



CONSULTANTS IN ENGINEERING,  
ENVIRONMENTAL SCIENCE &  
PLANNING

# PROPOSED RESIDENTIAL DEVELOPMENT AT LEHAUNSTOWN CHERRYWOOD

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## ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REPORT

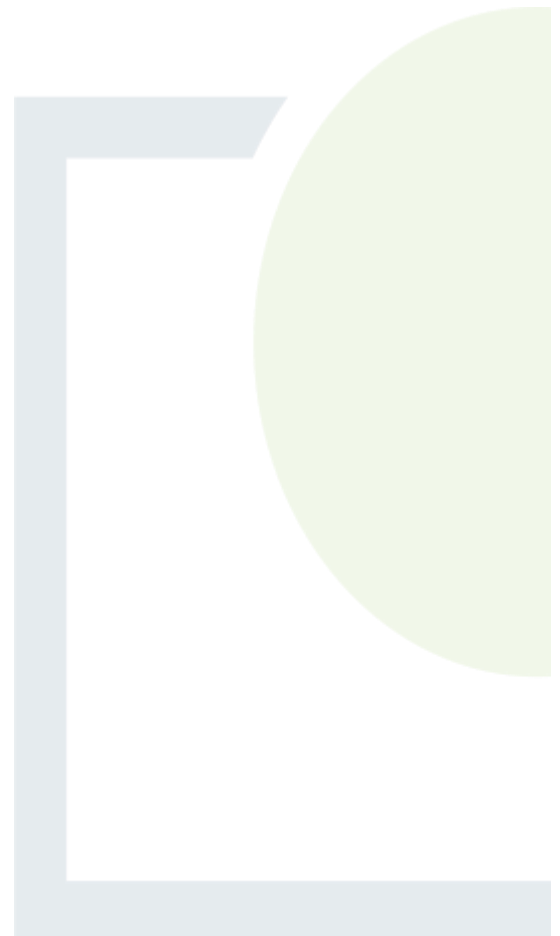
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**Prepared for:**  
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## ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REPORT

### REVISION CONTROL TABLE, CLIENT, KEYWORDS AND ABSTRACT

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**Abstract:** This report comprises an Environmental Impact Assessment Screening of the proposed residential development at Lehaunstown Lands



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## 1. INTRODUCTION AND BACKGROUND

Fehily Timoney and Company (FT) was engaged by Dún Laoghaire – Rathdown County Council to undertake an Environmental Impact Assessment (EIA) Screening Report in respect of the proposed residential development and connecting road at the Lehaunstown lands in Cherrywood Co. Dublin.

The purpose of the Report is to determine if EIA is required for the proposed development as set out in the mandatory and discretionary provisions of the Planning and Development Act, 2000, as amended (the Act), and Schedule 5 of the Planning and Development Regulations, 2001, as amended (the Regulations). The requirement for a 'sub-threshold' development to be subject to EIA is determined by the likelihood that the development would result in significant environmental effects which may arise due to the location of the development or the characteristics of the development. The EIA screening exercise outlined below have examined the project with reference to the relevant thresholds and criteria.

The application is accompanied by a Stage 1 Appropriate Assessment Screening which concludes:

*Given the characteristics, small scale and short-term nature of the sources for impacts from the proposed project, it is concluded that the proposed project will not give rise to any significant adverse effects on any designated European sites, alone or in combination with other plans or projects. This evaluation is made in view of the conservation objectives of the habitats or species for which these sites have been designated.*

The consideration of potential impacts covers all significant direct, indirect and secondary impacts as relevant, with reference to the guidance and in compliance with the legislation, including the specified criteria for determining whether certain development types should be subject to EIA, :

- (i) Characteristics of the proposal;
- (ii) Location of the proposal; and
- (iii) Characteristics of potential impacts.

Descriptions of impacts follow the statutory EPA Guidelines on the information to be contained in Environmental Impact Assessment Reports (2022<sup>1</sup>). For ease of reference, these standardised descriptions are reproduced in Appendix II of this report. Information on the scheme has been obtained from Dún Laoghaire – Rathdown County Council, including: scheme drawings (plans and sections) and a written description.

### 1.1 Relevant Experience and Expertise of Assessor

Andrew Torsney of Fehily Timoney and Company was responsible for completing the EIA Screening Assessment in this case. Andrew Torsney is a Principal Ecologists and Project Manager as part of the Energy and Planning team in Fehily Timoney and Company. Richard holds a PhD in Environmental Science, MRes in Biodiversity and Conservation and BSc. In Zoology. Andrew has over ten years' experience working in the area of environmental assessment/management. He has a range of ecological skills which include habitat mapping, ecological surveying, data interpretation and report writing. Andrew is a vegetative plant specialist, who has a wealth of experience classifying riparian habitats and identifying rare floral species. Andrew has a vast knowledge of riparian and freshwater ecosystems and undertakes freshwater surveys regularly. Andrew holds 4 national protected species licenses and has a lot of experience optioning surveying licenses for aquatic species such as the white clawed crayfish. Throughout Andrews's career he has worked on a number of large-scale multifaceted projects such as the Killaloe to Dublin water supply project. For this work, Andrew designed and oversaw all ecological field work relating to the Environmental Impact Assessment (EIA) and AA. Andrew has been the principal ecologist for a range of projects including the AA of the National Wind Energy Guidelines, a number of AAs for County Councils and a range of large-scale infrastructure projects.

