



EIA Screening Report

PRESENTED TO

Sonas

**Proposed Refuge Development at Kilcross, Sandyford, Co.
Dublin**

DATE

March 2024

DOCUMENT CONTROL SHEET

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1 INTRODUCTION

1.1 Background

Enviroguide Consulting was commissioned by Sonas to carry out an Environmental Impact Assessment (EIA) Screening Report in relation to a proposed domestic violence refuge centre (hereafter referred to as the Proposed Development), at Kilcross, Sandyford, Dublin 18.

The Proposed Development at Kilcross, Sandyford, Dublin 18 is being brought forward by Sonas and Dún Laoghaire-Rathdown County Council (DLRCC) under a Section 179A of the Planning and Development Act (as amended) planning process.

The purpose of this report is to provide information for Dún Laoghaire-Rathdown County Council planning department to carry out the screening for EIA and will highlight any significant effects, if any, that may arise as a result of the Proposed Development during the construction and operational phases.

1.2 Quality Assurance and Competence

This EIA Screening Report has been prepared by Enviroguide's EIA team: Lakshmi Priya Mohan, Laura Griffin, and Harry Parker.

Lakshmi has a Master of Science degree in Environmental Science degree from University College Dublin, Master of Science degree in Zoology from Ethiraj College for Women, India, and Bachelor of Science in Zoology from Madras Christian College India.

Laura Griffin has a Master of Science (Hons) in Climate Change from Maynooth University and a Bachelor of Arts (Hons) in English and Geography from Maynooth University. Laura has worked as an Environmental Consultant with Enviroguide since 2021 and has experience preparing EIA Screening Reports and a range of chapters for EIARs of a similar scale and nature to the Proposed Development.

This EIA Screening Report has been reviewed and quality assured by Harry Parker, Technical Director and EIA Lead at Enviroguide. Harry is an environmental consultant with over 16 years' experience in consultancy, specialising in EIAs for large-scale residential and commercial developments. Harry has a MA in Environmental Impact Assessment and Management from the University of Manchester, UK.

1.3 Screening Objective

The overall objective of a screening report is to identify and assess the potential for likely significant environmental impact associated with the Proposed Development and to determine if a statutory EIA is required for the Proposed Development. The requirement for a statutory EIA is set out in the mandatory and discretionary provisions of the Planning and Development Act, 2000 (as amended) (the Act) and in Schedule 5 of the Planning and Development Regulations, 2001 as amended (the Regulations). Projects listed in Schedule 5, Part 1, of the Regulations, will be subject to mandatory assessment (Article 4(1) of Directive 2011/92/EU as

amended by Directive 2014/52/EU (together, the EIA Directive)) as they are deemed as projects that have significant effects on the environment. Others, listed in the Schedule 5, Part 2 of the Regulations, contain threshold levels and criteria and for projects that fall below these thresholds and criteria, it is the decision of the competent authority to decide if an EIA (and the associated Environmental Impact Assessment Report (EIAR)) is required. Whether a 'sub-threshold' development should be subject to EIA is determined by the likelihood that the development would result in likely significant environmental effects. Significant effects may arise due to the nature of the development, its scale or extent and its location in relation to the characteristics of the receiving area, particularly sensitive environments.

This report documents the methodology employed to complete the screening exercise, having regard to relevant legislation and guidance documents. It also sets out a clear rationale for each decision of this screening exercise. The following documents were consulted to inform the approach taken to the screening exercise:

- Advice Notes on Current Practice in the Preparation of Environmental Impact Statements (EPA 2003);
- Guidelines on the Information to be Contained in Environmental Impact Assessment Reports (EPA May 2022);
- Environmental Assessments of Plans, Programmes and Projects – Rulings of the Court of Justice of the European Union (European Union 2017);
- Environmental Impact Assessment of Projects – Guidance on Scoping (Directive 2011/92/EU as amended by 2014/52/EU) (European Union 2017);
- Guidance of Integrating Climate Change and Biodiversity into Environmental Impact Assessment (European Union 2013);
- Environmental Impact Assessment of Projects – Guidance on the preparation of the Environmental Impact Assessment Report (European Union 2017);
- European Commission 2017. Environmental Impact Assessment of Projects Guidance on Screening (Directive 2011/92/EU as amended by 2014/52/EU);
- EU Commission Guidance on Interpretation of definitions of project categories of annex I and II of the EIA Directive (2015);
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (Government of Ireland 2018);
- Key Issues Consultation Paper on the Transposition of 2014 EIA Directive (2014/52/EU) in the Land Use Planning and EPA Licencing Systems; (Department of Housing, Planning, Community and Local Government 2017);
- Guidelines for the Assessment of Indirect and Cumulative Impacts as well as Impact Interactions (European Communities 1999);
- Implementation of Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (European Communities 2003); and
- Office of the Planning Regulator (OPR) Environmental Impact Assessment Screening Practice Note (2021).

2 DESCRIPTION OF THE PROPOSED DEVELOPMENT

2.1 Site Overview

The Proposed Development site has a site area of 0.25 hectares. The site is currently a greenfield site and is located within the existing residential area of Kilcross Estate and is accessed via the R117 road (Kilcross road) which links the site to Dundrum to the north and Sandyford village to the south. The surrounding lands are mainly comprised of residential and retail developments. The site is bounded to the west by an existing housing development, to the north and east by open green space. The M50 motorway is located approximately 50 metres (m) north of the site.

The site lies within the administrative jurisdiction of Dún Laoghaire-Rathdown County Council. The Dún Laoghaire Rathdown County Development Plan 2022-2028 is the current statutory plan for the region, against which planning applications will be considered.

Under the Dún Laoghaire Rathdown County Development Plan 2022-2028, the site is subject to the zoning objective 'A', which has an objective 'to provide residential development and improve residential amenity while protecting the existing residential amenities.'

The site is located within the proximity to both European designated sites (Natura 2000) as well as nationally designated sites (Natural Heritage Areas (NHA) and proposed Natural Heritage Areas (pNHA) particularly the South Dublin Bay Special Area of Conservation (SAC) (004024) is 4.7km northeast and the South Dublin Bay and River Tolka Estuary Special Protection Area (SPA) (004024) is 4.8km northeast to the site. The Fitzsimons Wood pNHA (001753) is located approximately 150m south west of the site.

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

2.2 Project Description

2.2.1 Overview

The Proposed Development will consist of the following:

- A 12 no. apartment (six one bed and six two bed) refuge complex for victims of domestic violence. Each apartment will consist of the following:
 - A kitchen/dining area;
 - Bathroom;
 - Shower room;
 - Storage cupboards; and
 - Balconies and external garden space.
- Provision of 12 no. car parking spaces;
- Internal common space for meeting rooms, staff offices and areas of initial counselling and necessary medical attention for both clients and staff on duty;
- External communal amenity facilities (including playground and sensory garden)
- External hard (terrace) and soft landscaped open spaces; and
- All associated works to facilitate the development.

2.2.1 Construction Phase

The construction works will involve stripping of existing topsoil at the site, excavations for foundation and traditional construction techniques.

All construction works will occur in a single phase which is estimated to take twelve months to complete. During the general excavation of the foundations there will be additional heavy goods vehicle (HGV) movements to and from the site. All suitable material will be used for construction and fill activities where possible and appropriate. It is understood that a tower crane will be erected to hoist materials on site in the construction of the Proposed Development. Two excavators and four dumper trucks will be required on site. Several mitigation measures for noise, dust, litter and other environmental nuisances associated with the construction phase are outlined in the Construction and Environmental Management Plan (CEMP).

No members of the public will be permitted to enter the site during the construction phase. Appropriate signage will be positioned at approach roads to the site area so as to inform the public of the site activities.

2.2.2 Operational Phase

The operational phase will consist of the normal day-to-day operations necessary for the management and ongoing maintenance of a refuge complex for victims of domestic violence.

It's expected that the refuge will provide employment for six to ten permanent staff and provide accommodation for 30-35 residents of this facility. The facility will be open 24 hours a day, seven days per week with limited emergency services available at night.

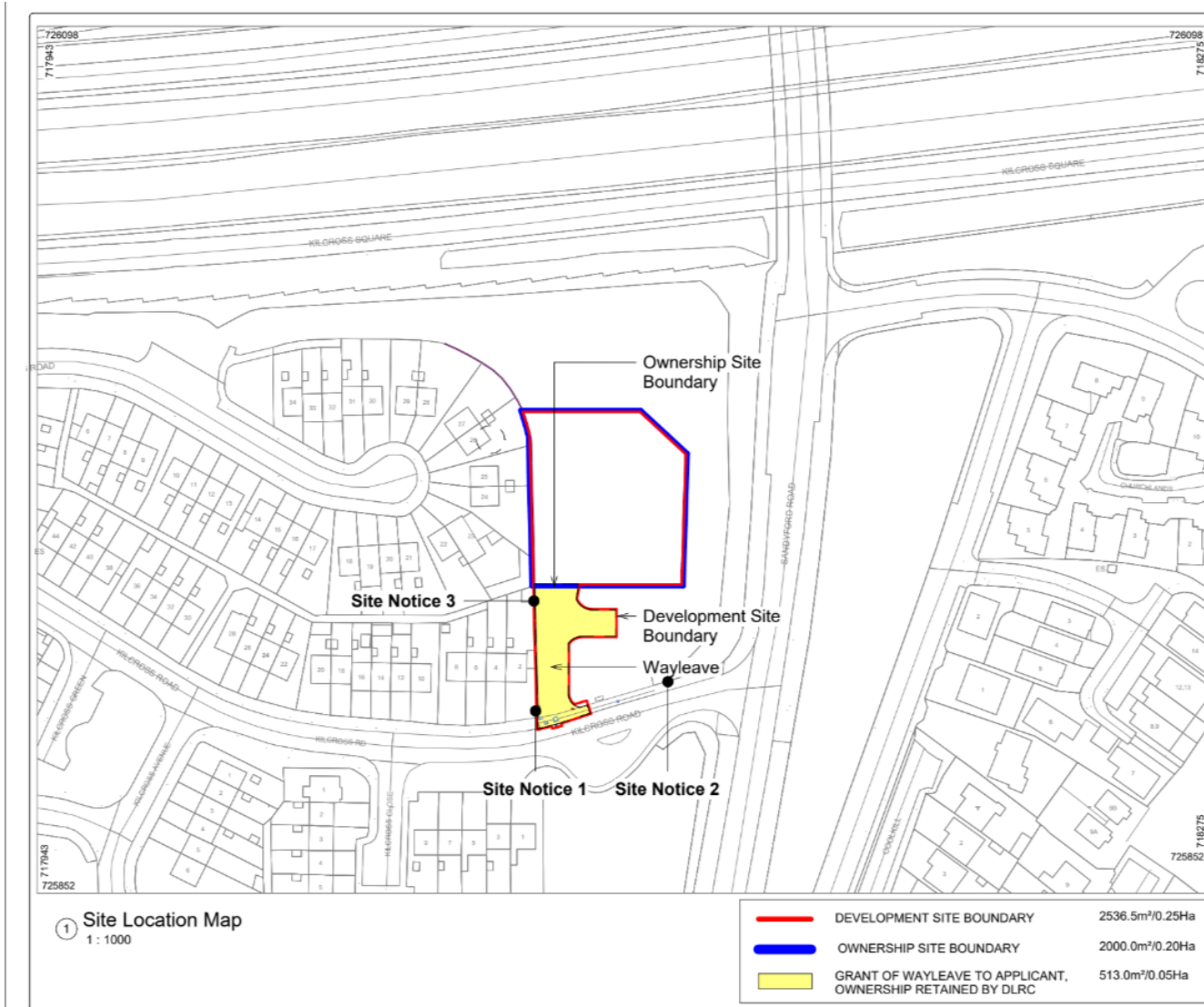


Figure 2-1: Site Location Map

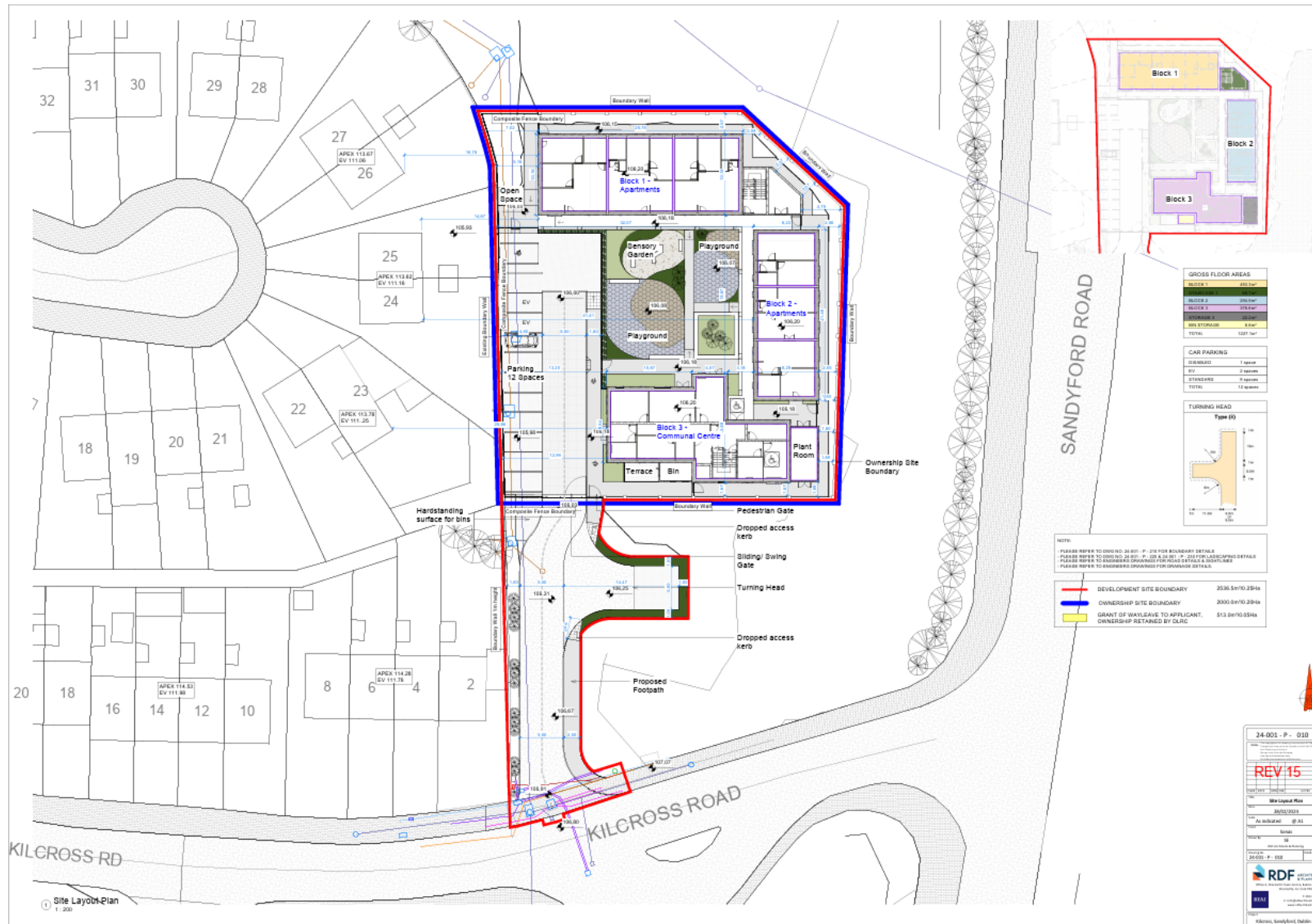


Figure 2-2: Site Layout Plan (RDF Architects, 2024)

2.3 Site Planning History

The site lies wholly within the administrative jurisdiction of Dún Laoghaire-Rathdown County Council.

