



Screening for Environmental Impact Assessment

Blackglen Road Housing Scheme

Dún Laoghaire-Rathdown County Council

Blackglen Road, Dún Laoghaire-Rathdown, Co. Dublin

Prepared by:

SLR Environmental Consulting (Ireland) Ltd

7 Dundrum Business Park, Windy Arbour, Dublin, D14 N2Y7

SLR Project No.: 065365

Client Reference No: 00591

11 March 2025

Revision: 03 FINAL

Revision Record

| Revision | Date | Prepared By | Checked By | Authorised By |
|----------------|----------------|----------------|---------------------|---------------------|
| 01 Draft | 12 August 2024 | Michael Bailey | Hannah McGillicuddy | |
| 02 Draft Final | 15 August 2024 | Michael Bailey | Hannah McGillicuddy | |
| 04 FINAL | 11 March 2025 | Michael Bailey | Hannah McGillicuddy | Hannah McGillicuddy |

Basis of Report

This document has been prepared by SLR Environmental Consulting (Ireland) Ltd (SLR) with reasonable skill, care and diligence, and taking account of the timescales and resources devoted to it by agreement with Dún Laoghaire-Rathdown County Council (the Client) as part or all of the services it has been appointed by the Client to carry out. It is subject to the terms and conditions of that appointment.

SLR shall not be liable for the use of or reliance on any information, advice, recommendations and opinions in this document for any purpose by any person other than the Client. Reliance may be granted to a third party only in the event that SLR and the third party have executed a reliance agreement or collateral warranty.

Information reported herein may be based on the interpretation of public domain data collected by SLR, and/or information supplied by the Client and/or its other advisors and associates. These data have been accepted in good faith as being accurate and valid.

The copyright and intellectual property in all drawings, reports, specifications, bills of quantities, calculations and other information set out in this report remain vested in SLR unless the terms of appointment state otherwise.

This document may contain information of a specialised and/or highly technical nature and the Client is advised to seek clarification on any elements which may be unclear to it.

Information, advice, recommendations and opinions in this document should only be relied upon in the context of the whole document and any documents referenced explicitly herein and should then only be used within the context of the appointment.



Table of Contents

| | |
|--|------------------------------|
| Basis of Report | i |
| Acronyms and Abbreviations | Error! Bookmark not defined. |
| 1.0 Introduction | 1 |
| 1.1 Background and Project Overview | 1 |
| 1.2 The Proposed Development..... | 1 |
| 1.2.1 General | 1 |
| 1.2.2 Site Drainage | 2 |
| 1.2.3 Biodiversity and Landscaping..... | 3 |
| 1.2.4 Construction Timelines | 3 |
| 2.0 The Screening Process | 5 |
| 2.1 Introduction | 5 |
| 2.2 Legislative Requirements | 5 |
| 2.3 Methodology..... | 5 |
| 3.0 Mandatory EIAR Review | 8 |
| 4.0 Subthreshold Development | 11 |
| 5.0 Characteristics of the Proposed Development | 13 |
| 5.1 Characteristics of the Proposed Development..... | 13 |
| 5.1.1 The Size of the Proposed Development..... | 13 |
| 5.1.2 The Cumulation with other Proposed Developments..... | 13 |
| 5.1.3 The Nature of any Associated Demolition Works | 20 |
| 5.1.4 Use of any Natural Resources..... | 20 |
| 5.1.5 Production of Waste..... | 23 |
| 5.1.6 Pollution and Nuisances | 23 |
| 5.1.7 Risk of Accidents | 24 |
| 5.1.8 The Risks to Human Health (For Example, due to Water Contamination or Air Pollution) | 24 |
| 5.2 The Location of the Proposed Development..... | 24 |
| 5.2.1 The Existing and Approved Land Use..... | 24 |
| 5.2.2 The Relative Abundance, Availability, Quality, and Regenerative Capacity of Natural Resources in the Area and its Underground | 25 |
| 5.2.3 The Absorption Capacity of the Natural Environment..... | 25 |
| 5.3 Characteristics of Potential Impact..... | 31 |
| 5.3.1 The Magnitude and Spatial Extent of the Impact | 31 |
| 5.3.2 The Transboundary Nature of the Impact | 32 |
| 5.3.3 The Intensity and Complexity of the Impact | 32 |
| 5.3.4 Probability of the Impact | 33 |



| | |
|--|-----------|
| 5.3.5 Expected Onset, Duration, Frequency, and Reversibility of the Impact | 34 |
| 5.3.6 Cumulation of the Impact..... | 34 |
| 5.3.7 The Possibility of Effectively Reducing the Impact. | 34 |
| 6.0 Conclusion..... | 34 |