<sup>1</sup> EPA (2022) Guidelines on the information to be contained in Environmental Impact Assessment Reports



## 2. EXISTING ENVIRONMENT AND PROJECT DESCRIPTION

### 2.1 Description of Existing Site

The potential residential development is situated unkept dry neutral grassland immediately west of Loughlinstown. The site and its immediate surroundings are composed primarily of urban areas and improved grasslands. The site is within 1km of both the M50 motorway and the N11 national road. Figure 2-1 below, shows the site location.

The site is located within Hydrometric Area No. 10 Ovoca-Vartry and within the Dargle\_040 sub catchment. The site is located immediately adjacent to the Carrickmines Stream (10C04) which ultimately flows into the Irish Sea approximately 2km to the east of the site. As such there is direct connectivity between the site and the Irish Sea.

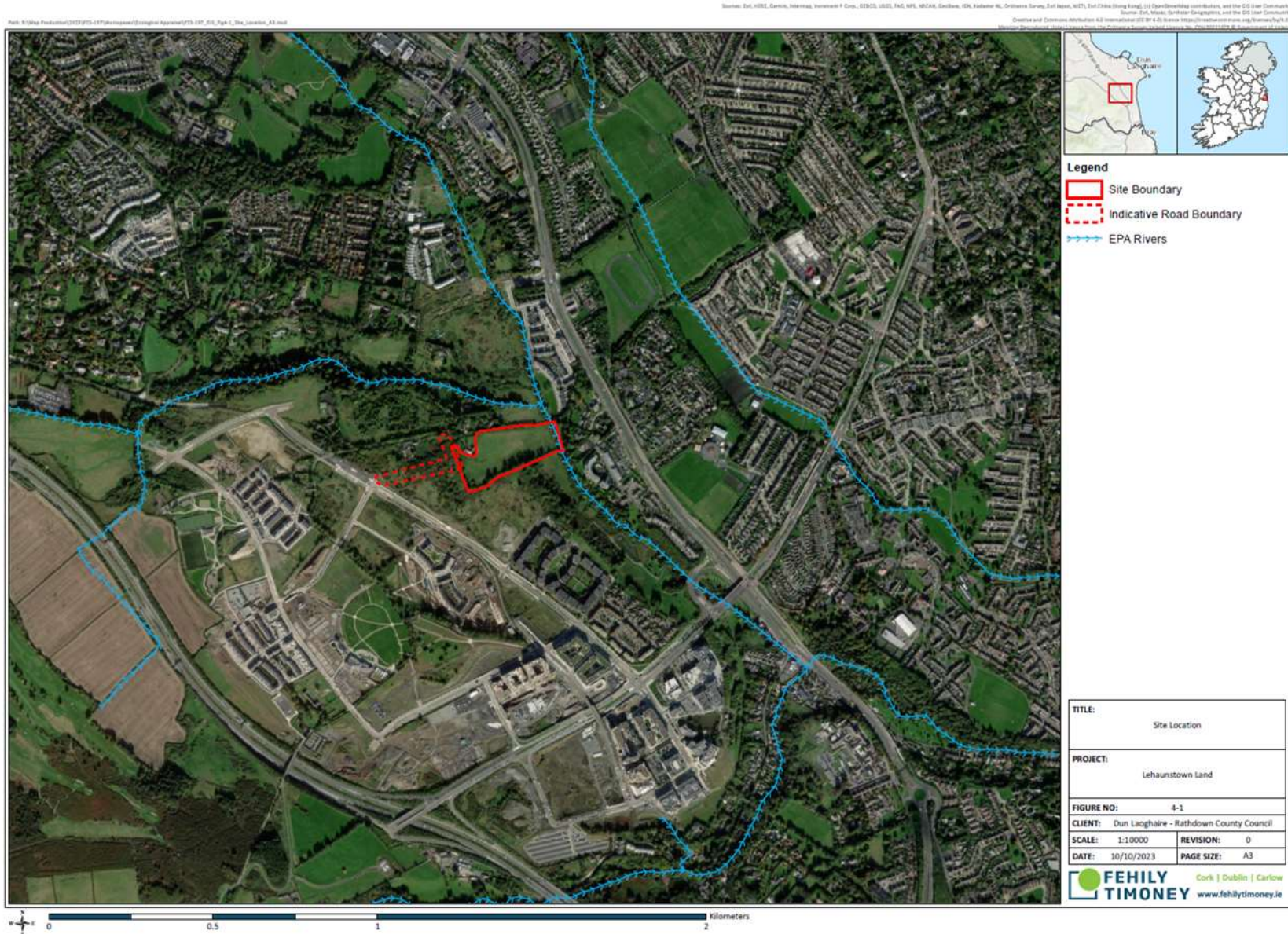
The area is not a karst landscape nor does it have any groundwater features<sup>2</sup>. Furthermore, the works area is outside of the 10% Annual Exceedance Probability limit for the flood potential of the stream. The area also has a low potential for landslide events with not records of such<sup>3</sup>. There are no archaeological features present in or around the site<sup>4</sup>. The soils on site are Fine loamy drift with siliceous stones with a mix of granite and limestone till subsoils.