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

- Dún Laoghaire Rathdown County council website: [Online Planning Service \(agileapplications.ie\)](http://www.agileapplications.ie)
- An Bord Pleanála website: <http://www.pleanala.ie/>
- EIA Portal, as provided by the Department of Housing, Planning and Local Government: <https://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>

Table 2-1 provides an overview of planning history within the lands of the site.

Table 2-1: Site Planning History

Application Registration Reference	Planning Authority	Address	Development Proposal	Decision
D17A/1003	An Bord Pleanala	Whinsfield, Sandyford, Dublin 18	Permission for a residential development consisting of the demolition of the existing dwelling house and sheds and the construction of 67 no. apartments in 3 no. three storey plus penthouse blocks (Blocks A, B & C) containing in total 5 no. one bed units, 48 no. two bed units and 14 no. three bed units. The development will also include a basement (under blocks B & C), on surface car parking, the construction of a new site entrance from the public road and all associated site and landscaping works on a 1.09 hectare site.	Grant permission
D17A/0077	An Bord Pleanala	Whinsfield, Sandyford, Dublin 18	Permission for a residential development. The development will consist of the demolition of an existing dwelling and construction of 29 no. residential units comprising 15 no. semi-detached/terraced 3 storey 4 bedroom houses; 8 no semidetached/terraced 2 storey 3 bedroom houses together with 3 no. 3 bedroom duplex units and 3 no. 2 bedroom apartments in a 3 storey block over under croft car parking. All above on 1.09 hectares site with access from Sandyford Road together with all associated car parking site development/landscaping works.	Refuse permission. 23 Mar 2017
D14A/0843	An Bord Pleanala	Cul Cuille, Sandyford Road, Dublin 18	Demolition of former residence and construction of 6 no. 2 storey 4 bedroom houses (in 2 Terraces of 3 houses each) as well as 4 no. Apartments (2 no. one bedroom apartments, 2 no. two bedroom apartments) and 2 no. three bedroom Duplexes in a 2/3 storey building and associated site development works.	Grant permission. 08 Apr 2015
D14A/0843/C1	An Bord Pleanala	Cul Cuille, Sandyford Road, Dublin 18	Compliance with Condition No.7 of Reg Ref D14A/0843	Approve compliance submitted.

Application Registration Reference	Planning Authority	Address	Development Proposal	Decision
				Decision made on 05 Sep 2019
D14A/0843/E	An Bord Pleanala	Cul Cuille, Sandyford Road, Dublin 18	Demolition of former residence and construction of 6 no. 2 storey 4 bedroom houses (in 2 Terraces of 3 houses each) as well as 4 no. Apartments (2 no. one bedroom apartments, 2 no. two bedroom apartments) and 2 no. three bedroom Duplexes in a 2/3 storey building and associated site development works.	Grant extension of duration of perm. Decision made on 27 Oct 2020

3 EIA SCREENING PROCESS

3.1 Introduction

The purpose of the EIA screening process is to identify any potential impacts associated with the Proposed Development that may arise during the construction and operational phases and seek to identify these likely significant effects to confirm whether or not the need for a statutory EIA is triggered. Screening is defined in Environmental Protection Agency (EPA) Guidelines on the information to be contained in Environmental Impact Assessment Reports as:

“The process of assessing the requirement for a project to be subject to Impact Assessment based on project type and scale, as well as the significance or environmental sensitivity of the receiving environment.” (EPA, May 2022)

3.2 Legislative Requirements for an EIA

Directive 2011/92/EU (as amended by Directive 2014/52/EU (together, the EIA Directive)) was enacted as a means to assess the effects of projects on the environment, and to properly ensure that any potential significant effects are assessed before a project proceeds. Annex I of the EIA Directive defines mandatory projects that require an Environmental Impact Assessment Report (EIAR) and Annex II of the EIA Directive lists projects which do not necessarily have significant effects but can be subject to case-by-case analysis or thresholds to be determined by member states. Section 172 of the Planning and Development Act 2001, as amended, provides the legislative basis for mandatory EIA. It states the following:

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

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

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

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

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

or

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

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

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

or

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

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

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

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

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

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

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

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

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

In some cases, EU Member States have also established “exclusion” or “negative” lists specifying thresholds and criteria below which EIA is never required or below which a simplified EIA procedure applies. There may be exceptions to the negative thresholds, for example, for projects in defined sensitive locations. Such exceptions will apply in the case of Habitats Directive 92/43/EEC (as amended) assessments. The use of exclusion lists, defining thresholds below which EIA is never required, is very limited in the EU Member States.

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

The Planning and Development Regulations 2001 (as amended) Schedule 5, Part 2, requires an EIA for the following projects, which could potentially be relevant to the Proposed Development:

“10. Infrastructure projects

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

The total number of residential units to be constructed for the Proposed Development is 12 apartment (six one bed and six two bed) refuge complex for victims of domestic violence. Therefore, it is less than the 500 dwelling unit threshold and accordingly a mandatory EIA is not required.

The Proposed Development does not meet the criteria set out in Schedule 5, Part 2 (10) (b) (ii) of the Planning and Development Regulations 2001-2023:

10 (b)(ii) Construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.

The Proposed Development will include 12 car parking spaces which are incidental to the development as such the 400-space threshold does not apply. Thus, a mandatory EIA is not required.

10(b)(iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.

(In this paragraph, “business district” means a district within a city or town in which the predominant land use is retail or commercial use.)

The Proposed Development does constitute an urban development as it is a housing development. According to the Interpretation of Definitions of Project Categories of Annex I and II Document (European Commission, 2015), “*Housing developments, in particular, are frequently included in the ‘urban development projects’ category*”. The Proposed Development is not within a business district as defined above. Therefore, the 2-hectare threshold is not applicable in this case, and the 10-hectare threshold applies instead. As the total area of the site has been confirmed as 0.25 hectares, it is less than the required 10-hectare threshold and accordingly a mandatory EIA is not required.

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

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

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

A sub-threshold development is defined as a “*development of a type set out in Part 2 of Schedule 5 which does not equal or exceed, as the case may be, a quantity, area or other limit specified in that Schedule in respect of the relevant class of development*”. Sub threshold developments can be screened to determine if an EIA is required.

The criteria as set out in Schedule 7 of the Regulations has been assessed in this EIA Screening Report, based on the information provided by the Developer as set out in Schedule 7A.

Table 3-1 provides a summary of the legislative requirements for a mandatory EIA:

Table 3-1: Summary of EIA Activities

Class of Activity	Description of Activity Class	Summary Comments	EIA Required?
Schedule 5 Part 2 10. (b)(i)	Construction of more than 500 dwelling units.	The Proposed Development will consist of 12 apartment refuge complex for victims of domestic violence and therefore does not exceed the 500-dwelling unit threshold.	No
Schedule 5 Part 2 10 (b)(ii)	Construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.	There will be 12 car parking spaces included in the Proposed Development which is less than 400 spaces.	No
Schedule 5 Part 2 (10)(b)(iv)	Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.	The site is located in "other parts of a built-up area" thus the area threshold of 10 hectares applies. As the total area of the site for development has been confirmed as 0.25 hectares, it is less than the required threshold and accordingly a mandatory EIA is not required.	No
Schedule 5 Part 2 15	Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.	The Proposed Development will be reviewed having regard to the criteria set out in Schedule 5 Part 2, (15). The findings of this review will be detailed in this report's conclusions.	To be determined by this EIA Screening

3.3 EIA Screening

The process of evaluating the likelihood of a project listed in Annex II requiring an assessment is called Screening. Figure 3, from The Environmental Impact Assessment of Projects, Guidance on Screening (Directive 2011/92/EU as amended by 2014/52/EU) (European Commission, 2017) provides the steps involved in the Screening process.

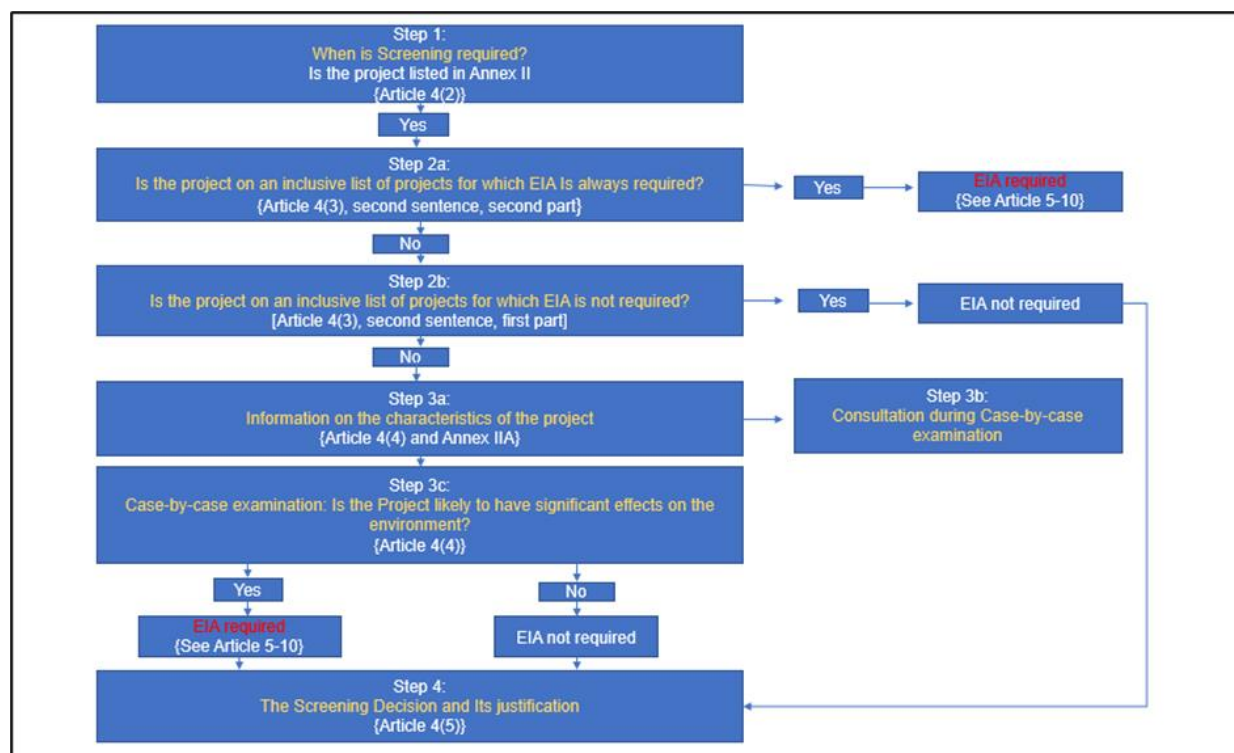


Figure 3-1: Flow Diagram of the Steps in Screening (Source: European Commission Environmental Impact Assessment of Projects, Guidance on Screening, 2017)

Annex III to the EIA Directive sets out the criteria that should be considered in screening. The European Commission Environmental Impact Assessment of Projects, Guidance on Screening, 2017 document sets out checklists to support and help the process of deciding whether or not a Project is likely to have significant effects on the environment to help EIA participants to apply these criteria in case-by-case screening.

This includes a *Checklist of Criteria for Evaluating the Significance of Environmental Impacts*. This checklist is designed to help users decide whether an EIA is required based on the characteristics of the likely impacts of the Proposed Development. As set out in the guidance document, the questions are designed so that a ‘Yes’ answer will generally point towards the need for an EIA process and a ‘No’ answer points to an EIA process not being required. The answer that the impact is uncertain would, most likely, point to the need for an EIA Process.

Table 3-2 details the questions in the *Checklist of Criteria for Evaluating the Significance of Environmental Impacts*, and provides an answer based on the findings of the following sections of this Screening Report (Section 4.1 to Section 4.3).

Table 3-2: Checklist of Criteria for Evaluating the Significance of Environmental Impacts¹

Questions to be Considered	Answer
Will there be a large change in environmental conditions?	No. Refer to Section 4.1, Section 4.2 and Section 4.3 for further information.
Will new features be out-of-scale with the existing environment?	No. Refer to Section 4.1 for further information.
Will the impact be unusual in the area or particularly complex?	No. Refer to Section 4.3 for further information.
Will the impact extend over a large area?	No. Refer to Section 4.1 for further information.
Will there be any potential for transboundary impact?	No. Refer to Section 4.3 for further information.
Will many people be affected?	No. Refer to Section 4.2 for further information.
Will many receptors of other types (fauna and flora, businesses, facilities) be affected?	No. Refer to Section 4.2 and Section 4.3 for further information.
Will valuable or scarce features or resources be affected?	No. Refer to Section 4.1 for further information.
Is there a risk that environmental standards will be breached?	No. Refer to Section 4.3 for further information.
Is there a risk that protected sites, areas, features will be affected?	No. Refer to Section 4.2 and 4.3 for further information.
Is there a high probability of the effect occurring?	No. Refer to Section 4.3 for further information.

¹ (European Commission Environmental Impact Assessment of Projects, Guidance on Screening, 2017)

Questions to be Considered	Answer
Will the impact continue for a long time?	No. Refer to Section 4.3 for further information.
Will the effect be permanent rather than temporary?	No. Refer to Section 4.3 for further information.
Will the impact be continuous rather than intermittent?	No. Refer to Section 4.3 for further information.
If it is intermittent will it be frequent rather than rare?	No. Refer to Section 4.3 for further information.
Will the impact be irreversible?	No. Refer to Section 4.3 for further information.
Will it be difficult to avoid, or reduce or repair or compensate for the effect?	No. Refer to Section 4.3 for further information.

3.4 Sub-Threshold Development

Sub-threshold development may still require an EIA process to be completed. The most important element to address in the possible assessment of a sub-threshold development and its requirement for an EIA is the likelihood of a project having any significant effects on the environment. Annex III of the EIA Directive sets out criteria to determine whether the projects listed in Annex II should be subject to an environmental impact assessment.

It is also set out in Schedule 7 to the Planning and Development Regulations, 2001 as amended. Within Schedule 7A, information to be provided by the applicant or developer for the purposes of screening sub-threshold development for EIA includes:

1. A description of the Proposed Development, including in particular –
 - (a) a description of the physical characteristics of the whole Proposed Development and, where relevant, of demolition works, and
 - (b) a description of the location of the Proposed Development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.
2. A description of the aspects of the environment likely to be significantly affected by the Proposed Development.
3. A description of any likely significant effects, to the extent of the information available on such effects, of the Proposed Development on the environment resulting from –
 - (a) the expected residues and emissions and the production of waste, where relevant, and

- (b) the use of natural resources, in particular soil, land, water and biodiversity.
- 4. The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.

Within Schedule 7 of the Planning and Development Regulations, the characteristics under which a project must be considered in order to determine if an EIA is required includes:

1. Characteristics of projects

- (a) the size and design of the project;
- (b) cumulation with other existing and/or approved projects;
- (c) the use of natural resources, in particular land, soil, water and biodiversity;
- (d) the production of waste;
- (e) pollution and nuisances;
- (f) 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
- (g) the risks to human health (for example due to water contamination or air pollution)

2. Location of projects

The environmental sensitivity of geographical areas likely to be affected by projects must be considered, 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, paying 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 national legislation; Natura 2000 areas designated by Member States pursuant to Directive 92/43/EEC and Directive 2009/147/EC;
 - (vi) areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure;
 - (vii) densely populated areas; and
 - (viii) landscapes and sites of historical, cultural or archaeological significance.

