<p>Frequency of Effects</p> <p>Describe how often the effect will occur. (once, rarely, occasionally, frequently, constantly – or hourly, daily, weekly, monthly, annually)</p>
<p>Describing the Types of Effects</p>	<p>Indirect Effects (a.k.a. Secondary Effects)</p> <p>Impacts on the environment, which are not a direct result of the project, often produced away from the project site or because of a complex pathway.</p>
	<p>Cumulative Effects</p> <p>The addition of many minor or significant effects, including effects of other projects, to create larger, more significant effects.</p>
	<p>‘Do-Nothing Effects’</p> <p>The environment as it would be in the future should the subject project not be carried out.</p>
	<p>‘Worst case’ Effects</p> <p>The effects arising from a project in the case where mitigation measures substantially fail.</p>
	<p>Indeterminable Effects</p> <p>When the full consequences of a change in the environment cannot be described.</p>

	Irreversible Effects When the character, distinctiveness, diversity or reproductive capacity of an environment is permanently lost.
	Residual Effects The degree of environmental change that will occur after the proposed mitigation measures have taken effect.
	Synergistic Effects Where the resultant effect is of greater significance than the sum of its constituents, (e.g. combination of SO _x and NO _x to produce smog).

Appendix IV - Competency of Authors

Paul Fingleton, the lead author, has an MSc in Rural and Regional Resources Planning (with specialisation in EIA) from the University of Aberdeen. Paul is a member of the International Association for Impact Assessment as well as the Institute of Environmental Management and Assessment. He has over twenty-five years' experience working in the area of Environmental Assessment. Over this period, he has been involved in a diverse range of projects including contributions to, and co-ordination of, numerous complex EIARs and EIA screening reports. He has also contributed to and supervised the preparation of numerous AAs and AA screenings.

Paul is the lead author of the current EPA Guidelines⁷ and accompanying Advice Notes⁸ on EIARs. He has been involved in all previous editions of these statutory guidelines. He also provides a range of other EIA related consultancy services to the EPA. Paul is regularly engaged by various planning authorities and other consent authorities to provide specialised EIA advice.

Clodagh Ryan, Environmental Assistant has a BSc in Environmental Management, Dublin Institute of Technology, 2021. Clodagh liaises with various government agencies and local authorities in order to assimilate the environmental baseline information that is used in EIAs and AAs and assists in the preparation of the various EIA and AA related documentation

⁷ *Guidelines on the information to be contained in Environmental Impact Assessment Reports*, EPA, 2022

⁸ *Advice notes on current practice in the preparation of Environmental Impact Assessment Reports*, EPA, 2003