From the topographic information available, it is apparent that any surface water on the site would drain in an eastern direction.

<sup>2</sup> <https://dcenr.maps.arcgis.com/apps/MapSeries/index.html?appid=a30af518e87a4c0ab2fbde2aaac3c228>

<sup>3</sup> <https://dcenr.maps.arcgis.com/apps/MapSeries/index.html?appid=a30af518e87a4c0ab2fbde2aaac3c228>

<sup>4</sup> <https://heritagedata.maps.arcgis.com/apps/webappviewer/index.html?id=0c9eb9575b544081b0d296436d8f60f8>



**Figure 2-1: Site Location and Hydrological connectivity**

## 2.2 Project Description

The development will consist of residential units and associated infrastructure including roads and lighting columns etc. (Figure 2-2). This includes the access road leading to the main road in Cherrywood which is subject to its own application – both of these projects were considered cumulative throughout the assessments for both.

Lehaunstown housing scheme is a development of 109 no. residential units together with associated parking, cycle parking, communal space and public open space. The proposal is predicated on a strong, distinctive urban form and a pedestrian friendly public realm. The public open spaces are defined by terraces of residential units – houses and apartments with an emphasis on pedestrian connectivity within the context of the Cherrywood SDZ.

The project, a residential enclave defined by existing field boundaries and overlooking the Carrickmines River valley, consists of terraced houses, duplexes and apartment buildings ranging in height from 2 to 4 storeys organised around a hierarchy of pedestrian-oriented spaces that look to mitigate the impact of cars. These spaces are referred to as 1.) 'The Mall', an approach road that connects with the proposed adjacent infrastructural road to the west, and a central public space –2,) 'The Square' which acts as the primary focus for the community. Car parking is provided as on-street parking, off-street parking, and underground parking for apartments.

The project looks to work with existing site characteristics and constraints so as to create a coherent development that responds to context. In particular, the project looks to 1) engage with the existing and proposed Green Infrastructure in particular the riparian landscape of the Carrickmines River Valley; 2) Avail of views eastwards over the valley towards the sea; 3) Incorporate existing protected hedgerows that bound the site into an overall landscape concept; 4) Work with the existing topography which varies significantly in gradient from 1:16 to 1:6.