3. Type and characteristics of the potential impact

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

- (a) the magnitude and special extent of the impact (for example geographical area and size of the population likely to be affected);

- (b) the nature of the impact;
- (c) the transboundary 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 approved projects; and
- (h) the possibility of effectively reducing the impact.

The above criteria, as transposed in Schedule 7 of the Planning and Development Regulations, 2001 as amended, are grouped under three main headings, as follows:

1. Characteristics of the Proposed Development;
2. Location of the Proposed Development; and
3. Types and Characteristics of the Potential Impacts.

The layout of this EIA Screening Report is set out in accordance with these three headings, with sub-headings to assess the characteristics, location and potential impacts of the Proposed Development.

4 CRITERIA FOR DETERMINING WHETHER DEVELOPMENT LISTED IN PART 2 OF SCHEDULE 5 SHOULD BE SUBJECT TO AN ENVIRONMENTAL IMPACT ASSESSMENT

4.1 Characteristics of the Proposed Development

4.1.1 Size and Design of the Proposed Development

The site of the Proposed Development is 0.25 Ha. The Proposed Development will comprise of a 12 apartment (six one-bed and six two-bed) refuge complex for victims of domestic violence. Each apartment will consist of a kitchen/dining area, bathroom, shower room, storage cupboards, balconies and external garden space.

The predominant land use in the area is residential/retail, the Proposed Development will be in keeping with the predominantly urban surrounding landscape.

Therefore, the Proposed Development will not cause any significant adversely effects on the environment as a result of the size and design of the project.

4.1.2 The Nature of any Associated Demolition Works

There are no demolition works associated with the Proposed Development.

4.1.3 Use of Natural Resources

The main use of resources will be the construction materials used during the construction phase. There will also be an increase in the use of energy (fuel for construction vehicles, electricity for tools).

For the water supply of the Proposed Development, a Civil Works Design Report has been prepared by Aidan O'Connell and Associates Ltd (henceforth AOCA) Engineering Consultants (2024). It is proposed to discharge from the site via a 150mm pipe to a new manhole on the existing 225mm foul line which traverses the site within the western boundary.

A wayleave is in place, 3 metres from the existing 225mm wastewater pipe, Similarly, for a 300mm surface water sewer beside the wastewater sewer. The wastewater drainage system's pipework is designed for six times the dry weather flow, following the Irish Water Code of Practice and standard details. A utility survey was carried out and is enclosed separately with the planning application documents.

Details of the watermain configuration for the Proposed Development are presented in Civil Works Design report and associated drawings. The watermain layout has been designed in accordance with the Uisce Éireann Code of Practice for Watermain Infrastructure IW-CDS-5020-03. The watermain layout is presented in drawing no. '23-OCF-023-P-401'. The Pre-Connection Enquiry form submitted to Uisce Éireann and the received Confirmation of Feasibility are included in Appendix A, confirming no upgrade works are required to facilitate the development.

The water supply required for the Proposed Development will be provided through a 100mm diameter spine, via a proposed connection to the existing 6 inch watermain in Kilcross Road. The reuse of soil offsite will be undertaken in accordance with all statutory requirements and obligations including where appropriate reuse as by-product in accordance with Article 27 of

the European Communities (Waste Directive) Regulations 2011 (SI No. 126 of 2011) as amended.

Any surplus soil not suitable for re-use as a by-product and other waste materials arising from the construction phase will be removed offsite by an authorised contractor and sent to the appropriately authorised (licensed/permitted) receiving waste facilities. As only authorised facilities will be used, the potential impacts at any authorised receiving facility sites will have been adequately assessed and mitigated as part of the statutory consent procedures.

Screening for Appropriate Assessment (AA) has been carried as part of this planning application by Enviroguide Consulting (2024). This report has concluded that the possibility of any significant effects on the listed European sites, whether arising from the project itself or in combination with other plans and projects, can be excluded due to the nature, size and location of the proposed works and possible impacts arising from the construction and operational Phase as well as the location and nature QIs and conservation objectives of the European sites.

Therefore, it is not foreseen that any significant use of natural resources (land, soil, water and biodiversity) is required for the construction or operational phases of the Proposed Development.

4.1.4 Production of Waste

All works carried out as part of these works will comply with all statutory legislation including the Waste Management Act 1996 (as amended) and the European Communities (Waste Directive) Regulations 2011 (as amended), and the contractor will co-operate fully with the Environmental Section of the Dún Laoghaire-Rathdown County Council.

The National Waste Management Plan for a Circular Economy 2024-2030 sets out the framework for the prevention and management of waste across Ireland. This document is a statutory document underpinned by national and EU waste legislation.

The strategic vision of the plan is to rethink the approach to managing waste, and to move towards a 'circular economy' approach where resources are reused or recycled as much as possible and the overall generation of waste is minimised.

In order to achieve this vision, the plan has set out a number of specific and measurable performance targets:

- Achieve a recycling rate of 55% by 2025, 60% by 2030 and 65% by 2035.
- Mitigate total waste growth to 0% growth per person over the life of the Plan (baseline for total waste generated per person per year is 2.7 tonnes based on NWCPO data).
- 6% aggregate reduction in all residual municipal waste by 2030 (including commercial and household).
- Reduce contamination of materials disposed into municipal bins. This is measured as 'material compliance' which is the fraction of appropriate material placed in each of the residual, recyclable or food waste recycling bins.
 - A material compliance target of 90% in the dry recycling bin as a minimum standard.

- A target of 10% per annum increase in material compliance in the residual bin is applied in this Plan. This represents a potential 90% material compliance rate by the end of 2030.

The relevant priority actions identified by the plan in regard to the management of municipal household waste are as follows:

- *“Maximise households on kerbside systems, standardise the identification of bins and promote items accepted for recycling using visual representation.”*
- *“Identify appropriate segregated waste collection systems for apartments and mixed use developments and support the waste industry in the implementation of these systems.”*

In order to comply with the targets, set out in the National Waste Management Plan for a Circular Economy, it is imperative that the Proposed Development is robust in terms of waste management.

The construction phase will give rise to the requirement to remove and bring quantities of various materials to and from the site. Construction and excavation related wastes will be created during the construction phase.

Any offsite removal of soils or stones will be undertaken in accordance with the relevant waste management legislation. The offsite reuse of material will be prioritised to minimise the potential loss of valuable good quality soil and subsoil to landfill as a waste. The reuse of soil offsite will be undertaken in accordance with all statutory requirements and obligations including where appropriate re-use as by-product in accordance with Article 27 of the European Communities (Waste Directive) Regulations, 2011.

Any surplus soil not suitable for re-use as a by-product and other waste materials arising from the construction phase will be removed offsite by an authorised contractor and sent to the appropriately authorised (licensed/permitted) receiving waste facilities. As only authorised facilities will be used, the potential impacts at any authorised receiving facility sites will have been adequately assessed and mitigated as part of the statutory consent procedures. Accordingly, it is considered that offsite removal of surplus soil will have an indirect, neutral, imperceptible, long-term impact on the receiving sites and facilities.

The appointed main construction contractor will be required to vet the source of aggregate, fill material and topsoil imported to the site in order to ensure that it is of a reputable origin and that it is “clean” (i.e., it will not contaminate the environment).

Construction waste will be generated/ There will be a surplus of material such as off-cuts of timber, broken concrete blocks, plasterboard, tiles, and packaging waste. The waste materials will be segregated at source and stored in suitably size receptacles and transferred offsite for appropriate processing, recycling and recovery. Waste materials generated from the construction phase that are unsuitable for reuse or recovery will be separately collected. Disposal of construction generated wastes will be considered a last resort, once recycling or recovery options have been ruled out. Waste will be collected as appropriate by suitably qualified and permitted nominated waste management contractors.

It is not envisaged that there will be any hazardous waste generated throughout the construction works however if generated, on-site storage of any hazardous wastes produced (i.e., waste fuels/chemicals) will be kept to a minimum, with compliant removal off-site

organised on a regular basis. Offsite removal of hazardous waste will be undertaken in accordance with the relevant waste management legislation by an authorised contractor and sent to the appropriately authorised (licensed/permitted) receiving waste treatment facilities. As only authorised facilities will be used, the potential impacts at any authorised receiving facility sites will have been adequately assessed and mitigated as part of the statutory consent procedures.

Waste will also be generated from construction workers e.g., organic/food waste, dry mixed recyclables (wastepaper, newspaper, plastic bottles, packaging, aluminium cans, tins and cartons), mixed non-recyclables and potentially sewage sludge from temporary welfare facilities provided onsite during the construction phase. Waste printer/toner cartridges, waste electrical and electronic equipment (WEEE) and waste batteries may also be generated infrequently from site offices. Office and canteen waste, including food waste, will be stored in wheelie bins on site and it will be collected by an appropriately authorised waste collector. All wastes generated on site will be sent for recycling, recovery, or disposal to a suitably licensed or permitted waste facility.

The operational phase of the will result in an increase in the production of municipal waste in the region and will increase demand on waste collectors and treatment facilities, however, as the surrounding area is highly residential in nature, waste collection is commonplace. Due to the nature of the Proposed Development, the waste production will be similar to domestic use waste, and it is not expected that there will be any significant waste effects due to hazardous waste. All waste will be stored safely and securely and will be collected by appropriately authorised waste collection contractors and will be consigned to suitably authorised waste disposal or materials recovery facilities for further treatment or disposal. A signage strategy will be implemented for the bin stores to encourage efficient separating of waste material.

Waste will be produced in the form of municipal waste during the operational phase of the Proposed Development. All waste will be collected by appropriately authorised waste collection contractors and will be disposed of using suitably licensed waste disposal or materials recovery facilities. An Operational Waste Management Plan (OWMP) has been prepared by AOCA Engineering Consultants as part of this Proposed Development (2024).

The volume of waste produced can be estimated using the equation, and a 60:25:10:5 split between dry mixed recycling (DMR), mixed non-recyclable (MNR), organic waste and glass waste is considered a reasonable estimate for the waste breakdown.

The estimated weekly waste volumes produced by each residential unit based on the number of bedrooms, and the Office unit based on the number of employees are presented in Table 4-1.

Table 4-1: Estimated waste volumes per week by unit type

Waste Category	Waste Volume in litres/week per unit		
	1 bed unit	2 bed unit	Office (30 employees)
DMR (60%)	60	102	1125
MNR (25%)	25	43	375
Organic Waste (10%)	10	17	150
Glass (5%)	5	9	75
Total	100	170	1500

When the development is fully complete and at full occupancy, the total waste on a weekly basis is estimated to be as per Table 4-2 below.

Table 4-2: Estimated total development waste volume per week.

Waste Category	Total Waste Volume in m ³ /week by unit type			
	1 bed unit	2 bed unit	Office (30 employees)	Total
DMR (60%)	0.36	0.61	0.9	1.87
MNR (25%)	0.15	0.26	0.38	0.79
Organic Waste (10%)	0.06	0.10	0.15	0.31
Glass (5%)	0.03	0.05	0.07	0.15
Total	0.6	1.02	1.50	3.12

It is estimated that the development will produce c. 3 cubic metres (m³) of waste on a weekly basis once fully occupied. This is made up of 1.87m³ of dry mixed recyclable, 0.79m³ of mixed non recyclable, 0.31m³ of organic waste and 0.15m³ of Glass.

BS5906:2005 Waste Management in Buildings – Code of Practice has been considered in the calculations of waste estimates.

A waste storage area (WSA) has been designated for the proposed development.

The OWMP demonstrates the Proposed Development will be designed and managed in a way that provides residents with the necessary waste management infrastructure and encourage a high level of recycling, reuse, and recovery will be achieved at the development. All recyclable materials will be separated at source, ensuring the most effective diversion from landfill possible.

Therefore, based on the measures outlined in the OWMP and described above, it is not predicted that the production of waste during the construction or operational phases will cause any likely significant effects on the environment.

Due to the scale of the Proposed Development, in combination with the use of the authorised waste collection/waste treatment facilities, it is not predicted that the production of waste will cause any significant effects on the environment.

4.1.5 Pollution and Nuisances

The construction phase could give rise to short-lived nuisances (noise or dust). However, it is not predicted that these impacts will be significant, as they will only be temporary and of short-term duration for the construction phase (12 months) and adequate noise and dust mitigation measures will be put in place.

The Proposed Development will comply with BS 5228 “*Noise Control on Construction and open sites Part 1: Code of Practice for basic information and procedures for noise control*” and site working hours will be strictly in accordance with the Dún Laoghaire-Rathdown County Council planning policy.

The hours of construction activities will be limited to normal daytime working hours:

- 08:00 – 19:00 Monday to Friday; and

- 08:00 – 14:00 Saturdays.

No works will take place on site on Sundays or Bank Holidays. Deviation from these times will only take place when written approval is granted by Dún Laoghaire-Rathdown County Council in exceptional circumstances.

Noise mitigation measures are discussed in Section 4.3 Noise and Vibration.

It is not considered that a project of this scale will result in any significant generation of dust. The objective of dust control at the site is to ensure that no significant nuisance occurs at nearby sensitive receptors. In order to develop a workable and transparent dust control strategy, Section 4.3 of this EIA Screening Report outlines measures which have been formulated by drawing on good practice guidance.

All works carried out as part of the Proposed Development will comply with all statutory legislation including the Local Government (Water Pollution) act, 1977 (as amended) and the contractor will cooperate fully with [insert relevant county council here] and other stakeholders in this regard. Personnel working at the Proposed Development site will be trained in the implementation of environmental control and emergency procedures. Mitigation measures for the control of emissions to water courses and groundwater are detailed in Section 4.3.3.4 Hydrology and Hydrogeology.

There will be no odour generating activities onsite and therefore, it is unlikely that the Proposed Development will give rise to nuisance odours.

It is therefore concluded that based on the proposed mitigation measures as outlined in the CEMP, the Proposed Development will not give rise to significant adverse pollution or nuisance effects.

4.1.6 Risk of Major Accidents and/or Disasters

The potential for the construction or operational phase activities to result in any major accidents and /or disasters can be considered low. This is based on adherence to standard health and safety procedures, and the lack of substances that will be used in the Proposed Development which may cause concern for having likely significant effects on the environment.

The site will be secured with temporary fencing or hoarding to separate the ongoing construction work from the public. Any fencing employed will have netting attached to contain debris and dust, as well as provide visual screening of the construction activities. A secure, lockable gate will be installed at the site entrance, and visitors to the site will be directed to the adjacent site office. The Site management team will carry out frequent inspections and proactive maintenance of the security fencing and hoarding.

It is considered that the Proposed Development will not cause any significant adverse environmental effects as a result of a major accident or disaster.

4.1.7 Risk to Human Health

Good practice noise, pollution and dust control mitigation measures will be implemented for the construction phase. These will focus on the proactive control of dust, noise and contamination risks set out under the relevant sections.

During the operational phase, the Proposed Development will have a positive effect as it will provide much needed refuge and safe home accommodation for victims of domestic violence.