Tables in Text

| | |
|---|----|
| Table 3-1: Projects Referred to in Article 4(1)..... | 8 |
| Table 3-2: Schedule 5, Part 2 Class of Development..... | 9 |
| Table 7-1: Topic Assessment..... | 32 |

Figures in Text

| | |
|---|---|
| Figure 1: Proposed layout and landscaping for the Blackglen Road housing development.... | 4 |
| Figure 2: Flow Diagram of the Screening Process (source: Guidelines on the Information to be Contained in EIAR, EPA, May 2022)..... | 7 |



1.0 Introduction

1.1 Background and Project Overview

Dun Laoghaire Rathdown County Council are intending to develop a housing scheme in the Blackglen Road area of Dun Laoghaire, Co. Dublin. This housing scheme, the Proposed Development, is being carried out by the local authority under Part 8 Planning and Development Act 2000, as amended, and as part of the Government's plan to streamline and accelerate the delivery of social, affordable and cost-rental housing under its *Housing for All* plan¹.

This report looks at the requirement or otherwise for a statutory Environmental Impact Assessment of the Proposed Development, a new housing scheme, at Blackglen Road, Dún Laoghaire, Co. Dublin.

1.2 The Proposed Development

1.2.1 General

The Proposed Development is located at Blackglen Road, Sandyford, County Dublin. The existing site is a greenfield site comprising mostly grassland, with dense scrub located along the boundaries. The Site measures approximately 2.8ha. The Site is bounded by Blackglen Road to the south, with dense scrub located along the northern boundaries with direct links to an offsite woodland to the north. The Site is surrounded to the south and east by urban developments of the new and existing housing estates within Simon's Ridge, Aiken Village and Leopardstown Heights.

The Proposed Development comprises 129 units distributed across seven blocks, labelled A through G, as follows and as shown in Figure 1 below:

- Block A: 8 no. 1-bed apartments and 16 no. 2-bed apartments
- Block B: 16 no. 1-bed apartments and 16 no. 2-bed apartments,
- Block C: 7 no. 1-bed apartments, 21 no. 1 1/2-bed apartments and 1 no. high support unit,
- Block D: 4 no. 2-bed houses and 2 no. 4-bed houses,

¹ <https://www.gov.ie/en/publication/ef5ec-housing-for-all-a-new-housing-plan-for-ireland/#view-the-plan>



- Block E: 2 no. 2-bed apartments, 6 no. 2-bed houses and 4 no. 3-bed houses,
- Block F: 3 no. 1-bed apartments, 3 no. 2-bed apartments, 6 no. 2-bed houses and 3 no. 3-bed houses; and,
- Block G: 2 no. 2-bed apartments, 5 no. 2-bed houses and 4 no. 3-bed houses.

The Proposed Development will also include 138 no. car parking spaces and 168 no. bike parking spaces, landscaping, boundary treatments, pedestrian links, public lighting, service connections and all associated site works, and vehicular, cycle and pedestrian access/egress off the regional road R113, Blackglen Road, to the south of the Site.

1.2.2 Site Drainage

The Proposed Development will include a sustainable urban drainage system (SuDS) with a combination of SuDS mechanisms being utilised and will be in accordance with all current SuDS guidelines. Ground investigations² at the Site confirmed the Site is not suitable for infiltration and as such permeable surfacing will be used as an attenuation system. The surface water generated on site will be attenuated via the porous surface and a modular system, both will be connected to the public system via a hydrobrake.