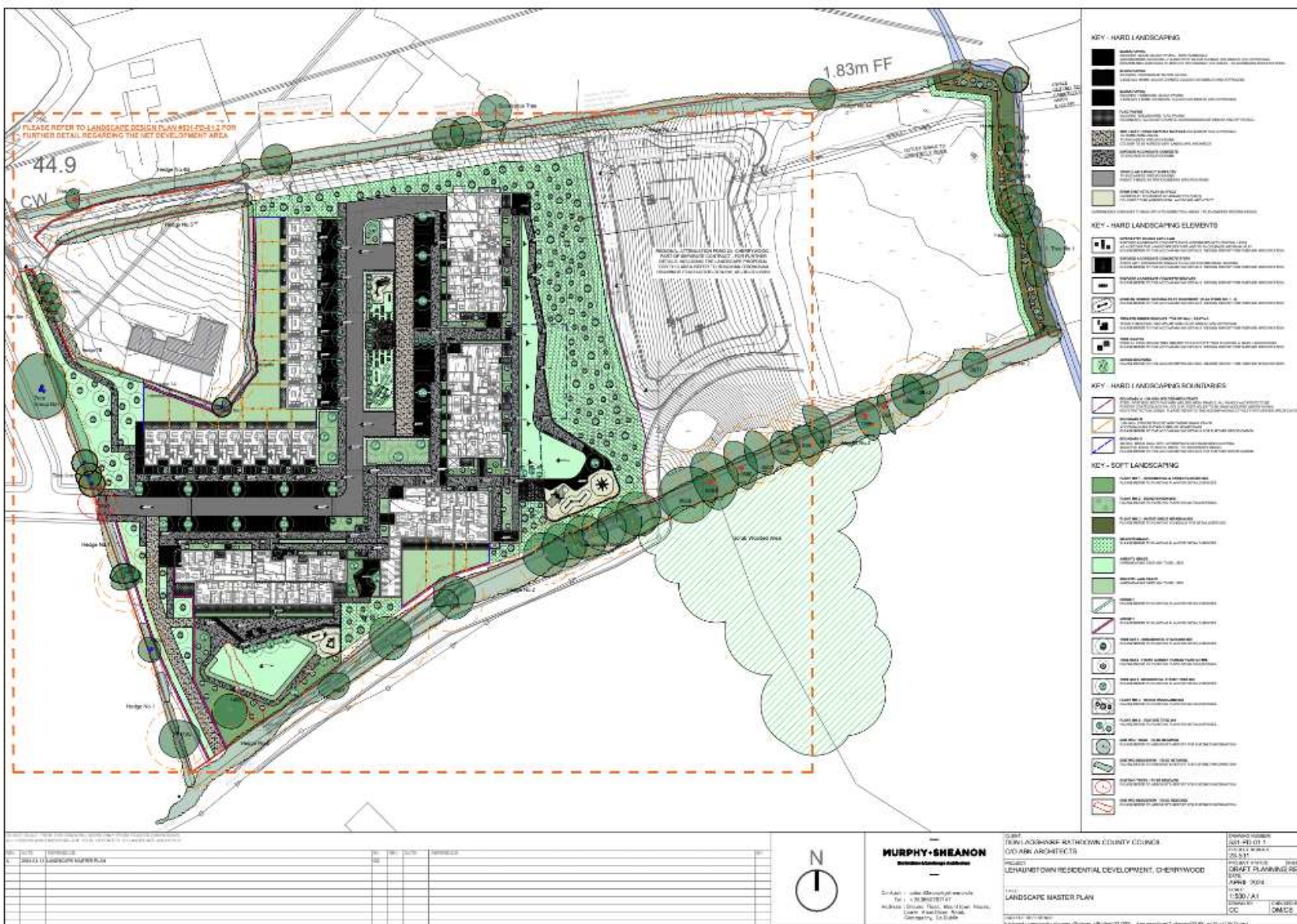


Figure 2-2: Site Layout with landscaping overlay – see landscape plan and planning report for further details





## 2.3 Potential Interactions of the Proposed project the receiving environment

Given the ecological context and the project details set out above, the following sources for impacts are identified to have potential for interactions with the receiving environment (Table 2-1).

The environmental effects from the proposed project are identified to be noise and light emissions, removal of minor habitat and new waste sources (water, mains, etc.). The development, and its accompanying environmental effects, is consistent with the Bray area to the East. During construction there will be small scale temporary term effects, and operational effects will be permanent as this is a permanent residence.

**Table 2-1 Project features from the construction, operational and decommissioning phases of the proposed project which have been identified to have sources for potential interaction with the receiving environment.**

Project Feature <sup>5</sup>	Spatial and temporal scale of project interactions
Land Use Change (Size / area / changes to the environment / long term functional use / intensity)	<p><b>Construction:</b></p> <p>During construction there will be small scale development pressures such as noise, dust, vegetation removal etc. These will be temporary and accompanied by increased activity on site from construction traffic and associated works.</p> <p><b>Operation:</b></p> <p>The dry neutral grasslands (approx. 3.5ha) will be changed into a residential developmental area. Minor hedgerows and treelines will be removed, altering the environmental characteristics of the area. The land use change will therefore move from no disturbance to regular site usage by residents, as per the surrounding landscape to the East of the potential residential development.</p> <p><b>Decommissioning:</b></p> <p>This is a permanent residential development. Therefore, no decommissioning phase.</p>
Resource Requirements and wastes	<p><b>Construction:</b></p> <p>During construction there will be resource requirements related to materials such as cement and building waste. These will be temporary and span across the entirety of the works.</p> <p><b>Operation:</b></p> <p>During the operational phase, there will be new wastes on the site such as waste-water, drinking water and mains electricity. The site is well connected in terms of mains water, electricity and mains sewage. The associated WWTP has capacity to take the additional loading from the potential residential development. As per EPA Licence D0038-01 the plant has a capacity of '186000 p.e. and is expandable within the limits of the existing site to 248000 p.e.'</p>

<sup>5</sup> Assessment of Plans and Projects significantly affecting Natura 2000 Sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC', (European Commission, 2021), the likely impacts of the project are set out relative to the following project features:

- size (e.g. in relation to direct land-take)
- overall affected area including the area affected by indirect impacts (e.g. noise, turbidity, vibrations)
- physical changes in the environment (e.g. modification of riverbeds or morphology of other water bodies, changes in the density of forest cover)
- changes in the intensity of an existing pressure (e.g. increase in noise, pollution or traffic)
- resource requirements (e.g. water abstraction, mineral extraction)
- emissions (e.g. nitrogen deposition) and waste (and whether they are disposed of on land, water or in the air)
- transportation requirements (e.g. access roads)
- duration of construction, operation, decommissioning, etc.
- temporal aspects (timing of the different stages of a plan or project)



Project Feature <sup>5</sup>	Spatial and temporal scale of project interactions
	<p><b>Decommissioning:</b></p> <p>This is a permanent residential development. Therefore, no decommissioning phase.</p>
Emissions	<p><b>Construction:</b></p> <p>The emissions from the construction phase are likely to include surface water runoff, dust, noise, light pollution etc. These are identified to be small-scale-likely to affect the local environment (within 500m).</p> <p><b>Operation:</b></p> <p>During the operational phase there will an increase in noise, light and gas emissions. These will be consistent with the urban area to the East.</p> <p><b>Decommissioning:</b></p> <p>This is a permanent residential development. Therefore, no decommissioning phase.</p>



## 3. EIA SCREENING

### 3.1 Legislative basis for EIA

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

- The Planning and Development Acts 2000-2020 (Part X), as amended by, *inter alia*, the:
  - Planning and Development Regulations 2001 (S.I. 600/2001);
  - European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018) (S.I. 296/2018).