4.2 Location of the Project

4.2.1 Existing and Approved Land Use

Under the Dún Laoghaire Rathdown County Development Plan, the site is subject to the zoning objective 'A', which has an objective 'to provide residential development and improve residential amenity while protecting the existing residential amenities.'

It is considered that the Proposed Development is compliant with the zoning objective which governs the future development of the lands. The Proposed Development is in line with the national, regional and local sustainable planning principles. The Proposed Development will protect the amenity of the surrounding lands through the achievement of a high-quality architectural design.

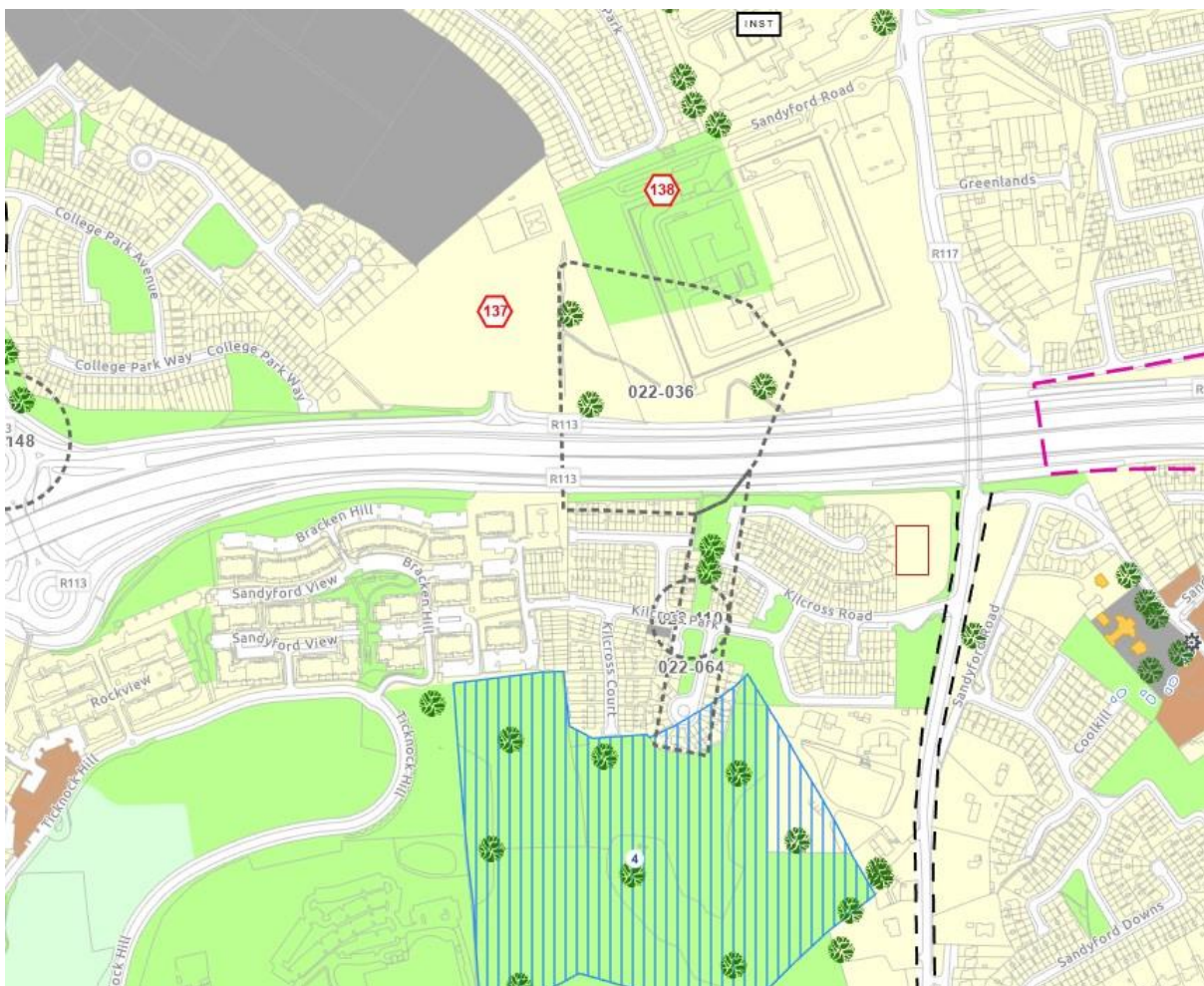


Figure 4-1: Extract from Land Use Zoning Objective Map of the Dún Laoghaire Rathdown County Development Plan 2022-2028 Illustrating the Location of the site in red outline, with lands subject to the Zoning Objective 'A'

4.2.2 Relative Abundance, Availability, Quality and Regenerative Capacity of Natural Resources

Having regard to the character of the receiving environment and the surrounding area, the impacts will be negligible from the Proposed Development in relation to the regenerative capacity of natural resources in the area.

4.2.3 The Absorption Capacity of the Natural Environment

Having regard to the criteria below which have been subject to analysis, it is considered that the site will facilitate the scale and nature of the Proposed Development. The scale of development has been designed in line with surrounding heights and scale of existing buildings. It is considered there is a low likelihood of significant environmental effects occurring as a result of the Proposed Development.

4.2.3.1 Wetlands, Riparian Areas, River Mouths, Coastal Zones and the Marine Environment

The site is located in the Liffey and Dublin Bay Catchment (Catchment I.D 09), the Dodder_SC_010 Sub-catchment (Sub-catchment I.D.09_16) (EPA, 2023) and the Dodder_050 Water Framework Directive (WFD) River Sub-Basin (River Waterbody Code: IE_EA_09D010900). It is noted that the eastern boundary of the Site is immediately adjacent to the boundary between the Liffey and Dublin Bay WFD Catchment and the Ovoca-Varry WFD Catchment (Catchment I.D.: 10).

The site is situated on the Kilcullen groundwater body (GWB) (EU Code: IE_EA_G_003). It is noted that the eastern boundary of the site is immediately adjacent to the boundary between the Kilcullen groundwater body (GWB) and the Wicklow GWB (EU Code:IE_EA_G076).

The Groundwater Vulnerability Rating assigned to groundwater beneath the majority of the site is mapped as “High” (H) while a small section of the southern portion of the site of the site is mapped as “Extreme” (E) (GSI, 2023). Based on the findings of the previous site investigations (IGSL, 2023) where bedrock was encountered between 2.3 metres below ground level (mbGL) and 2.4mbGL, the groundwater vulnerability can be considered to be Extreme (E) locally beneath the site.

A site-specific flood risk assessment (SSFRA) (AOCA Consulting Engineers, 2024) was carried out and this assessment has concluded that the development is not at risk of flooding from fluvial, pluvial, groundwater or coastal sources. The SSFRA (AOCA Consulting Engineers, 2024), which takes into account the impacts of climate change by allowing a 10% increase in rainfall to drainage, 20% increase in flood flow to rivers and a 0.5m sea level rise, identifies that the site is located within Flood Zone C where the probability of flooding is low (less than 0.1% or 1 in 1000 for fluvial flooding).

The SSFRA (AOCA Consulting Engineers, 2024) concludes that by means of detailed planning and the implementation of suitable mitigation measures, the risks and consequences of flooding have been alleviated throughout the development. Furthermore, the surface water runoff from the site is confined to greenfield rates of runoff and has no likely significant adverse effect on developments located upstream or downstream of the site.

Enviroguide undertook a Hydrological and Hydrogeological Risk Assessment for the Proposed Development (March 2024) to determine if there is any potential for significant impacts on the

receiving water environment. The report concludes that the Proposed Development will not cause any significant adverse effects on the hydrology and hydrogeology within the site of the development, or the surrounding area.

Therefore, it is not anticipated that there will be adverse effects in any watercourses, wetlands, riparian areas, river mouths, coastal zones or the marine environment in the vicinity of the Proposed Development.

4.2.3.2 Mountain and Forest Areas

There are no mountainous or forested areas directly bounding the Proposed Development. The construction or operational phase of the Proposed Development will have no likely significant effects on mountains or forested areas.

4.2.3.3 Nature Reserves and Parks

There are no nature areas or parks that will be directly or indirectly affected by the Proposed Development due to the distance from the Proposed Development to any designated nature reserves and parks.

4.2.3.4 Designated Ecological Sites

An Appropriate Assessment (AA) Screening Report was carried out by Enviroguide Consulting (March 2024) for the site. The Proposed Development is located within the proximity to both European designated sites (Natura 2000) as well as nationally designated sites (NHA and pNHA) particularly South Dublin Bay SAC (004024) is 4.7km northeast and South Dublin Bay and River Tolka Estuary SPA (004024) is 4.8km northeast to the site. The Fitzsimons Wood pNHA (001753) is located approximately 150m south west of the site. A European site will only be at risk from likely significant effects where a notable Source-Pathway-Receptor (S-P-R) link exists between the Proposed Development and the European site. The AA Screening Report considered three Special Areas of Conservation (SACs) North Dublin Bay SAC (000206), South Dublin Bay SAC (000210), Wicklow Mountains SAC (002122), and three Special Protected Areas (SPAs) (North Bull Island SPA (004006), South Dublin Bay and River Tolka Estuary SPA (004024), North-West Irish Sea SPA (004236)) in terms of potential pathways to European sites. The AA Screening Assessment did not identify any S-P-R links of note, and therefore, a Stage 2 AA is not required.

A Preliminary Ecological Appraisal Report was carried out by Enviroguide Consulting (March 2024) for the site and concluded that No protected / notable habitats were identified on site. No potential habitat for bats, birds, mammals, amphibians, reptiles or fish were identified during the site survey in April 2023.

However, due to the presence of a single Sycamore shrub to the west of the site, it is recommended that the manual removal and disposal of this plant take place to prevent the spread of this species during the construction phase. In addition, due to the proximity of the site to Fitzsimons Woods pNHA (001753), a suite of noise reduction measures are recommended to reduce and/or eliminate potential disturbance to sensitive species (mammals and birds) which utilise this woodland.

Noise generated during the construction phase of the Proposed Development could cause temporary disturbance to a number of faunal species in the vicinity of the site. Particularly those which may utilise Fitzsimons Wood pNHA (001753) approximately 150m to the

southwest of the Site. In order to control likely noise impacts caused by the proposed external operations, mitigation measures as set out in BS 5228-1: A1:2014 Code of practice for noise and vibration control on construction and open sites – Part 1: Noise can be adopted:

- Selection of plant with low inherent potential for generating noise.
- Siting of plant as far away from sensitive receptors as permitted by site constraints.
- Avoid unnecessary revving of engines and switch off plant items when not required.
- Keep plant machinery and vehicles adequately maintained and serviced.
- Proper balancing of plant items with rotating parts.
- Keep internal routes well maintained and avoid steep gradients.
- Minimise drop heights for materials or ensure a resilient material underlies.
- Use of alternative reversing alarm systems on plant machinery such as white noise alarms.
- Limiting the hours during which Site activities likely to create high levels of noise are permitted.
- Appointing a Site representative responsible for matters relating to noise.
- Monitoring typical levels of noise during critical periods and at sensitive locations.

These measures will ensure that any noise disturbance to birds or any other fauna species in the vicinity of the site or Fitzsimmons Woods pNHA (001753) will be reduced to a minimum.

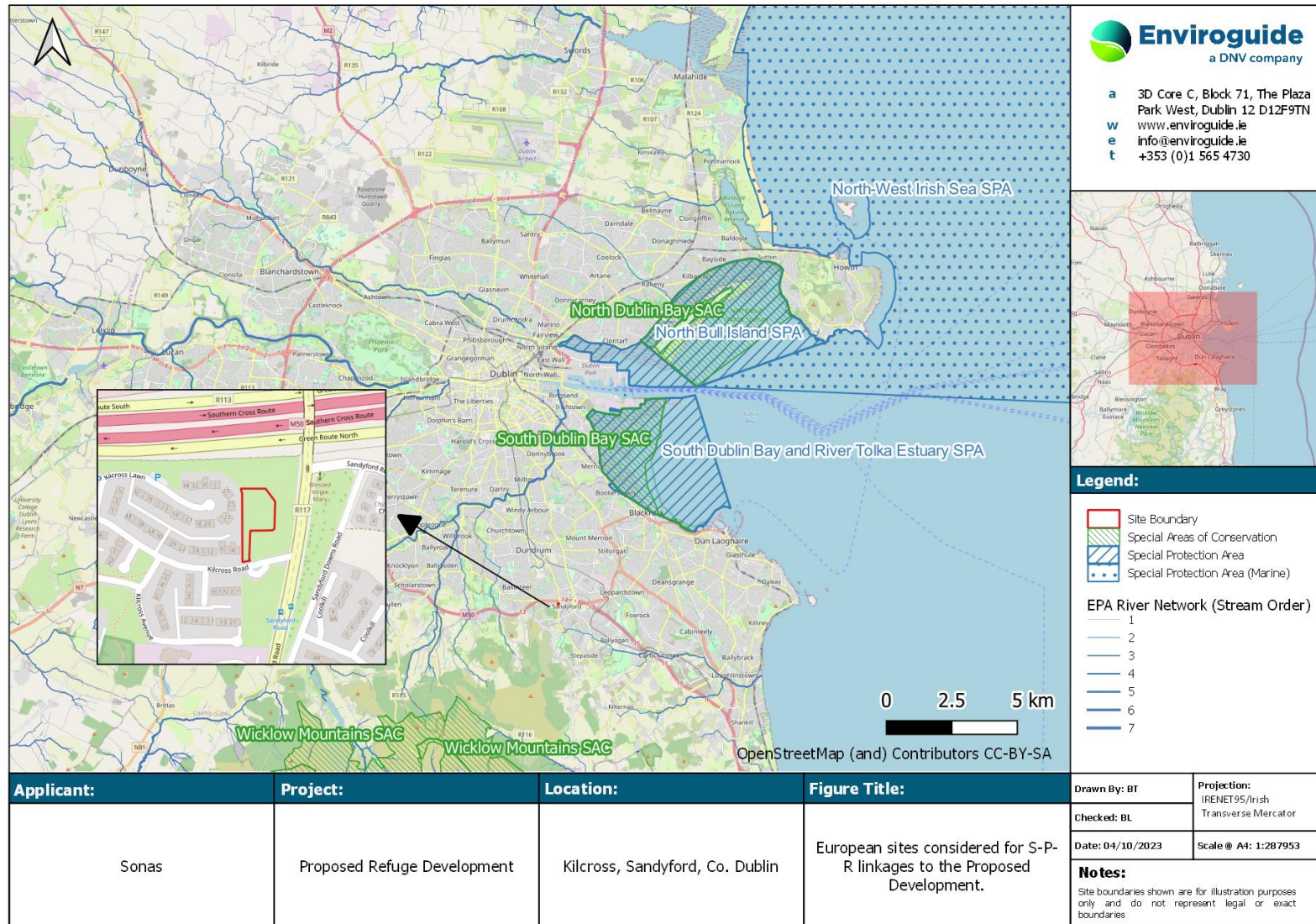


Figure 4-2: Location of European Sites relative to the Proposed Development (AA Screening Report, Enviroguide, 2024)

4.2.3.5 Environmental Quality Standards

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

The proposed surface water drainage scheme has been designed in accordance with the Greater Dublin Strategic Drainage Study (2005). Sustainable drainage systems (SuDS) have been incorporated into the design and have been outlined in the following sections.