SuDS measures to be utilised on the site include:

- Permeable surfacing – will be used within the parking areas and roadways. This will allow some limited natural infiltration and also attenuation storage. These areas have been suitably sized to stone surface water from the surrounding areas.
- Rain gardens / planting – will allow limited natural infiltration. This has not been taken into account in the surface water calculations but will contribute positively to the overall surface water strategy for the site.
- Green Roofs – a green roof will be utilized on half of the roofs of Blocks A, B, and C.
- Modular attenuation system – will be used to compliment the above measures and ensure the outflow from site is restricted to greenfield run off rates.

To alleviate any possible risk of flood the on-site surface water system is designed for a 1 in 100-year storm (+30%). A 30% increase in runoff due to global warming is included. Site specific MET Eireann Rainfall data has been used in the surface water drainage and attenuation design. There will be a complete separation of the foul and surface water drainage systems within the site, both in respect of installation and use. The proposed surface water drainage has been designed in accordance with BS EN 752, Code of Practice for Drainage Outside Buildings.

The proposed foul drainage system has been designed in accordance with Uisce Éireann's Code of Practice and Standard Details for Wastewater, BS 8301:1985, Code of Practice for Building Drainage and the current Building Regulations and Uisce Éireann's Code of Practice.

The proposed foul drainage system for the development is a gravity feed system falling to an existing foul line on Blackglen road. The proposed main foul sewers are to consist of 150mm diameter uPVC pipe and 225mm diameter uPVC pipes with required fall designed throughout to minimise the risk of blockages and to aid maintenance. According to the Hayes Higgins

² "Ground Investigations Ireland, Blackglen Road, Sandyford Kavanagh Mansfield Ground Investigation Report" GII, March 2024, Appendix H to the Civil Engineering Services Report (Hayes Higgins Partnership).



Partnership³, the Proposed Development will not result in a significant increase in foul discharge from the Site on the public system.

A Pre-Connection Enquiry form was submitted to Uisce Éireann on 4th April 2024 nominating the proposed post-development wastewater demand. Uisce Éireann have confirmed the development is feasible without upgrade by Uisce Éireann.

There is an existing 200mm diameter water main on Blackglen Road south of the Site. Given the site layout, two connections from this line will be provided to serve the Site. On-site looped 100mm diameter HDPE watermain to suit the layout will be installed.

In accordance with requirements air valves and scour valves will be provided around the Site as necessary. Hydrants will be provided as directed by the Fire Safety Certificate and Technical Guidance Document B of the Building Regulations 2006. Water saving devices including aerated taps and low water usage appliances will be used in the Proposed Development in accordance with best practice. The water supply system has been designed and will be installed in accordance with Uisce Éireann Code of Practice and Standard Details for Water.

A stage 1 desktop flood risk assessment was undertaken by Hayes Higgins Partnership³ to identify possible sources of flooding, and the risk posed to the development, and separately the risk posed to surrounding areas because of the development. The Site is situated far enough away from the sea not to be subjected to coastal or fluvial flooding. The Site slopes from the north to south and from the west to east. Studies have shown that the Site has not been subjected to flooding during previously reported flooding events. As such, Hayes Higgins Partnership³ state that it is reasonable to assume there is no risk to the Proposed Development resulting from flooding off-site. It is intended that all surface water run off generated by the 1-in-100 year storm will be dealt with via the attenuation tank. An allowance has been made for a 30% increase in runoff due to global warming, as per the "Greater Dublin Strategic Drainage Study" recommendations³.

1.2.3 Biodiversity and Landscaping

The proposed landscaping is a significant aspect of this architectural housing development, given the site's location, rich in diverse ecosystems and wooded areas on the foothills of the Dublin Mountains. Associated works will include hard and soft landscaping, including measures to protect a known badger sett located to the north of the development area. The Proposed Development will include dedicated amenity areas, bicycle spaces, construction of new walls along the southern boundary as required, deer fencing along sections of the northern boundary, and all associated ancillary drainage and site works (Figure 1).

The speed limit in the vicinity of the access point is 50km/h. The road width will be reduced to mitigate the risk of speeding and to protect both pedestrians, and wildlife which may travel through the site.