Part 1 of Schedule 5 of these regulations lists projects included in Annex I of the Directive which automatically require EIA.

For projects included in Annex II of the Directive, Part 2 of Schedule 5 provides thresholds above which EIA is required.

### 3.2 EIA Project Types

The European Union Directive 2014/52/EU on the assessment of the effects of certain public and private projects on the environment, requires member states to ensure that a competent authority carries out an assessment of the environmental impacts of certain types of project, as listed in the Directive, prior to development consent being given for the project.

The EIA Directive requires that:

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

The Requirement for the EIA of various types of development are transposed into Irish legislation under the Planning and Development Act and the Planning and Development (Amendment) Regulations 2001-2021. Schedule 5, Part 1 of the Planning Regulations includes a list of projects which are subject to EIA based on their type. Part 2 of the same schedule includes a list of projects which by reason of scale also fall into the EIA category

The EIA criteria above are quite clear and prescriptive however in addition to the above Schedule 5 also includes a section relating to ‘sub threshold’ (discretionary) EIA. This is where any project listed in Schedule 5 Part 2 which does not exceed a quantity, area or other limit specified in respect of the relevant class of development (e.g., waste facility handling 20,000 tonnes per year or two turbines having an output less than 5 megawatts) should be subject to EIA where the project would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7 of the Regulations.

Under Part 2 of Schedule 5, in relation to Infrastructure projects, Class 10(b) (i) of Part 2 refers to housing developments as follows:

*10. Infrastructure projects*

*(a).....*

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

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

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



*(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.)*

*(emphasis added)*

The number of dwelling units proposed as part of the proposed housing development is 20 and will therefore be significantly below the threshold specified in Class 10(b)(i) of Part 2.

Section 50 of the Roads Act, 1993 to 2007 (as amended) and Article 8 of the Roads Regulations, 1994 outline the legislative requirements that determine whether an EIA is mandatory for a proposed road development.

Project type / criteria	Comment	Is EIA required on this basis?
Roads legislation SI 279/2019 (s.5, amending section 50 of the Roads Act, 1993)		
<i>(1) (a) A road development that is proposed that comprises any of the following shall be subject to an environmental impact assessment:</i>		
<i>(i) the construction of a motorway</i>	The proposed development does not provide for construction of a motorway.	No
<i>(ii) the construction of a busway</i>	The proposed development does not include construction of a busway.	No
<i>(iii) the construction of a service area</i>	The proposed development does not include a service area.	No
<i>(iv) any prescribed type of road development consisting of the construction of a proposed public road or the improvement of an existing public road</i>		
The prescribed types are given in section 8 of S.I. 119/1994 as:		
<i>(a) The construction of a new road of four or more lanes, or the realignment or widening of an existing road so as to provide four or more lanes, where such new, realigned or widened road would be eight kilometres or more in length in a rural area, or 500 metres or more in length in an urban area:</i>	The proposed development does not include construction, realignment or widening of a road to provide for four or more lanes.	No
<i>(b) the construction of a new bridge or tunnel which would be 100 metres or more in length.</i>	The proposed development does not include construction of any new bridge or tunnel.	No
(1) (b) to (d) of S.I. 279/2019 require that any road development or road improvement project which would be likely to have significant effects on the environment, including projects located on ecologically protected sites, shall be subject to EIA.	The road development is within the residential development and access to this site. The application has an associated AA Screening and Ecological Impact Assessment. There are no ecologically protected sites. The EclA has detailed mitigation measures to compensate for local ecological features which may be impacted.	No
Planning and Development legislation S.I. 600/2001, Schedule 5, Pt 2		
project type 10. <i>Infrastructure projects</i> <i>(b) (iv)</i>		
<i>Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.</i>	Commission guidance <sup>6</sup> lists a range of projects, stating that these or other projects with similar characteristics can be considered to be ‘urban development’. These include: - Shopping centres	No

<sup>6</sup> Interpretation of definitions of project categories of annex I and II of the EIA Directive, 2015, EU



<p><i>(In this paragraph, “business district” means a district within a city or town in which the predominant land use is retail or commercial use.)</i></p>	<ul style="list-style-type: none"> <li>- Bus garages</li> <li>- Train depots</li> <li>- Hospitals</li> <li>- Universities</li> <li>- Sports stadiums</li> <li>- Cinemas</li> <li>- Theatres</li> <li>- Concert halls</li> <li>- Other cultural centres</li> </ul> <p>Sewerage or water supply networks</p> <p>The proposed development does not correspond to or have similar characteristics to any of these types of projects. Notwithstanding, the area covered by the development is less than the 10 ha threshold which would apply if this project type were considered applicable.</p>	
<p><i>Project type 13. Changes, extensions, development and testing</i></p>		
<p><i>Any change or extension of development which would:</i></p> <ul style="list-style-type: none"> <li>- <i>result in the development being of a class listed in Part 1 or paragraphs 1 to 12 of Part 2 of this Schedule, and</i></li> <li>- <i>result in an increase in size greater than 25 per cent, or an amount equal to 50 per cent of the appropriate threshold, whichever is the greater.</i></li> </ul>	<p>The changes covered by the proposed development will not result in the affected area being of a listed class. This the proposed development meets neither of the prescribed criteria for Project Type 13.</p>	<p>No</p>

Having regard to the above, EIA is therefore not mandatory for the proposed development. In the circumstances, although a mandatory EIA is not triggered for the proposed project, an assessment of the likelihood of the proposed works to have a significant effect on the environment having regard to the criteria set out in Schedule 7 will be undertaken<sup>7</sup>. If it is likely that the project will have a significant effect on the environment having regard to the criteria set out hereunder, an EIA will be required.