It is proposed to provide the following SuDS measures for the Proposed Development, as outlined in the Civil Works Design Report (AOCA Engineering Consultants, 2024):

- The green roof will reduce the volume of rainwater runoff via evapotranspiration, replicating natural characteristics of runoff by retaining rainwater on the site for longer, additional insulation, reducing the heat island effect, biodiversity habitat, improved quality of rainwater runoff, amenity value.
- Permeable paving allows reduction of runoff at source via infiltration.
- Stormtech attenuation storage allows all rainwater from the site passes through the attenuation tank, allowing opportunity for infiltration and treatment for the entire site area.
- A class 2 petrol interceptor is proposed before discharging to the existing surface water network, to capture any residual oil or hydrocarbons before discharging from the site.

4.2.3.6 Densely Populated Areas

It is stated in the current Dún Laoghaire-Rathdown County Council (Development Plan (2022-2028)) that DRLCC, under Policy Objective PHP34: Provision of Refuges, encourages and supports, in conjunction with Túlisa, the Child and Family Agency and other relevant agencies, the provision of Domestic Violence Refuge in the County, which seeks to provide appropriate Domestic Abuse Crisis Intervention Service and wraparound services in Dún Laoghaire-Rathdown County Council. It is an objective of the plan to support the facilitation of the provision of refuges and safe home accommodation for victims of domestic, sexual and gender-based violence in the County, with the involvement of Túlisa, the Child and Family Agency, the primary statutory agency for the provision of domestic violence related services and provision and other relevant agencies. The Proposed Development satisfies the above requirements of the Council in their encouragement of the provision of domestic violence refuge in Dún Laoghaire-Rathdown County Council.

The Proposed Development is positioned within an urban environment and is in close proximity to sustainable forms of travel including walking, cycling and public transport. The site is very accessible to the existing bus stops on Sandyford Road which are served by frequent bus services, and which provide a beneficial link to Balally LUAS. These provide a maximum frequency of 20-30 minutes to and from Dublin city centre during peak commuter periods, with easy bus accessibility to/from the City Centre. With the high frequency of existing bus and LUAS services to/from the city, the site is also within easy access of the mainline Nationwide Bus and Train services – trains via Connolly and Heuston Stations and Buses via Busáras Terminus. Furthermore, the M50 is within 1300m of the site entrance on the

Sandyford Road, the M50 connects all the National Primary Routes which are served by numerous bus services.

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

4.2.3.7 Landscapes and Sites of Historical, Cultural or Archaeological Significance

The Proposed Development will be in line with the surrounding urban landscape.

There are no protected structures or buildings on the site and there are no buildings to be demolished which are on the register of protected structures. Due to the nature and scale of this project as well as the distance to the sites, it is considered unlikely that the Proposed Development will have an adverse impact on any monuments, archaeological sites, or structures. Archaeology, architecture and cultural heritage impacts are discussed in Section 4.3.3.6. If any features of archaeological potential are discovered during the course of the works, archaeological mitigation may be required. Any mitigation measures will require approval from the National Monuments Service of the Department of Housing, Local Government and Heritage.

Therefore, it is concluded that there will be no likely significant adverse landscape and visual effects as a result of the Proposed Development.

4.2.3.8 Designated Focal Points or Views

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

On the assessment of the above, it is demonstrated that there will be no significant adverse effects on the surrounding natural environment in terms of designated focal points or views in the long-term.

4.3 Types and Characteristics of the Potential Impacts

4.3.1 Magnitude and Spatial Extent of the Impact

The proposed use of the Proposed Development is consistent with land use in this location. The effects are not considered to be significant with regards to the nature and scale of the proposed construction works and the implementation of appropriate control measures. It is not predicted that any significant physical effects will be experienced beyond the project works area and immediate adjacent area during the construction phase and the geographical extent for construction effects will be restricted to the site and adjacent areas.

4.3.2 Transboundary Nature of the Impact

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

4.3.3 Intensity and Complexity of the Impact

During the construction phase, temporary and intermittent effects are predicted due to potential noise and dust, however these effects will be localised and last only for the duration

of the construction phase (12 months). Any potential nuisances will be controlled through careful pre-project planning and effective site management.

There are no aspects to the Proposed Development which are considered to be of unusual magnitude or complexity, and any potential effects are considered to be consistent with developments of this scale. Therefore, any potential effects will not be significant.

During operation, a positive effect (not significant) may be realised, as this development will facilitate the provision of much needed refuge and safe home accommodation for victims of domestic violence.

4.3.3.1 Air Quality and Climate

Ambient air quality monitoring and assessment in Ireland is carried out in accordance with the requirements of the 2008 EU Directive Clean Air for Europe (2008/50/EC) (CAFE Directive). The CAFE Directive has been transposed into Irish legislation by the Air Quality Standards Regulations (S.I. No. 180 of 2011). The CAFE Directive requires EU member states to designate 'Zones' reflective of population density for the purpose of managing air quality. Four zones were defined in the Air Quality Standards Regulations (2011) and subsequently amended in 2013 to account for 2011 census population counts and to align with coal restricted areas in the Air Pollution Act (Marketing, Sale, Distribution and Burning of Specified Fuels) Regulations 2012. (S.I. No. 326 of 2012) (the 2012 Regulations).

The main areas defined in each zone are:

- ❖ **Zone A:** Dublin Conurbation
- ❖ **Zone B:** Cork Conurbation
- ❖ **Zone C:** Other cities and large towns comprising Limerick, Galway, Waterford, Drogheda, Dundalk, Bray, Navan, Ennis, Tralee, Kilkenny, Carlow, Naas, Sligo, Newbridge, Mullingar, Wexford, Letterkenny, Athlone, Celbridge, Clonmel, Balbriggan, Greystones, Leixlip and Portlaoise.
- ❖ **Zone D:** Rural Ireland, i.e., the remainder of the State excluding Zones A, B and C.

According to the 2012 Regulations, the site falls into 'Zone A' of Ireland which is described by the EPA as 'Dublin Conurbation'. It is expected that existing ambient air quality in the vicinity of the site is characteristic of a suburban location with the primary source of air emissions such as particulate matter, nitrogen dioxide (NO₂) and hydrocarbons likely to be of traffic, aviation, industrial activities, combustion and agriculture, and domestic fuel burning.

The Proposed Development involves construction works which may temporarily impact on air quality due to dust emissions. According to the Institute of Air Quality Management (2014), the main air quality impacts associated with construction are typically:

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

The primary air quality impact relates to nuisance dust emissions. The aim is to ensure good site management by avoiding dust becoming airborne at source. This will be done through good design, planning and effective control strategies. The siting of construction activities and the limiting of stockpiling will take note of the location of sensitive receptors and prevailing wind directions in order to minimise the potential for significant dust nuisance. In addition, good site management will include the ability to respond to adverse weather conditions by either restricting operations onsite or using effective control measures quickly before the potential for nuisance occurs.

The dust minimisation measures will be reviewed at regular intervals during the construction phase to ensure the effectiveness of the procedures in place and to maintain the goal of minimisation of dust generation. In the event of dust nuisance occurring outside the site boundary, site activities will be reviewed, and procedures implemented to rectify the problem.

The following measures will be implemented during the construction phase:

- Loading and unloading will only be permitted in designated areas;
- Vehicles delivering or collecting material with potential for dust emissions will be enclosed or covered with tarpaulin at all times when practicable to restrict the escape of dust;
- Access and exit of vehicles will be restricted to certain access/exit points.
- Vehicle speed restrictions of 20 kilometres per hour, or lower as deemed fit by the contractor, will be in place;
- Bowsers will be available during periods of dry weather throughout the construction period;
- During periods of very high winds (gales), construction activities likely to generate significant dust emissions should be postponed until the gale has subsided;
- Stockpiles will be stored in sheltered areas of the site and covered, with appropriate levels of moisture applied regularly or as needed if exposed during dry weather;
- Gravel should be used at site exit points if appropriate to remove caked-on dirt from tyres and tracks;
- Equipment should be washed at the end of each work day;
- If practicable, wheel-washing facilities should be located at all exits from the construction site;
- Public roads outside the site shall be regularly inspected for cleanliness, as a minimum daily, and cleaned as necessary. A road sweeper will be made available to ensure that public roads are kept free of debris;
- The frequency of cleaning will be determined by the appointed contractor and is weather and activity dependent;
- In the event of dust nuisance occurring outside the site boundary, movements of materials likely to raise dust will be curtailed and satisfactory procedures implemented to rectify the problem before the resumption of construction operations;
- Exhaust emissions from vehicles and machinery will be minimised by avoidance of engines running unnecessarily as idle engines will not be permitted for excessive periods;
- The height of stockpiles will be kept to a minimum and slopes should be gentle to avoid windblown soil dust; and
- All dust and air quality complaints shall be recorded, cause(s) identified, appropriate

measures to reduce emissions in a timely manner taken, and record kept of the measures taken.

The proactive control of fugitive dust will ensure the prevention of significant adverse dust emissions, rather than an inefficient attempt to control them once they have been released, this will contribute towards the satisfactory management of dust by the appointed contractor.

In May 2019, Dún Laoghaire-Rathdown County Council adopted the Dún Laoghaire Rathdown Climate Change Action Plan 2019 – 2024 (DLR CCAP). The DLR CCAP is the climate adaptation and mitigation strategy for the County. Included in the actions set out in the DLR CCAP is the requirement to prepare a climate change chapter in the County Development Plan.

The DLR CCAP provides information on climate change predictions, impacts, and adaptation and mitigation measures, for the Dún Laoghaire Rathdown Local Authority area. The overarching targets of the DLR CCAP are:

- To achieve a 40% reduction in the Council's greenhouse gas emissions by 2030;
- To make Dublin a climate resilient region, by reducing the impacts of future climate change related events; and
- To actively engage and inform citizens on climate change.

The impacts and adaptation and mitigation measures outlined in the DLR CCAP relate specifically to the Dún Laoghaire Rathdown regional area. The DLR CCAP is broken down into five key action areas, namely: Energy and Buildings, Transport, Nature-Based Solutions, Resource Management and Flood Resilience (See Figure 4-3). The DLR CCAP sets out the baseline climate adaptation and mitigation assessment, risk and vulnerability assessment, and ambitious target actions for the Council's activities under these five headings.



Figure 4-3: The Five Key Action Areas of the CCAP (Source: DLR CCAP)

As a part of the DLR CCAP, a climate change risk and vulnerability assessment was carried out to determine which sectors in Dún Laoghaire Rathdown would be the most vulnerable to the impacts of Climate Change, and what climate impacts held the highest risk.

In order to determine the effects of a changing climate on Dún Laoghaire Rathdown, five impact areas were identified that include the different sectors in the County:

1. Critical infrastructure and the built environment;
2. Transport;
3. Biodiversity;
4. Resource management;
5. Water resources.

The impact areas chosen are reflective of the action areas used throughout the CCAP (Energy and Buildings, Transport, Nature-Based Solutions, Resource Management and Flood Resilience), which reflect DLRCC's remit. Once the impact areas were identified, the risk of these areas to a changing climate was determined.

The implementation of the measures promoted in the DLR CCAP will enable DLR to adapt to climate change and will assist in bringing Ireland closer to achieving its climate related targets in future years. New developments need to be cognisant of the DLR CCAP and incorporate climate friendly designs and measures where possible.

There is the potential for combustion emissions from onsite machinery and traffic derived pollutants of carbon dioxide and nitrogen dioxide to be emitted as a result of the proposed construction works. However, due to the size and duration of the construction phase, and the

mitigation measures proposed, the effect on national greenhouse gas emission (GHG) emissions will be insignificant in terms of overall national contributions and Ireland's obligations under the Paris Agreement and therefore the Proposed Development will have no likely significant adverse effects on air quality and climate.

It is therefore concluded that the Proposed Development will have no likely significant adverse effects on air quality and climate.

4.3.3.2 Noise and Vibration

There will be an increase in noise and vibration levels during the construction phase. However, these impacts will be localised, intermittent, and last only for the duration of this phase. Noise and vibration levels will be controlled to ensure that the Proposed Development is operated in a way that minimises detrimental impact to the amenities of local residents. The following codes and regulations will be followed during the construction phase:

- BS 5228:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites – Noise;
- BS ISO 4866: 2010: *Mechanical vibration and shock – Vibration of fixed structures – Guidelines for the measurement of vibrations and evaluation of their effects on structures*;
- Safety, Health and Welfare at Work (General Application) Regulations 2007 to 2016, Part 5 Noise and Vibration; and
- Construction contractors will be required to comply with the requirements of the European Communities (Construction Plant and Equipment) (Permissible Noise Levels) Regulations and the Safety, Health and Welfare at Work (Control of Noise at Work) Regulations.

There is currently no statutory Irish guidance for construction noise requirements from noise during the construction phase of a project.

In the absence of specific noise limits, the appropriate criteria for the allowable construction noise levels may be found in British Standard BS 5228 – 1:2009+A1:2014 *Code of practice for noise and vibration control on construction and open sites – Noise*. The standard (BS5228–1:2009+A1) provides examples of acceptable limits for construction and/or demolition noise in both subjective and objective form. For example, paragraph E.2 of the standard states:

“Noise from construction and demolition sites should not exceed the level at which conversation in the nearest building would be difficult with the windows shut.”

Paragraph E.2 goes on to state:

“Noise levels between 07:00 and 19:00hrs, outside the nearest window of the occupied room closest to the site boundary should not exceed:

- *70dB in rural, suburban and urban areas away from main road traffic and industrial noise;*
- *75dB in urban areas near main roads in heavy industrial areas.”*

Typically, the local councils refer to BS 5228 Part 1 as a method to control construction noise from sites on the local environment. This standard is therefore the de facto appropriate standard in the absence of regulatory guidance.

Based on paragraph E.2 of BS 5228 the following criteria is adopted for the Proposed Development:

- For residential properties it is considered appropriate to adopt the 70dB(A) criterion; and
- For non-residential locations it is considered appropriate to adopt the higher category values of 75dB(A) during the day. These will only be considered as noise sensitive during office hours.

These limit values are also in agreement with those set by Transport Infrastructure Ireland (TII) for construction projects. Buildings other than dwellings which have a residential function will be considered for the lower noise limit, this including hotels, B&B's, student accommodation, co living developments etc. This is in line with the guidance and definition of noise sensitive residences of EPA NG4. Table 4-1 outlines the project criteria in tabular form.

Table 4-3: BS 5228 Threshold Levels.

Assessment category and threshold value period	Threshold value, in decibels (dB) (L _{Aeq})		
	Category A ²	Category B ³	Category C ⁴
Daytime (07:00 – 19:00) and Saturdays (07:00 – 14:00)	65	70	75
Evenings and weekends ⁵	55	60	65
Night-time (23:00 to 07:00hrs)	45	50	55

Table 4-2 presents the TII indicative levels of acceptable construction noise from the TII publication *Good Practice Guidance for the Treatment of Noise during Planning of National Road Schemes*, March 2014. These noise limits are applied during the construction of road infrastructure projects at the façade of Noise Sensitive Locations (NSLs).

Table 4-4: TII Indicative Levels for Construction Noise

Day	Working Hours hrs	Level, dB L _{Aeq}	Maximum, dB L _{Amax}
Monday to Friday	07:00 to 19:00	70	80
	19:00 to 22:00	60*	65*

² Category A: threshold values to use when ambient noise levels (when rounded to the nearest 5dB) are less than these values.

³ Category B: threshold values to use when ambient noise levels (when rounded to the nearest 5dB) are the same as category A values.