1.2.4 Construction Timelines

Construction works are anticipated to last for ca. 80 weeks.

³ "Civil Services Report for Residential Housing Development at Blackglen Road" Hayes Higgins Partnership, August 2024.



2.0 The Screening Process

2.1 Introduction

As mentioned, the Proposed Development, is being developed under the Part 8 process and in accordance with the provisions of Part X of the Planning and Development Act 2000 (as amended), an EIAR shall be carried out in respect of an application for development which is specified in Schedule 5 of the Planning and Development Regulations 2001 (as amended). The determination for the requirement for a full Environmental Impact Assessment is done through a screening process as set out below.

2.2 Legislative Requirements

This section of the report sets out the legislative basis for 'Screening' so as to decide whether or not a proposed development would require the preparation of an EIAR. The overall objective of this EIA Screening is to identify and assess the potential for environmental impact associated with the Proposed Development and to determine if EIA is required for the Proposed Development.

Whether a 'sub-threshold' development should be subject to EIA is determined by the likelihood that the development would result in 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.

EIA requirements derive from Council Directive 85/337/EEC (as amended by Directives 97/11/EC, 2003/35/EC, and 2009/31/EC) and as codified and replaced by Directive 2011/92/EU of the European Parliament and the Council on the assessment of the effects of certain public and private projects on the environment (and as amended in turn by Directive 2014/52/EU). Directive 2014/52/EU is transposed into Irish law under the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018.

Projects can be placed into one of the following categories:

- Those that exceed the thresholds laid down and therefore have a mandatory requirement to prepare an EIAR.
- Those projects that are sub-threshold and must be assessed on a case-by-case basis to determine whether or not they are likely to have significant effects on the environment; and
- Projects that fall under Annex II (13) (a) of the Directive for any change or extension of projects listed in Annex I or Annex II, already authorised, executed in the process of being executed.

2.3 Methodology

Screening is the process of deciding whether a development requires an EIAR. The particulars of the assessment procedure are adopted through European Directives and correlate to the provisions set out in the Planning and Development Act 2000 (as amended). An EIA is required to be carried out as part of an application whereby the Proposed Development exceeds the



limitations of Schedule 5 of the Planning and Development Regulations 2001 (as amended). The methodology for screening generally considers the following documents:

- Guidelines on the Information to be Contained in Environmental Impact Assessment Reports (Environmental Protection Agency, May 2022).
- Guidelines for Planning Authorities and An Bord Pleanála on Carrying Out Environmental Impact Assessment (Government of Ireland, August 2018).
- Guidelines on EIA Screening (The European Commission, June 2017).
- Interpretation of definitions of project categories of annex I and II of the EIA Directive (European Commission 2015).
- Environmental Impact Assessment (EIA), Guidance for Consent Authorities regarding Sub-threshold Development (Environmental Protection Agency, 2003).

The '*Guidelines on the Information to be Contained in Environmental Impact Assessment Reports*' (Environmental Protection Agency, May 2022) provide a flow diagram of the screening process which is provided in the figure below.



3.0 Mandatory EIAR Review

The requirement for Environmental Impact Assessment is mandatory for specified project types which are likely to have significant effects on the receiving environment. These projects are listed in detail in the EIA Directive, Annex I, (85/337/EU – amended 97/11/EC, 2003/35/EC, 2009/31/EC, EC, 2014/52/EU), as well as in the Planning and Development Regulations, Schedule 5, Part 1 – Development for the purposes of Part 10.

The relevant class of projects referred to in article 4(1), have been provided in the table below. The Proposed Development has been screened against the types of development, various processes and activities listed in Schedule 5 Part 1 of the Planning and Development Regulations, 2001 (as amended).

The Proposed Development does not fall within these project types.