### 3.3 Sub-Threshold EIA Screening

This section of this report screens the project in the context of the criteria set out in Schedule 7 and Annex III of the EIA Directive. The screening demonstrates that there will be no significant impacts associated with the proposed development on the receiving environment in isolation or cumulatively with other projects or proposals in the area. This EIA Screening considers the ‘whole project’ including all secondary ancillary/subsidiary elements essential to the construction and maintenance of the remediation works.

Annex III of the EIA Directive details the criteria to be used to determine whether a project should be subject to EIA and Schedule 7 of the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 implements this Directive in Ireland.

These criteria are as follows:

#### 1. Characteristics of the proposed development

<sup>7</sup> The Draft EPA 2017 *Guidelines on Information to be contained in an Environmental Impact Assessment Reports* notes that even where a proposed project is not a type that is included in the statutory EIA project list, the determination of sub-threshold EIA Screening is an increasingly complex issue and should not be decided on without full consideration of the 2014 EIA Directives ‘wide scope and broad purpose’, as set out in the EU Documents of Interpretation of definitions of project categories of Annex I and Annex II of the EIA Directive 2008.



*The characteristics of proposed development, in particular:*

- *The size and design of the whole of the proposed development*
- *Cumulation with other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment.*
- *The nature of any associated demolition works*
- *The use of natural resources in particular land, soil, water and biodiversity.*
- *The production of waste.*
- *Pollution and nuisances.*
- *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*
- *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 proposed development, having regard to:*

- *The existing and approved land use.*
- *The relative abundance, quality and regeneration capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground.*
- *The absorption capacity of the natural environment, paying particular attention to the following area:*
  - *Wetlands, riparian areas, river mouths.*
  - *Coastal zones and marine environment.*
  - *Mountain and forest area.*
  - *Nature reserves and parks.*
  - *Areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive.*
  - *Areas in which there has already been a failure to meet the environmental quality standards, laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure.*
  - *Densely populated areas.*
  - *Landscapes and sites of historical, cultural, or archaeological significance.*

## 3. Characteristics of potential impacts

*The potential significant effects on the environments of proposed development in relation to criteria set out under paragraphs 1 and 2, with regard to the impact of the project on the factors specified in the definition of 'environmental impact assessment report' and taking into account-*



- *The magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected).*
- *The nature of the impact.*
- *The transboundary nature of the impact.*
- *The intensity and complexity of the impact.*
- *The probability of the impact.*
- *The expected onset, duration, frequency and reversibility of the impact.*
- *The cumulation of the impact with the impact of other existing and/or approved projects.*
- *The possibility of effectively reducing the impact.*

This assessment utilises the Screening Checklist as detailed in the European Commission Guidance on EIA Screening, June 2001, to screen the proposed development with regard to EIA requirements and this checklist encompasses the details required under Annex III of the EIA Directive and in Schedule 7 of the 2018 EIA Regulations – refer to Table 3.1. Any potential impacts are then assessed with regard to their characteristics. In completing this screening assessment regard has also been had to EIA Screening Guidelines contained in the Office of the Planning Regulator’s Practice Note PN02 Environmental Impact Assessment Screening.



**Table 3-1: EIA Screening Checklist**

Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
1. Will construction, operation, decommissioning, or demolition works of the Project involve actions that will cause physical changes in the locality (topography, land use, changes in waterbodies, etc.)?	The proposed project will change the existing land use from grassland (dry meadows GS1) to residential properties and associated infrastructure.	A stand-alone ecological impact assessment has identified key ecological receptors and appropriate mitigation measures have been incorporated into the development programme to facilitate the avoidance of significant impacts. No other sensitive environmental components have been identified on site. Additionally a construction environmental management plan will be followed during works to mitigate potential impacts.
2. Will construction or the operation of the Project use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or are in short supply?	No resources will be used from the local environment. All materials will be sourced from standard supply lines and operational phase elements of the proposed project will use existing infrastructure such as wastewater facilities, SUDs and drinking water supplies.	No as there is existing infrastructure to facilitate the development and no resource requirements from the local environment.
3. Will the Project involve the use, storage, transport, handling or production of substances or materials which could be harmful to human health, to the environment or raise concerns about actual or perceived risks to human health?	No	No
4. Will the Project produce solid wastes during construction or operation or decommissioning?	No	No
5. Will the Project release pollutants or any hazardous, toxic or noxious substances to air or lead to exceeding Ambient Air Quality standards in Directives 2008/50/EC and 2004/107/EC?	No	No
6. Will the Project cause noise and vibration or the releasing of light, heat energy or electromagnetic radiation?	No	No





Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
7. Will the Project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	No	<p>The area is not a karst landscape nor does it have any groundwater features<sup>8</sup>. Furthermore, the works area is outside of the 10% Annual Exceedance Probability limit for the flood potential of the stream.</p> <p>In addition, the excavation works are not likely to exceed normal depth for residential developments – therefore, there are no sources for effects to groundwater – the stream adjacent to the site has potential to be effected by site run off. However, standard SUDS measures will mitigate any significant effects – furthermore the design layout has a substantial setback with the regard to the riparian zone.</p>
8. Will there be any risk of accidents during construction or operation of the Project that could affect human health or the environment?	No	No, standard best practice construction measures will be employed.
9. Will the Project result in environmentally related social changes, for example, in demography, traditional lifestyles, employment?	No	No, the site is within the urban environment of Cherrywood.
10. Are there any other factors that should be considered such as consequential development which could lead to environmental impacts or the potential for cumulative impacts with other existing or planned activities in the locality?	No, the site is within the urban environment of Cherrywood. Therefore, it is consistent with surrounding land use.	No, Cumulative impacts are considered here – given the highly urbanised area. However, this is not identified to be significant due to the absence of important environmental features at the site – beyond ecological features addressed in the EclA. Additionally a construction environmental management plan will be followed during works to mitigate potential impacts.

<sup>8</sup> <https://dcenr.maps.arcgis.com/apps/MapSeries/index.html?appid=a30af518e87a4c0ab2fbde2aac3c228>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
11. Is the Project located within or close to any areas which are protected under international, EU or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the Project?	No	No, an Ecological Impact Assessment and AA Screening report have also been provided for the project. There were no designated sites with pathways for potential effects from the proposed project.
12. Are there any other areas on or around the location that are important or sensitive for reasons of their ecology e.g., wetlands, watercourses or other waterbodies, the coastal zone, mountains, forests or woodlands, that could be affected by the Project	Key ecological receptors identified on site are mature hedgerows and a badger sett. Mitigation measures have been incorporated into an Ecological Impact Assessment report.	No, an Ecological Impact Assessment report has also been provided for the project. There are no residual ecological impacts pending the implementation of standard mitigation measures.
13. Are there any areas on or around the location that are used by protected, important or sensitive species of fauna or flora e.g., for breeding, nesting, foraging, resting, overwintering, migration, which could be affected by the Project?	Key ecological receptors identified on site are mature hedgerows and a badger sett. Mitigation measures have been incorporated into an Ecological Impact Assessment report.	No, an Ecological Impact Assessment report has also been provided for the project. There are no residual ecological impacts pending the implementation of standard mitigation measures.
14. Are there any inland, coastal, marine or underground waters (or features of the marine environment) on or around the location that could be affected by the Project?	No	No
15. Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the Project?	No	No
16. Are there any routes or facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the Project?	No	No
17. Are there any transport routes on or around the location that are susceptible to congestion or which cause environmental problems, which could be affected by the Project?	No	No
18. Is the Project in a location in which it is likely to be highly visible to many people?	The site is bounded by a treeline.	No



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
19. Are there any areas or features of closed or cultural importance on or around the location that could be affected by the Project?	No, the site is a greenfield site with no arkeological features or features of note.	No
20. Is the Project located in a previously undeveloped area where there will be a loss of greenfield land?	Yes	The area is a greenfield site which is managed grassland.
21. Are there existing land uses within or around the location e.g., homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying that could be affected by the Project?	The residential development is in keeping with the surrounding land uses on the edge of the Cherrywood.	No
22. Are there any plans for future land uses within or around the location that could be affected by the Project?	No, there are surrounding projects such as a greenway, parklands and surrounding developments such as residential. However, the project will not impede these developments and the potential greenway is being connected with through the plans within this application.	No
23. Are there areas within or around the location which are densely populated or built-up, that could be affected by the Project?	The residential development is in keeping with the surrounding land uses on the edge of the Cherrywood.	No
24. Are there any areas within or around the location which are occupied by sensitive land uses e.g., hospitals, schools, places of worship, community facilities, that could be affected by the Project?	No, there are surrounding projects such as a greenway, parklands and surrounding developments such as residential. However, the project will not impede these developments and the potential greenway is being connected with through the plans within this application.	No
25. Are there any areas within or around the location which contain important, high quality or scarce resources e.g.,	No	No



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, that could be Affected by the Project?		
26. Are there any areas within or around the location which are already subject to pollution or environmental damage e.g., where existing legal environmental standards are exceeded, that could be affected by the Project?	No	No
27. Is the Project location susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g., temperature inversions, fogs, severe winds, which could cause the Project to present environmental problems?	No	No



## 3.4 Schedule 7A Sub- Threshold Development Screening

### 3.4.1 Information Required

Directive 2014/52/EU contains guidance for Member States on the information that should be provided by developers and applicants for the purposes of screening sub-threshold developments for EIA.