⁴ Category C: threshold values to use when ambient noise levels (when rounded to the nearest 5dB) are higher than category B values.

⁵ 19:00 – 23:00 weekdays, 13:00 – 23:00 Saturdays and 07:00 – 23:00 Sundays.

Day	Working Hours hrs	Level, dB L _{Aeq}	Maximum, dB L _{Amax}
Saturday	08:00 to 16:30	65	75
Sundays and Bank Holidays	08:00 to 16:00	60*	65*

Note * Construction activity at these times, other than that required for emergency works, will normally require the explicit permission of the local authority.

The TII limits set out in Table 4-2 will apply at all NSLs during the construction phase.

In the unlikely event that construction works were to be required during the night-time period, advice in relation to establishing significant construction noise effects as set out in BS5228-1:2014+A1 – *Code of practice for noise and vibration control on construction and open sites*. Annex E of BS5228 allows for the designation of a noise sensitive location into a specific category (A, B or C) through consideration of existing ambient noise levels in the absence of construction noise. With reference to the measured ambient noise levels at the Proposed Development site, it is expected that Category A values would be appropriate for night-time, i.e., 45 dB L_{Aeq} for the period 23:00 – 07:00 hrs. Construction activity at these times, other than that required for emergency works, will require the explicit permission of Dún Laoghaire-Rathdown County Council.

Vibration criteria for the Proposed Development has been developed based the guidance on construction vibration prediction, assessment and control contained within British Standard *Code of Practice for Noise and Vibration Control on Construction and Open Sites Pt 2: Vibration*.

Humans are sensitive to vibration and can feel vibration long before it becomes an issue in terms of cosmetic damage or structural damage to buildings. Vibration causes nuisance to humans as it is assumed that if vibration can be felt then damage to the building or structure is inevitable.

Table 4-5: Guidance of Effects of Vibration Levels on Residents/People

Vibration Level	Description
0.14mm/s	Vibration might just be perceptible for frequencies normally associated with construction vibration. People are less sensitive to lower frequency vibration.
0.3mm/s	Vibration might just be perceptible in residential environments.
1.0mm/s	It is likely that vibration at this level in a residential environment will cause complaints. It can be tolerated, if prior warning and explanation is given to residents.
10.0mm/s	Vibration is likely to be intolerable for any more than a brief exposure to this level.

Table 4-6: Transient Vibration Guide for Cosmetic Damage

Type of Building	Peak Component Particle Velocity (PPV)	
	4 Hz to 15 Hz	15 Hz and above
Reinforced or framed structures / industrial and heavy commercial buildings	50 mm/s at 4 Hz and above	50mm/s at 4 Hz and above
Unreinforced or light framed structures. Residential or light commercial buildings ⁶	15mm/s at 4 Hz increasing to 20mm/s at 15 Hz	20mm/s at 15 Hz increasing to 50mm/s at 40 Hz and above

The type of buildings near the development are light residential. The peak component particle velocity limits are recommended for this scheme, noting that peaks above 10mm/s are likely to be intolerable to residents for any more than a brief period.

The following limits from continuous vibration are required for the Proposed Development:

- i. For vibration sensitive spaces an upper limit of 1mm/s is required. This includes educational and residential buildings. In addition to the lower limit for educational and residential buildings some buildings may contain vibration sensitive equipment including laboratories and hospitals. Impacts on sensitive equipment can occur well below the range of human perception. It is not always practical to mitigate construction vibration such that it achieves the very stringent vibration criteria for sensitive equipment. Rather, consultation should occur with the users of the equipment appropriate vibration limits set and vibration-intensive works should be scheduled such that the equipment can be used during agreed hours.
- ii. For commercial buildings where the activities are not of a particularly sensitive nature for vibration or for potentially vulnerable unoccupied buildings a vibration limit of 3mm/s is required.
- iii. For all other buildings 5mm/s is required. This includes unoccupied buildings and non-sensitive buildings.

Exceedance of these levels should only be for short durations where required and with prior notice to the sensitive receivers of concern. The vibration levels should never exceed 10mm/s at any of the adjacent buildings.

The TII Guidance suggest that vibration levels should be limited to 8 mm/sec at frequencies of <10Hz, to 12.5 mm/sec at frequencies 10 – 50Hz and to 20 mm/sec at 50Hz and above.

The Proposed Development will comply with BS 5228 “*Noise Control on Construction and open sites Part 1: Code of Practice for basic information and procedures for noise control*” and all works will be limited to normal daytime working hours:

- 7am – 7pm Monday to Friday
- 8am – 2pm Saturdays
- No works Sundays or on Public Holidays

⁶ At frequencies <4Hz a maximum displacement of 0.6mm is not to be exceeded.

Deviation from these times will only take place when written approval is granted by DLRCC in exceptional circumstances.

The works will be conducted in compliance with BS5228-1:2009+A1:2014 Code of Practice for Noise and Vibration Control on Construction and Open Sites, with careful consideration given to potential noise impacts arising from construction activities. Noise is primarily expected to be generated by plant and machinery operations, particularly during earthworks and rock-breaking processes.

To mitigate the potential noise impact on local residents, working hours will be limited to appropriate daytime hours specified in Section 2.1, thereby avoiding early morning noise generation. Additionally, the following measures will be employed to control noise emissions:

- Turning off heavy goods vehicles engines during prolonged parking on site and while loading demolition waste materials;
- Utilising low-impact reversing alerts and refraining from horn usage, where possible, while maintaining essential safety measures;
- Selecting equipment with lower noise output and incorporating silencers/dampeners;
- Implementing radio communication throughout the site to prevent shouting or whistling;
- Ensuring proper maintenance of plant and equipment to meet noise emission specifications and maintain effective noise attenuation features; and
- Opting for mains power supply over generators, as much as possible.

Based on the proposed mitigation measures that will be carried out, it is concluded that the Proposed Development will not result in significant adverse noise and vibration related effects.

Based on the proposed mitigation measures that will be carried out, it is concluded that the Proposed Development will not result in significant adverse noise and vibration related effects.

4.3.3.3 Soils and Geology

Any surplus subsoil and rock required to be removed from site should be deposited in approved fill areas or to an approved waste disposal facility. Surplus subsoil should be stockpiled in dedicated areas on site.

In the case of topsoil, careful planning and on-site storage can ensure that this resource is reused on-site as much as possible.

Records of topsoil storage, movements and transfer from site should be maintained by a designated person.

To minimise the quantity of materials to be removed from the site, excavated soil and stone materials will be reused within the site boundaries wherever possible. Any material intended for retention on site for landscaping will be relocated to these landscaped areas as quickly as possible. The primary contractor will limit the extent of areas of exposed soil at any given time to decrease the possibility of dust generation during dry periods or the creation of sediment laden run-off during wet periods. Where feasible, construction activities will be scheduled during dry weather conditions.

The protocol for the storage of materials such as soil, hardcore, or crushed concrete necessitates a minimum clearance of 10 meters from any surface water drains. Moreover, all storage sites must implement runoff control systems to preclude material dispersion. Direct

pumping of turbid waters into watercourses is strictly prohibited; instead, all excavated water must undergo treatment through land infiltration or settlement methodologies, such as the use of silt busters.

There are no protected Geological Heritage Sites in the vicinity of the Proposed Development that will be affected by the Proposed Development.

4.3.3.4 Hydrology and Hydrogeology

During the construction phase, all works will be undertaken in accordance with the Construction Environmental Management Plan (CEMP) (AOCA Consulting Engineers, 2023). Following appointment, the contractor will be required to further develop the CEMP to provide detailed construction phasing and methods to manage and prevent any potential emissions to ground with regard to the relevant industry standards (e.g., Guidance for Consultants and Contractors, CIRIA-C532', CIRIA, 2001). The CEMP will be implemented for the duration of the construction phase, covering construction and waste management activities that will take place during the construction phase of the Proposed Development. Mitigation works will be adopted as part of the construction works for the Proposed Development. These measures will address the main activities of potential impact which include:

- Control and Management of surface water runoff.
- Control and management of shallow groundwater during excavation and dewatering (if required);
- Management and control of soil and materials.
- Appropriate fuel and chemical handling, transport and storage; and
- Management of accidental release of contaminants at the Site.

Based on the design of the Proposed Development there is limited potential sources of contamination during the operational phase and there will be limited potential for discharge of contaminants associated with surface water runoff to ground via unpaved, permeable areas due to the low infiltration potential at the site. Furthermore, the proposed attenuation design does not allow for infiltration due to its proximity to building foundations. Surface water will be managed in accordance with the principles and objectives of SuDS and the GSDSDS to treat and attenuate water prior to discharging offsite. Ongoing regular operational monitoring and maintenance of drainage and the SuDS measures will be incorporated into the overall management strategy for the Proposed Development. This will ensure that there are no impacts on water quality and quantity (flow regime) during the operational phase of the Proposed Development.

Foul water during the operational phase will ultimately discharge via the Ringsend waste-water treatment plant (WWTP) to the Liffey Estuary Lower under the appropriate consents from Uisce Eireann. The Ringsend WWTP is operated in accordance with relevant statutory approvals issued by UE. Foul water from the site will only be discharged to the Uisce Eireann network under the appropriate consents from Uisce Eireann, and therefore, there will be no impacts on water quality associated with discharges from the Proposed Development.

Enviroguide undertook a Hydrological and Hydrogeological Risk Assessment for the Proposed Development (March 2024) to determine if there is any potential for significant impacts on the receiving water environment and designated Natura 2000 sites.

A conceptual site model was developed to identify plausible source-pathway-receptors (S-P-R) linkages for the Proposed Development and receiving water environment. An assessment of the risk linkages and potential for significant impacts to identified receptors associated with the receiving water environment was completed assuming an absence of any measures intended to avoid or reduce harmful effects of the proposed project (i.e., mitigation measures). The assessment considered the worst-case scenario for contaminant S-P-R linkages and impacts associated with the Proposed Development individually and in combination (cumulative). Based on the findings of this assessment the following can be concluded:

- The Fitzsimons Woods pNHA is located hydraulically upgradient of the site and Proposed Development. Therefore, there is considered to be no perceived pathway and hence no identified risk from groundwater beneath the site to the identified groundwater dependent terrestrial ecosystem (GWDTE).
- There is a potential risk of impact to local groundwater quality and potentially the receiving Dodder_050 waterbody via groundwater flow and/or surface water runoff, assuming a worst-case scenario at the site and taking account of the local hydrological and hydrogeological flow regime. However, taking account of the distance downstream and the dilution and attenuation which will occur, it is considered that there is a negligible risk to any further downstream waterbodies including the Liffey Estuary Lower, the Tolka Estuary and Dublin Bay.
- The underlying aquifer has been identified as 'Poor' with limited recharge potential which restricts potential pollutants pathways within the Kilcullen GWB and to migration to other waterbodies. In a worst-case scenario, impacts will likely be confined to the immediate vicinity of the site.
- There is no identified risk to water quality associated with the indirect (mains drainage) discharge of foul water from the Proposed Development to the existing mains UE foul drainage network that will ultimately be discharged to the Liffey Estuary Lower via the Ringsend WWTP under appropriate consent from UE.
- The appropriate standard design measures for the construction phase and operational phase of the Proposed Development including implementation of the CEMP and SuDS measures within the drainage design will prevent, limit, and mitigate any the potential for the worst-case scenario to occur. These embedded measures will ensure there is no risk to water quality of the receiving watercourses.
- In the unmitigated worst-case scenario, there is no identified negative impact on the closest hydraulically connected Natura 2000 sites in particular North Dublin Bay SAC, South Dublin Bay SAC, North Bull Island SPA, South Dublin Bay and River Tolka Estuary SPA and North-West Irish Sea SPA associated with Proposed Development either individually or in-combination.
- There is no identified impact to the existing WFD status of water bodies associated with the Proposed Development including the Kilcullen GWB, the Dodder_050, the Liffey Estuary Lower, the Tolka Estuary and Dublin Bay as a result of the Proposed Development taking account of design avoidance and mitigation measures that will be implemented as described.

Therefore, it is considered that the Proposed Development will not cause any significant adverse effects on the hydrology and hydrogeology within the site of the Proposed Development, or the surrounding area.

4.3.3.5 Biodiversity

The Proposed Development has been continuously developed with the protection of the surrounding ecological environment in mind.

The Appropriate Assessment Screening Report carried out by Enviroguide Consulting (March 2024), and it concluded that, on the basis of the best scientific knowledge available and objective information, that the possibility of any significant effects on the listed European sites, whether arising from the project itself or in combination with other plans and projects, can be excluded in light of the listed European sites' conservation objectives. The Proposed Development is located within the proximity to both European designated sites (Natura 2000) as well as Nationally designated sites (NHA and pNHA) particularly South Dublin Bay SAC (004024) is 4.7km northeast and South Dublin Bay and River Tolka Estuary SPA (004024) is 4.8km northeast to the site. Fitzsimons Wood pNHA (001753) is located approximately 150m south west of the site.

A Preliminary Ecological Appraisal Report has been carried out as part of this planning application by Enviroguide Consulting (March 2024), and it concluded that, no additional targeted surveys are recommended for any of the listed faunal groups and impacts will occur to these protected species as a result of the Proposed Development.

No protected / notable habitats were identified on site. No potential habitat for bats, birds, mammals, amphibians, reptiles or fish were identified during the site survey in April 2023.

The presence of a single Sycamore shrub to the west of the site, it is recommended that the manual removal and disposal of this plant take place to prevent the spread of this species during the construction phase. In addition, due to the proximity of the site to Fitzsimons Woods pNHA (001753), a suite of noise reduction measures are recommended to reduce and/or eliminate potential disturbance to sensitive species (mammals and birds) which utilise this woodland.

Therefore, it is considered there will be no significant, adverse effects to any valued habitats or individual or group of species as a result of the Proposed Development.

4.3.3.6 Archaeology, Architecture and Cultural Heritage

There are a number of architectural heritage sites within 1km of the site, these are as follows: House (Reg. No. 60220045) located 0.16km east of the site, Saint Mary's Catholic Church (Reg. No. 60220044) located 0.18km southeast of the site, Saint Mary's Catholic Church (Reg. Ref. 60220042) located 0.2km southeast of the site, Sandyford Carnegie Free Library (Reg. Ref. 60220039) located 0.63km south of the site and Saint Mary's National School (Reg. Ref. 60220038) 0.67km south of the site.

There are 7 no. ringforts registered under the Sites and Momentums Record within a 1km radius of the site, these are as follows: a Linear earthwork (DU022-064), located 0.21km southwest of the site, a Fulacht fia (DU022-110) located 0.22km southwest of the site, a Ecclesiastical enclosure (DU022-036002) located 0.26km to the northwest of the site, a Church (DU022-036001) located 0.26km northwest of the site, a House - 16th/17th century (DU022-068) 0.91km south of the site, a Castle - tower house (DU022-024) 0.96km north of the site, and Fulacht fia (DU022-109) 0.62km northeast of the site.

Due to the nature and scale of this project as well as the distance to the sites, it is considered unlikely that the Proposed Development will have an adverse impact on any monuments, archaeological sites, or structures.

If any features of archaeological potential are discovered during the course of the works, archaeological mitigation may be required. Any mitigation measures will require approval from the National Monuments Service of the Department of Housing, Local Government and Heritage.

Based on this recommendation, it is concluded there will be no likely significant effects.