Table 3-1: Projects Referred to in Article 4(1)

| Projects Referred to in Article 4(1) |
|--|
| Crude-oil refineries and installations for the gasification and liquefaction of materials |
| Thermal power and nuclear power stations |
| Installations for the processing of irradiated nuclear fuel |
| Integrated works for the initial smelting of cast iron and steel, and installations for the production of non-ferrous crude metals from ore, concentrates or secondary raw materials |
| Installations for the extraction of asbestos and for the processing and transformation of asbestos and products containing asbestos |
| Integrated chemical installations |
| Construction of railway lines, airports, motorways, express roads, construction of new road with four or more lanes |
| Inland waterways and ports, trading ports, and piers |
| Waste disposal installations for the incineration and chemical treatment |
| Groundwater abstraction or artificial groundwater recharge schemes |
| Works for the transfer of water resources between river basins |
| Wastewater treatment plants |
| Extraction of petroleum and natural gas for commercial purposes |
| Dams and other installations designed for the holding back or permanent storage of water |
| Pipelines with a diameter of more than 800 mm of more than 40 km |
| Installations for the intensive rearing of poultry or pigs |
| Industrial plants |
| Quarries and open-cast mining |
| Construction of overhead electrical power lines |
| Installations for storage of petroleum, petrochemical, or chemical products |
| Storage sites |
| Installations for the capture of CO ₂ streams for the purposes of geological storage |



In addition, projects should be further considered under the relevant list of activities which warrant discretionary consideration for the requirement of an EIA. Subject to Article 2(4), for the projects listed in Annex II of the Directive⁴.

Schedule 5, Part 2 of the Planning and Development Regulations, 2001 (as amended) set out and define development for the purposes of Part 10. Subthreshold development means development of a type set out in Part 2 of Schedule 5 which does not equal or exceed or, as the case may be, a quantity, area or other limit specified in that Schedule in respect of the relevant class of development.

Table 3-2: Schedule 5, Part 2 Class of Development

| Schedule 5, Part 2 – Class of Development | |
|---|---|
| 1. | Agriculture, silviculture, and aquaculture |
| 2. | Extractive industry |
| 3. | Energy industry |
| 4. | Production and processing of metals |
| 5. | Mineral industry |
| 6. | Chemical industry |
| 7. | Food industry |
| 8. | Textile, leather, wood, and paper industries |
| 9. | Rubber industry |
| 10. | Infrastructure projects |
| 11. | Other projects |
| 12. | Tourism and leisure |
| 13. | Changes, extensions, development, and testing |
| 14. | Works of demolition |
| 15. | Any other project |

For clarity, the relevant section of the Regulations as highlighted above in respect of Classes 10, and 15, which have been given further consideration are set out below:

10. Infrastructure projects

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

(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.)

⁴ 85/337/EU – amended 97/11/EC, 2003/35/EC, 2009/31/EC, 2014/52/EU,



In response, the Proposed Development will provide 129 dwelling units but does not exceed 500 units. It is therefore considered subthreshold development. This is considered in more detail in Sections 4.0 – 7.0 of this report.

10. Infrastructure projects

(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 subject site comprises a development area of 2.83 ha and is located in what can be considered a built-up area. The Proposed Development does not surpass the 10-hectare threshold but is considered urban development and therefore considered subthreshold development. This is considered in more detail in Sections 4.0 – 7.0 of this report.

15. Any other project

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

In conclusion, the Proposed Development does not fall within the projects or classes of development as defined by the parameters set out in Annex I and Annex II of Directive 2014/52/EU and Part 1 and Part 2 of Schedule 5 of the Planning and Development Regulations, 2001 (as amended). The project does not meet or exceed the thresholds as defined under the classes of development referred to in Schedule 5, Part 2. Due to the above reasoning, it is considered that the Proposed Development is sub-threshold for the purposes of an EIA.

In response, it is considered that the Proposed Development would not be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7. This is considered in more detail in Sections 5.0 – 7.0 of this report.



4.0 Subthreshold Development

EIA Screening for subthreshold development is provided for under article 103 and Schedule 7A of the Planning and Development Regulations, 2001 (as amended). In accordance with Annex, I & II of The Directive, projects, where they are subthreshold, require the following assessment:

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.
 - 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.
 - 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 (Table 4.1).