The guidance is provided by way of criteria set out in Annex III of the Directive and are included in Schedule 7A of the Planning and Development Regulations, 2001 as amended, under the heading: *'Information to be provided by the applicant or developer for the purposes of screening sub-threshold development for Environmental Impact assessment'* and are grouped under four headings.

The requirements are as follows:

1. A description of the proposed development, including in particular:
  - (a) A description of the physical characteristics of the whole proposed development, and, where relevant, of demolition works, and
  - (b) 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.

### 3.4.2 Sub-Threshold Development Screening Under Schedule 7A

The criteria for evaluating the significance of environmental impacts of the proposed development under Schedule 7A was used in Table 3-2.

When assessing the proposed development with relation to Schedule 7A criteria listed in Section 3.3.2 and Table 3.2, it was noted that all aspects were already covered in the information provided under Schedule 7 and as such no additional assessment under Schedule 7A was considered necessary.



**Table 3-2: Schedule 7A Environmental Impact Assessment Screening Criteria**

Schedule 7A Requirement	Description
1. A description of the proposed development, including in particular –	A detailed description of the proposed development is in Section 2 and has been assessed with regard to Schedule 7 criteria in Table 3.1
(a) A description of the physical characteristics of the whole proposed development, and, where relevant, of demolition works, and	<p>A description of the physical characteristics of the whole proposed development is in Section 2 and has been assessed with regard to Schedule 7 criteria in Table 3.1.</p> <p>The site is small in its own right and in the context of the expansive housing areas in the general area. The scale of the proposed development is in keeping with the scale of the receiving setting and surrounds in terms of size and design, and is therefore not considered significant.</p>
(b) A description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.	A description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected is in Section 1.1 and has been assessed with regard to Schedule 7 criteria in Table 3.1.
2. A description of the aspects of the environment likely to be significantly affected by the proposed development.	A description of the aspects of the environment likely to be significantly affected by the proposed development has been assessed with regard to Schedule 7 criteria in Table 3.1.
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	A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from the expected residues and emissions associated with the proposed development has been assessed with regard to Schedule 7 criteria in Table 3.1.
(b) The use of natural resources, in particular soil, land, water and biodiversity.	A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from the use of natural resources, in particular soil, land, water and biodiversity has been assessed with regard to Schedule 7 criteria in Table 3.1.
4. The compilation of the information at paragraphs (1) to (3) shall take into account, where relevant, the criteria set out in Schedule 7.	The criteria as set out in Schedule 7 is addressed in Section 3.2 and compilation of information in paragraphs (1) to (3) is in Section 2. This information has been assessed with regard to Schedule 7 in Table 3.1 of this report.



### 3.5 Impact Characterization

All relevant information as required under Schedule 7A has been provided on behalf of Dun Laoghaire Rathdown County Council and is presented above. The potential for this proposed project to pose a significant impact to the receiving environment has also been evaluated in accordance with criteria listed in the Planning & Development Regulations (2001-2022), and EIA Planning and Development Regulations 2018 (Schedule 7), as presented within Section 3.4 of this screening report.

Based on the information provided within Section 3.3 and 3.4 of this report, and summarised below, it is considered that due to the size, nature, and characteristics of the proposed development and the absence of sensitive receptor (beyond ecological features which are considered in a stand-alone EIA) there are no significant effects on the receiving environment expected; hence a sub-threshold EIAR is not required. Additionally a construction environmental management plan will be followed during works to mitigate potential impacts.



## 4. CONCLUSION

This EIA screening assessment has been carried out in accordance with the Planning and Development Regulations as amended 2001- 2022. The report assessed the impact of the proposed project, in conjunction with committed developments in the surrounding area, and other viable scheduled projects within the proposed development.

Based on all available information, and taking account of the scale, nature and location of the proposed project, it is our opinion that the preparation of an EIAR is not a mandatory requirement (under Part 1 or Part 2 of Schedule 5). The project is deemed a sub-threshold development; hence the potential for significant environmental effects arising as a result of the proposed project has been evaluated, in accordance with the requirements of Schedule 7A and Schedule 7.

Key findings are summarised as follows:

- Limited noise, vibration and dust emissions may be generated during construction; however, this is anticipated to be minimal in effect and will cause no significant impact.
- Waste will be generated during the demolition, construction and operational phases however this is not anticipated to have a significant effect.
- There will be no significant impact on the receiving biodiversity<sup>9</sup>, surface water, groundwater or traffic environment.
- There will be no impact on recorded monuments or historic features.

In summary, no significant adverse impacts to the receiving environment will arise as a result of the proposed project.

It is therefore submitted that sub-threshold EIA is not required for the subject remediation works, due to the project's limited impact on the receiving environment with respect to Schedule 7 of the Planning and Development Regulations 2001-2022, Annex II of the EIA Directive and the screening checklist provided in the EC guidance document for EIA Screening, as set out in this document.

This assessment is based on design information available November 2023. Once detailed design is available this assessment requires review with respect to the project specifics.

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<sup>9</sup> However, this is predicated on the mitigation measures outlined in the EIA which accompanies the application.





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