4.3.3.7 Material Assets and Land

Water supply to the site will be provided by means of a connection to the public watermain. Uisce Éireann have issued a confirmation of feasibility for the proposal (included in Appendix A of the Civil Works Design Report, (AOCA, 2024))

Electricity to the site will be provided via the national grid. It is not anticipated that the Proposed Development will require such quantities of these material assets which are sufficient to result in significant impacts on the surrounding environment.

All construction waste will be treated by using appropriately authorised waste disposal or materials recovery facilities. All waste will be consigned using an appropriately authorised waste collection contractor. During the operational phase of the Proposed Development, all waste will be collected by appropriately authorised waste collection contractors and will be treated at suitably authorised waste disposal or materials recovery facilities.

It is considered that the Proposed Development will be in keeping with the surrounding land uses and the zoning of the area, and the material assets will not be affected in any way by the construction or operational phases.

Therefore, it is considered that there is sufficient capacity to service the Proposed Development in this aspect, and there will be no significant adverse effects on the material assets and land.

4.3.3.8 Landscape and Visual Amenity

The Proposed Development will be of scale, appearance and nature with the surrounding urban landscape.

The Proposed Development has been appraised with the surrounding context in mind; with an appropriate site layout which would not generate any material adverse impacts on the established residential amenities around. The site is surrounded by predominately residential housing and apartments ranging in height from two to four storeys.

It is predicted that there will be no significant adverse impact on the surrounding natural environment in terms of landscape and visual amenity.

On the assessment of the above, it is demonstrated that there will no significant adverse effect on the surrounding natural environment in terms of landscape and visual amenity in the long-term.

4.3.3.9 Population and Human Health

The CEMP ensures that all applicable environmental health and safety regulation is complied with throughout the construction phase.

The construction and operational phases will provide for an increase of employment in the area which will have a slight positive impact on human health. During the operational phase, the Proposed Development will have a positive impact as it will provide much needed refuge and safe home accommodation for victims of domestic violence.

The proposed use is consistent with the land use zoning objective for the site.

A Daylight, and Sunlight Assessment Analysis Report was prepared for the Proposed Development by RDF Architects and Planning (2024). The report concluded that there will be no adverse significant impact on adjoining properties. The existing buildings surrounding this application are similar in scale and heights and are not affected by the position and scale of the new buildings.

The external areas tested in the neighbouring gardens are not affected by the proposed development by shadow. As the development is only a two storey high and its position and orientation do not overshadow these spaces. The gardens or private amenities in the surrounding are mostly facing south-east, and the development is located north-east in relation to the analysed spaces, and they are not causing any shadow impact.

It is therefore considered that the Proposed Development will not result in significant adverse effects on population and human health or ecological receptors as a result of any daylight, sunlight or overshadowing effects, as demonstrated by the conclusion of the report.

4.3.3.10 Interactions

The interactions between impacts on different environmental factors have been addressed throughout this EIA Screening Report. The environmental interactions between all factors assessed are deemed to be insignificant both in the short term and the long term for the construction and operation of the Proposed Development.

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

4.3.4 Probability of the Impact

Noise and dust may occur during the construction phase; however, these are considered as not being significant, due to the mitigation measures that will be employed to ensure limit values will not be exceeded.

No significant environmental effects are predicted for the project during operational phase, provided that the proposed mitigation measures as outlined in this EIA Screening Report, and the associated reports and assessments referenced in this report are carried out in full.

4.3.5 Expected Onset, Duration, Frequency, and Reversibility of the Impact

Any potential effects associated with the construction phase will be temporary and characteristic of a typical urban development project. Potential adverse effects such as noise or dust during the construction phase will be temporary and reversible through the correct implementation of the appropriate control measures, and they will not be significant. Permanent, positive effects (not significant) will be experienced as a result of the Proposed Development in terms of human health through the provision of much needed refuge and safe home accommodation for victims of domestic violence, as well as through the generation of employment opportunities during the construction and operational phase.

4.3.6 Cumulation with Other Projects

Cumulative Impacts are defined in European Commission Guidelines for the Assessment of Indirect and Cumulative Impacts as well as Impact Interactions 1999 as “*impacts that result from incremental changes caused by other past, present or reasonably foreseeable actions together with the project*”. Effects which are caused by the interaction of effects, or by associated or off-site projects, are classed as indirect effects. Cumulative effects are often indirect, arising from the accumulation of different effects that are individually minor.

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

- Dún Laoghaire-Rathdown County Council planning website [Planning Applications Online Search | Dún Laoghaire-Rathdown County Council \(dlrcoco.ie\)](#);
- An Bord Pleanála website, <http://www.pleanala.ie/>; and
- EIA Portal, as provided by the Department of Housing, Planning and Local Government: <https://housinggov.ie/maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

Any planning applications within a 1km radius listed as granted or decision pending from within the last five years (a typical planning application normally remains valid for a five-year period) were assessed for their potential to act in-combination with Proposed Development and cause likely significant effects on the environment. Long-term developments granted outside of this time period were also considered where applicable.

Table 4-5 details existing granted planning permissions that may have the potential to act in-combination with the current Proposed Development.

Table 4-7: Planned or Permitted Developments

Application Reg. Ref.	Address	Development Proposal	Distance from the Proposed Development	Decision
D19A/0744	Site to the east of Sandyford Road (Coolkill), Sandyford, Dublin 18	Permission for development. The development will consist of: the construction of 15 no. dwellings comprising 1 no. 1.5 storey 3-bedroom detached dwelling (Type A), 1 no. 1.5 storey 3-bedroom detached dwelling (Type E), 1 no. 1.5 storey 3-bedroom detached dwelling (Type F), 1 no. 1.5 storey 4-bedroom detached dwelling (Type D), 1 no. 2.5 storey 5-bedroom detached dwelling (Type B), 2 no. 2.5 storey 5-bedroom detached dwellings (Type C), 2 no. 2.5 storey 5-bedroom detached dwellings (Type H) and 6 no. duplex units in a single 3 storey block (Type G), consisting of 3 no. 2 bedroom ground floor and 3 no. 3 bedroom upper floors units with vehicular and pedestrian access from the Sandyford Road (Coolkill), including all associated on and off site development works, car parking, soft and hard landscaping pedestrian/cycle link to south-eastern boundary, boundary treatments and 225 mm dia. outfall foul sewer of circa 180 m, which will discharge into the existing foul manhole at Kilcross housing estate to the west of the subject site all on overall application site circa 0.49ha.	569m Southeast from the site	Decision Date: 02/09/2020 Grant Permission
D21A/0595	The Pastures, Sandyford Road, Dublin 18, D18K0V5	Permission for development. The development will principally consist of the demolition of the single storey dwelling known as 'The Pastures' and ancillary garage (241 sq m) and the construction of a residential development comprising 33 no. apartments (10 no. one bedroom units, 20 no. two bedroom units and 3 no. three bedroom units) in 2 no. apartment blocks ranging in height from part 3 no. to part 5 no. storeys. The	375m South from the site	Decision Date: 19/08/2021 On appeal to ABP

Application Reg. Ref.	Address	Development Proposal	Distance from the Proposed Development	Decision
		development proposes a total gross floor area of 3,112 sq m. The development also proposes public and communal open space, 26 no. car parking spaces; bicycle parking; hard and soft landscaping; and all other associated site works above and below ground.		
D21A/0344	The Currency Centre, Central Bank Of Ireland, Sandyford Road, Dublin 16, D16K280	Permission for Proposed Development. The Proposed Development will consist of the following: (i) Works to elevations of Building 1; (ii) Extension of and works to Building 2; (iii) Provision of temporary Building 2 for the duration of the works; (iv) Site security works; (v) Revisions to car parking layout; (v) All associated site development works.	370m northwest of the site	Decision Date: 27/07/2020 GRANT PERMISSION
ABP30982821	Sector 3, Aiken's Village, Townland of Woodside and Kilgobbin, Stepside, Dublin 18	Permission for a Strategic Housing Development. The site for proposed residential development is generally bounded by Thornberry Road to the north, by Atkinson Drive and the adjoining open space lands to the west, Sandyford Hall residential development adjacent Ferncarraig Avenue to the east and by Village Road and Griannan Fidh residential development to the south (Townland of Woodside). The site for proposed below ground wastewater storage tank is on open space lands generally bounded Griannan Fidh residential development to the north, Sandyford Hall residential development to the east and open space lands (including detention basin) to the south and west (Townland of Kilgobbin). The development will consist of: - 445no. 'Build-to-Rent' apartment units (158no. 1 bedroom units and 287no. 2 bedroom units) arranged in 9no. blocks ranging in height from 2 – 8 storeys over 2no. independent single level basements. Private patios / terraces and balconies are provided for all	1.91km southeast of the site	Decision Date: 15/07/2021 GRANT PERMISSION

Application Reg. Ref.	Address	Development Proposal	Distance from the Proposed Development	Decision
		<p>apartment units. Upper level balconies are proposed on elevations of all multi-aspect apartment buildings. Blocks A – D are located above Basement 1 (5,949 sq. m gross floor area) and Blocks F – J are above Basement 2 (5,058 sq. m gross floor area). Provision 1no. childcare facility (c. 514.9 sq. m gross floor area) in Block D. Provision of resident amenity space / communal areas (c. 1,455.7 sq. m gross floor area) in Block C and Block G. And all associated and ancillary site development, infrastructural, landscaping and boundary treatment works including: - New vehicular access to / from Basement 1 from Atkinson Drive and new vehicular access to / from Basement 2 from Thornberry Road. Provision of c. 9,799 sq. m public open space, including a public plaza onto Village Road and improvement works to existing open space area to the north of existing Griannan Fidh residential development. Provision of 354no. car parking spaces including basement parking, set down spaces for proposed childcare facility and repositioning of set down area on Atkinson Drive. Provision of 638no. bicycle parking spaces. Provision of 14no. motorcycle parking spaces. Communal bin storage and plant provided at basement level and additional plant provided at roof level. Provision of below ground wastewater storage tank (c. 500 sq.m.) and associated connection to the wastewater networks including ancillary above ground kiosk and appropriate landscaping on open space lands to the south of Griannan Fidh residential development. The application contains a statement setting out how the proposal is consistent with the objectives of the Dun Laoghaire-Rathdown County Development Plan 2016</p>		

Application Reg. Ref.	Address	Development Proposal	Distance from the Proposed Development	Decision
		– 2022. The application contains a statement indicating why permission should be granted for the Proposed Development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the Proposed Development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land. The application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dun Laoghaire-Rathdown County Council.		
D14A/0843/E	Cul Cuille, Sandyford Road, Dublin 18	Demolition of former residence and construction of 6 no. 2 storey 4 bedroom houses (in 2 Terraces of 3 houses each) as well as 4 no. Apartments (2 no. one bedroom apartments, 2 no. two bedroom apartments) and 2 no. three bedroom Duplexes in a 2/3 storey building and associated site development works.	264m southeast of the site	Decision Date: 27/10/2020 EXTENSION OF DURATION
D20A/0143	Aikens Village, Village Road, Sandyford, Dublin 18	Permission for modifications to the previously permitted residential development, permitted under planning reg. ref. D16A/0393, and subsequent planning reg. ref. D18A/0509. Permission for minor amendments to the floor plans and elevations of the apartment block, Dun Gaoithe Hall, which will consist of 18 no. 1 and 2 bedroom apartments. The amendments proposed would provide 61.8m ² additional floor area within the building.	906m southeast of the site	Decision Date: 11/01/2021 GRANT PERMISSION
D19A/0729	St. Mary's National School, Lambs Cross, Sandyford, Co. Dublin.	Permission to remove 3No. single storey prefabricated buildings and the single storey shed structure to the	723m south of the site	Decision Date: 28/01/2021

Application Reg. Ref.	Address	Development Proposal	Distance from the Proposed Development	Decision
		rear/western/northern side of the existing school building in order to construct a new two storey extension in that location. The proposed extension will accommodate 2No. Classrooms, 5No. Resource Rooms, a new staff room, an Accessible Toilet, Staff Toilets and other ancillary areas including an internal landscaped Open Well, a new Boiler House, a Store Room and a new exit/accommodation Staircase. The works will also include modifications to the Reception Office at ground floor level within the return building and to the Toilet accommodation at both levels within the main school building.		GRANT PERMISSION
D17A/1003	Site known as Whinsfield, Sandyford, Dublin 18	The original planning application, the demolition of existing dwelling and the construction of 67 no. apartments in 3 no. three storey plus penthouse blocks (D17A/1003). The revisions will consist of the replacement of Glass Balustrades to painted rail balustrades to each balcony on proposed Block A and Block B.	378m south of the site	Decision Date: 18/08/2021 GRANT PERMISSION

It is considered that cumulative impacts are most likely to arise due to potential pollution and nuisance during the construction phase. Good construction management practices will minimise the risk of pollution and nuisances from construction activities at the site. The appointed contractor will be responsible for the full implementation of management and mitigation measures.

Based on the findings in Section 4.3 of this EIA Screening Report:

- The Appropriate Assessment (AA) Screening Report (Enviroguide, March 2024) investigated the potential direct and indirect impacts of the proposed works on the integrity and qualifying interests of the European sites. In carrying out the AA Screening, mitigation measures were not taken into account. Standard good practice construction measures which could have the effect of mitigating any effects on any European Sites have similarly not been taken into account. On the basis of the screening exercise carried out above, Enviroguide concluded that activities associated with the Proposed Development either alone, or in-combination with other projects or land uses, will not have any direct or indirect significant effects on any European sites;
- The cumulative effects on the air quality and climate of the current Proposed Development and other permitted or existing developments have been considered, in particular through the generation of air pollutants and greenhouse gas emissions. The potential impacts on air quality and climate are assessed in Section 4.3.3.1 and it is considered that there are no other potential significant cumulative impacts associated with the Proposed Development and considered offsite permitted developments. In terms of dust, no significant impacts are predicted; good construction practice, which incorporates the implementation of the identified mitigation measures and dust monitoring, will be employed at the site. Due to the implementation of good construction practices at the site and these offsite permitted developments, it is not anticipated that significant cumulative impacts will occur;
- In terms of the effects of noise and vibrations, no significant impacts are predicted; good construction practice, which incorporates the implementation of the identified mitigation measures, will be employed at the Proposed Development site. Due to the implementation of good construction practices at the site of the Proposed Development and these offsite permitted developments, it is not anticipated that significant cumulative impacts will occur; and
- The Hydrological and Hydrogeological Risk Assessment has concluded that there will be no significant impact on the receiving water environment or designated Natura sites associated with the Proposed Development.

The developments listed in Table 4-5 have been assessed both individually and collectively and it has been determined there will be no significant impact provided the mitigation measures set out in this report are implemented. Given that it has been determined there will be no significant impacts from this Proposed Development with the implementation of the proposed measures, it can be concluded that the combined impact will not be significant on the environment.

4.3.6.1 Cumulation with Relevant Policies and Plans

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

- Dún Laoghaire Rathdown Development Plan 2022-2028
- Dún Laoghaire Rathdown Biodiversity Action Plan 2021-2025
- Dún Laoghaire Rathdown Development Plan 2022-2028 Strategic Environmental Assessment (SEA)
- Dún Laoghaire Rathdown Development Plan 2022-2028 [Strategic Flood Risk Assessment]

The Proposed Development has also been assessed under Article 103 (1A) (a) of the European Union (Planning and Development) (Environmental Impact Assessment) Regulations:

“Where an applicant is submitting to the planning authority the information specified in Schedule 7A, the information will 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.”