The criteria contained within Annex III, (i.e., the criteria that must be considered when making screening decisions on a case-by-case basis), as transposed in Irish legislation, for assessing subthreshold development are grouped under three headings viz. (i) Characteristics of Proposed Development, (ii) Location of Proposed Development and (iii) Characteristics of Potential Impacts.

Competent/consent authorities must have regard to these criteria in forming an opinion as to whether or not a subthreshold development is likely to have significant effects on the environment by virtue inter alia of its nature, size or location and should be subject to EIA. The key issue is: “*are the likely effects ‘significant’ in the context of these criteria*”?

Table 4.1: Schedule 7 of the Regulations set out the criteria as follows:

1. Characteristics of the Proposed Development

The characteristics of Proposed Development, in particular to:

- the size and design of the whole of the Proposed Development,
- cumulation with other existing development and/or development the subject of a consent for Proposed Development for the purposes of section 172(1A) (b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment,
- 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 the Proposed Development

The environmental sensitivity of geographical areas likely to be affected by the Proposed Development, having regard in particular 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 particular attention to the following areas:
 - (i) wetlands, riparian areas, river mouths.
 - (ii) coastal zones and the marine environment,
 - (iii) mountain and forest areas,
 - (iv) nature reserves and parks,
 - (v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and.
 - (vi) areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure,
 - (vii) densely populated areas,
 - (viii) landscapes of historical, cultural, or archaeological significance.

3. Characteristics of potential impacts

The potential significant effects of projects in relation to criteria set out under paragraphs 1 and 2 above, and having regard in particular to:

- (a) the magnitude and spatial 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 development the subject of a consent for Proposed Development for the purposes of section 172(1A) (b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment, and
- (h) the possibility of effectively reducing the impact.



5.0 Characteristics of the Proposed Development

Having regard to the subthreshold criteria set out in Section 4, this section of the report addresses the assessment of subthreshold development under the headings:

- Characteristics of the Proposed Development.
- Location of the Proposed Development, and
- Characteristics of potential impacts

5.1 Characteristics of the Proposed Development

5.1.1 The Size of the Proposed Development

The size and nature of the Proposed Development are described in more detail in Section 1.3 of this document. In summary, the development will consist of 129 units distributed across seven blocks on a site area of circa. 2.8 ha (Figure 1 above).

Construction works are anticipated to commence in December 2024 and last for ca. 80 weeks.

5.1.2 The Cumulation with other Proposed Developments

Cumulative impacts can be defined 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 website,
- An Bord Pleanála website, <http://www.pleanala.ie/>, and
- EIA Portal, as provided by the Department of Housing, Planning and Local Government.

Considering the possibility of cumulative effects, an assessment of other pipeline developments within a reasonable vicinity of the subject site was conducted, as per the best information available on Dún Laoghaire-Rathdown’s online planning register and the Department of Housing, Local Government and Heritages’ EIA Portal, Table 5.1, below. This focused on planning applications in the last five years within an approximate radius of 1 kilometre from the subject site. Long-term developments granted outside of this time period were also considered where applicable.

Of the planning applications which have been granted in close proximity to the Proposed Development in recent years, it is considered that the strategic housing development to the south of Blackglen Road (ABP 3134422 as detailed in Table 5.1, below) is the most proximal.

However, a Traffic and Transport Assessment (TTA) has been prepared for the Proposed Development by ORS (2024). Following the results of the traffic analysis and the trip generation associated with the Proposed Development, it can be confirmed that the Proposed Development will not negatively affect the functionality of the surrounding road network for all future design year scenarios.



Also, the recent Blackglen Road Improvement Scheme will result in improved walking and cycling infrastructure in the immediate vicinity and will assist in dissipation of development-generated traffic and so is expected that the increased traffic volume from the Proposed Development will have a negligible impact on the operation of the wider traffic network.

It is concluded that due to the full implementation of management controls to avoid adverse environmental impacts from the current Proposed Development and those implemented for the off-site projects, it is not expected that cumulative impacts from these developments are likely to result in significant adverse effects on the environment.