The County Development Plan directly addresses the protection of European sites through specific policies and objectives. Additionally, the Natura Impact Report for the DLR CDP 2022-2028 concludes that “In-combination effects from interactions with other plans and projects was considered in the assessment and the mitigation measures incorporated into the Plan, are seen to be robust to ensure there will be no significant effects as a result of the implementation of the Plan either alone or in combination with other plans/projects.”

An Appropriate Assessment Screening report has also been prepared as part of the Proposed Development and assessed any potential impacts of the Proposed Development on European Sites. On examination of the above it is considered unlikely for the Proposed Development to act in-combination with any plans or projects, that would cause any likely significant effects on any European sites.

The National Waste Management Plan for a Circular Economy 2024-2030, sets out the framework for the prevention and management of wastes in a safe and sustainable manner across Ireland. The implementation of National Waste Management Plan for a Circular Economy ensures that European and national mandatory targets are achieved and, in doing so, that the health of communities in the region, its people and the environment are not compromised. An OWMP (AOCA Engineering Consultants, 2024) has been prepared for the Proposed Development. Based on this compliance and the successful implementation of the control and mitigation measures relating to waste outlined within this report and the OWMP, there will be no negative cumulative impacts between the Proposed Development and the National Waste Management Plan for a Circular Economy 2024-2030.

There is potential for proposed plans and projects within the Dún Laoghaire Rathdown Development Plan 2022-2028 land area, to have cumulative, negative impacts on conditions in Dublin Bay via rivers, other surface water features and foul waters treated at Ringsend WWTP and discharged into Dublin Bay. However, the core strategy, policies and objectives of the Dún Laoghaire Rathdown Development Plan have been developed to anticipate and avoid the need for developments that would be likely to significantly affect the integrity of this area. Furthermore, such developments are required to conform to the relevant regulatory provisions for the prevention of pollution, nuisance or other environmental effects likely to

significantly affect the integrity of Natura 2000 sites. In addition, sustainable development including SuDS measures for all new developments is inherent in the objectives of all development plans within the Greater Dublin Area. Therefore, there is no potential for significant in-combination impacts to arise due to surface water discharges during the construction and operational phases.

Therefore, there is no potential for significant in-combination impacts to arise due to surface water discharges during the construction and operational phases.

On examination of the above, it is considered that there are no means for the Proposed Development to act in-combination with any plans or projects, that would cause any likely significant adverse effects on the surrounding environment. The most significant potential for adverse cumulative effects in combination with other projects in the area is in the potential for water pollution, noise, dust, airborne pollutants and/or vibrations, visual effects and increased traffic. However, the adherence and full implementation of the appropriate control measures will ensure no potential for cumulative effects to arise. Furthermore, any potential effects during the construction phase will be temporary and last only for the duration of this phase.

4.3.6.2 Possibility of Effectively Reducing the Impact

Based on the adherence and implementation of the reports and assessments discussed in this report, it is concluded that no significant environmental effects will occur as a result of the Proposed Development due to the proposed control measures in place that will reduce any potential significant effect.

5 SUMMARY OF ASSESSMENT FINDINGS

Table 5-1 presents a summary of the assessment findings throughout this EIA Screening Report, including a determination of the significance of the impact for the criteria as listed in Part 2 of Schedule 5 of the Planning and Development Regulations, 2001 as amended.

Table 5-1 Summary of Assessment Findings

Characteristics of Proposed Project		Significance of Impacts Conclusion
Size of the proposed development site	The site of the Proposed Development is 0.25 hectares in area.	The size of the Proposed Development is considered to fall below the relevant EIA size thresholds set out in EIA Regulations.
Nature of any associated demolition works	No buildings are proposed for demolition as part of the Proposed Development.	No likely significant effects identified as a result of the Proposed Development.
Use of natural resources	It is not foreseen that any extensive use of natural resources is required for the Proposed Development.	No likely significant effects identified as a result of the Proposed Development.
Production of waste	<p>There will be an increase in waste in the form of construction waste during the construction phase of the Proposed Development. All construction waste will be collected by appropriately authorised waste collection contractors and will be transferred to appropriately authorised waste facilities for recycling, recovery or disposal. Therefore, it is not predicted that the production of waste will cause any likely significant effects on the environment.</p> <p>Due to the scale of the Proposed Development, in combination with the use of the authorised waste collection/waste treatment facilities, it is not predicted that the production of waste will cause any likely significant effects on the environment.</p>	No likely significant effects identified as a result of the Proposed Development.
Pollution and nuisances	<p>The construction phase could give rise to temporary nuisances (noise or dust). However, it is not predicted that these impacts will be significant, as they will be temporary and short-term in duration for the construction phase, and adequate noise and dust control measures will be put in place for the duration of the Proposed Development.</p> <p>The CEMP will ensure that all applicable environmental health and safety regulations are complied with throughout the construction phase</p>	No likely significant effects identified as a result of the Proposed Development.

Characteristics of Proposed Project		Significance of Impacts Conclusion
	thereby ensuring that the Proposed Development will not result in significant effects on human health or the environment resulting from potential pollution or nuisance.	
Risk of major accidents and/or disasters	<p>During construction and operations, it is anticipated that the risk of accidents and/or disasters will be insignificant due to adherence to emergency type specific corrective action measures for potential spillages or fire.</p> <p>The potential for the Construction or operational phase of the Proposed Development to result in any major accidents and /or disasters can be considered low. This is based on the correct implementation of all standard health and safety procedures, and the lack of substances that will be used in the Proposed Development which may cause concern for having likely significant effects on the environment.</p>	No likely significant effects identified as a result of the Proposed Development.
Risk to human health	During the construction and operational phase, due to best management practices and good housekeeping, it is not foreseen that there will be any negative impacts to human health.	No likely significant effects identified as a result of the Proposed Development.
Location of the Project		
Existing and approved land use	In the context of the Dún Laoghaire Rathdown County Development Plan (2022-2028), it is considered that the provision of a 12 no. apartment refuge complex for victims of domestic violence is an appropriate use for the subject site and in accordance and permissible under the zoning objectives.	No likely significant effects identified as a result of the Proposed Development.
Relative abundance, availability, quality and regenerative capacity of natural resources	The effects are considered to be negligible for this Proposed Development in relation to the regenerative capacity of natural resources in the area.	No likely significant effects identified as a result of the Proposed Development.
Absorption capacity of the natural environment	Having regard to the criteria which have been subject to analysis, it is considered that the site has a high absorption capacity to facilitate the scale and nature of the Proposed Development.	No likely significant effects identified as a result of the Proposed Development.
Magnitude and spatial extent of the impact	The Proposed Development use is consistent with land use in this location and the effects are	No overall likely significant effects identified as a result of the Proposed Development.

Characteristics of Proposed Project		Significance of Impacts Conclusion
	<p>considered to be insignificant with regards to this project, due to the nature and scale of the proposed works.</p> <p>The Proposed Development responds to a recognised in Dún Laoghaire-Rathdown County Council (and at a national level) for the provision of emergency accommodation for victims of domestic violence.</p>	
Transboundary nature of the impact	There are no transboundary effects envisaged for the Proposed Development.	No likely significant transboundary effects identified as a result of the Proposed Development.
Intensity and complexity of the impact	<p>During construction, temporary and intermittent effects are predicted due to potential noise and dust, however these effects will be localised, insignificant, and last only for the duration of this phase. Construction and operational control measures are identified within the CEMP and will ensure that there will be no nuisance or effects from the Proposed Development beyond the site boundary.</p> <p>There are no aspects to the Proposed Development which are considered to be of unusual magnitude or complexity, and any potential effects are considered to be consistent with projects of this scale.</p>	No likely significant effects identified as a result of the Proposed Development.
Probability of the impact	No significant environmental effects are predicted for the Proposed Development during operations. Noise and dust pollution may occur during the construction and operational phases; however, these are considered as not being significant or likely to cause nuisance, due to the mitigation measures that will be employed to ensure limit values will not be exceeded.	No likely significant effects identified as a result of the Proposed Development.
Expected onset, duration, frequency and reversibility of the impact	Any potential impacts associated with the construction phase of the Proposed development will be temporary and characteristic of a typical urban development project. No adverse medium or long-term effects are expected to arise and therefore no significant	No likely significant effects identified as a result of the Proposed Development.

Characteristics of Proposed Project		Significance of Impacts Conclusion
	environmental effects are anticipated.	
Cumulation with other projects	It is not considered that cumulative effects from the Proposed Development and other existing offsite projects are likely to result in significant effects on the environment.	No likely significant effects identified as a result of the Proposed Development
Possibility of effectively reducing the impact	Based on the adherence and implementation measures discussed in this report, it is concluded that no significant environmental effects will occur as a result of the Proposed Development due to the proposed control measures in place that will reduce any potential significant effect.	No likely significant effects identified as a result of the Proposed Development

6 EU LEGISLATION CONSIDERATION IN ACCORDANCE WITH 1031A(A)

EU Legislation	Nature of the assessment completed	Conclusion of the assessment	How taken into account
Directive 92/43/EEC, The Habitats Directive	Appropriate Assessment Screening Report Preliminary Ecological Appraisal Report	No significant effects once proposed control measures are implemented.	Refer to Section 4.1.3, Section 4.2.3 and Section 4.3.3 of this report.
Directive 2000/60/EC, EU Water Framework Directive	Appropriate Assessment Screening Report Preliminary Ecological Appraisal Report Construction Environmental Management Plan Flood Risk Assessment Civil Works Design Report	No significant effects once proposed control measures are implemented.	Refer to Section 4.1.3, Section 4.2.3 and Section 4.3.3 of this report.
Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (SEA Directive)	Dún Laoghaire Rathdown Development Plan 2022-2028 Dún Laoghaire Rathdown Biodiversity Action Plan 2021-2025 Dún Laoghaire Rathdown Development Plan 2022-2028 Strategic Environmental Assessment (SEA) Dún Laoghaire Rathdown Development Plan 2022-2028 [Strategic Flood Risk Assessment] Environmental Impact Assessment Screening Report	No significant effects once proposed control measures are implemented.	Refer to Section 4.3.6 of this report.

EU Legislation	Nature of the assessment completed	Conclusion of the assessment	How taken into account
Directive 2002/49/EC on the assessment and management of environmental noise	Construction Environmental Management Plan	No significant effects once proposed control measures are implemented.	Refer to Section 4.1.5 and Section 4.3.3 of this report.
Directive 2008/50/EC on ambient air quality and cleaner air for Europe	Construction Environmental Management Plan	No significant effects once proposed control measures are implemented.	Refer to Section 4.1.5 and Section 4.3.3 of this report.
Directive 2007/60/EC on the assessment and management of flood risks	Flood Risk Assessment Civil Works Design Report	No significant effects once proposed control measures are implemented.	Refer Section 4.2.3 and Section 4.3.3 of this report.
Other relevant provision of EU law	Nature of the assessment completed		How taken into account
Bern and Bonn Convention and Ramsar Convention.	Preliminary Ecological Appraisal Report Appropriate Assessment Screening Report	No significant effects once proposed control measures are implemented.	Refer Section 4.2.3 and Section 4.3.3 of this report.
Directive 2006/21/EC on the management of waste from extractive industries	Not relevant to the Proposed Development.	No significant effects once proposed control measures are implemented.	N/A
Directive (EU) 2018/850 on the landfill of waste	Environmental Impact Assessment Screening Report Operational Waste Management Plan	No significant effects once proposed control measures are implemented.	Refer to Section 4.1.3, Section 4.1.4 and Section 4.3.3 of this report.
Directive 2008/98/EC on waste and repealing certain Directives as amended by Directive 2018/851/EU	EIA Environmental Impact Assessment Screening Report Operational Waste Management Plan	No significant effects once proposed control measures are implemented.	Refer to Section 4.1.3, Section 4.1.4 and Section 4.3.3 of this report.

EU Legislation	Nature of the assessment completed	Conclusion of the assessment	How taken into account
Directive 2010/75/EU on industrial emissions	Not relevant to the Proposed Development.	No significant effects once proposed control measures are implemented.	N/A
Regulation (EC) No 166/2006 concerning the establishment of a European Pollutant Release and Transfer Register	Not relevant to the Proposed Development.	No significant effects once proposed control measures are implemented.	N/A
Directive 2000/14/EC on the approximation of the laws of the Member States relating to the noise emission in the environment by equipment for use outdoors	Construction Environmental Management Plan	No significant effects once proposed control measures are implemented.	Refer to Section 4.1.5 and Section 4.3.3 of this report.
Directive 2012/27/EU on energy efficiency	Environmental Impact Assessment Screening Report Daylight and Sunlight Assessment Analysis Report	No significant effects once proposed control measures are implemented.	Refer to Section 4.3.3 of this report.
Directive 2003/87/EC establishing a system for greenhouse gas emission allowance trading within the EU	Not relevant to the Proposed Development	N/A	N/A
Regulation (EU) 2018/842 on binding annual greenhouse gas emission reductions by Member States from 2021 to 2030 contributing to climate action to meet commitments under the Paris Agreement and amending Regulation (EU) No 525/2013	Environmental Impact Assessment Screening Report Daylight and Sunlight Assessment Analysis Report	No significant effects once proposed control measures are implemented.	Refer to Section 4.3.3 of this report.

EU Legislation	Nature of the assessment completed	Conclusion of the assessment	How taken into account
Regulation (EU) 2018/841 on the inclusion of greenhouse gas emissions and removals from land use, land use change and forestry in the 2030 climate and energy framework, and amending Regulation (EU) No 525/2013 and Decision No 529/2013/EU (Text with EEA relevance) Text with EEA relevance	Not relevant to the Proposed Development	N/A	N/A
Directive (EU) 2018/2001 on the promotion of the use of energy from renewable sources	Environmental Impact Assessment Screening Report Daylight and Sunlight Assessment Analysis Report	N/A	Refer to Section 4.3.3 of this report.
Regulation (EU) No 517/2014 on fluorinated greenhouse gases	Environmental Impact Assessment Screening Report Building Lifecycle Report	N/A	Refer to Section 4.3.3 of this report.
Directive 2012/18/EU on the control of major-accident hazards involving dangerous substances, amending and subsequently repealing Council Directive 96/82/EC	Not relevant to the Proposed Development	N/A	N/A

7 CONCLUSION

The Proposed Development has been assessed in accordance with the screening criteria set out in Annex III of the European Union 'EIA Directive' and in accordance with the national legislation transposing same, including the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended). It has also been assessed based on Schedule 7 to the Planning and Development Regulations, 2001 as amended. Within Schedule 7A, information to be provided by the Developer for the purposes of screening sub-threshold development for EIA is set out. The Proposed Development has been assessed in accordance with this information.

Based on the assessment carried out in the appropriate sections of this EIA Screening Report, it is considered that the Proposed Development will not have significant effects on the environment during both the construction and operational phases.

Having regard to the nature and scale of the Proposed Development on an urban site served by public infrastructure, and the absence of any significant environmental sensitivities in the area, it is concluded that, by reason of the nature, scale and location of the subject site, the Proposed Development would not be likely to have significant effects on the environment and a mandatory Environmental Impact Assessment Report (EIAR) is not required for the Proposed Development.

8 REFERENCES

Advice Notes on Current Practice in the Preparation of Environmental Impact Statements (EPA 2003).

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