Table 5.1: Potential Cumulative Impact with nearby developments

| Application Reference Number | Details | Decision Date | Decision |
|-------------------------------|---|---------------|---|
| ABP 310859-21 (D21 A/0383) | "Rockbrook House", Blackglen Road, Permission for development. The development will consist/consists of The sub-division of an existing site for the construction of a detached two storey house, connection to public foul sewer and utilisation of existing vehicular entrance and all associated site works. | 12/02/2022 | Appeal granted |
| D24A/0226/WEB | The development will consist of the demolition (approx. 820 sq. m) of all existing buildings (overall height 7.9m) and associated structures on site and the construction of 14 no. 3 storey residential units (5 no. 3 beds and 9 no. 4 beds) in the form of 8 no. town houses and 6 no. semi-detached houses (House Types A, B, C, C2 and D), all with associated private amenity garden areas. The development shall also provide for a new vehicular access arrangement in the form of a singular vehicular access point via Woodside Road, pedestrian/cyclist access via both Woodside Road and Blackglen Road, the relocation of 1 no. bus stop sign, 27 no. car parking spaces (including 2 no. accessible spaces, 6 no. EV spaces, and 2 visitor spaces), 6 no. visitor bicycle parking spaces, and all associated open space and amenity areas. The site development and infrastructural works provide for water, foul and surface water drainage and all associated connections, all landscaping and boundary treatment works including retaining walls and planter benches, public lighting, internal roads and footpaths, and all associated site clearance, excavation and development works. Online Planning Service (agileapplications.ie) | 28/05/2024 | At Request for Additional Information Stage |
| ABP31454622 | 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 the proposed below ground wastewater storage tank is on open space lands generally bounded by 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 - - 436 no 'Build-to-Rent' apartment units (154 no. 1. bedroom units & 284 no. 2 bedroom units) arranged in 9 no blocks ranging in height from 2-8 storeys over 2no. independent single level basements. Private patios/terraces and balconies are provided for some apartment units (not all units have a patio, terrace or balcony). Upper level balconies are proposed on elevations of all multi-aspect apartment buildings. - Blocks A-D are located above Basement 1 (c 6,002 sq. m gross floor area) and Blocks F-J are above Basement 2 (c 5,058 sq. m gross floor area). - Provision 1 no 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 & Block D. - And all associated and ancillary site development, infrastructural, landscaping & boundary treatment works include :- - New vehicular access to / from Basement 1 from Atkinson Drive and new vehicular access to / from Basement 2 from Thornberry Road. | 20/10/2023 | Granted |



| Application Reference Number | Details | Decision Date | Decision |
|------------------------------|---|---------------|----------|
| | <ul style="list-style-type: none"> - Provision of c9,799 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 350 no. car parking spaces including basement parking, set down spaces for proposed childcare facility and repositioning of set down area on Atkinson Drive. - Provision of 669 no. bicycle parking spaces. - Provision of 14 no. motorcycle parking spaces. - Communal bin storage and plant provided at basement level and additional plant <p>Online Planning Service (agileapplications.ie)</p> | | |
| ABP30982821 | <p>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 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 Dún Laoghaire-Rathdown County Development Plan 2016 – 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 Dún Laoghaire-Rathdown County Council. The application may also be inspected online at the following website set up by the applicant: www.ironbornshd2.com.</p> <p>Online Planning Service (agileapplications.ie)</p> | 15/07/2021 | Grant |
| D19A/0744 | <p>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</p> | 29/07/2020 | Granted |



| Application Reference Number | Details | Decision Date | Decision |
|------------------------------|--|---------------|----------|
| | <p>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.</p> <p>Online Planning Service (agileapplications.ie)</p> | | |
| ABP31344322 | <p>The proposed development principally consists of the demolition of the existing dwelling and ancillary buildings known as 'Glenina', the existing dwelling known as 'Karuna' and the existing boundary wall fronting Sandyford Road, and the construction of a residential development principally comprising 137 No. apartments (32 No. 1-bed units, 78 No. 2-bed units and 27 No. 3-bed units) in 4 No. blocks ranging in height from part-1 No. storey to part-6 No. storeys with a part-basement/part-undercroft level (at Blocks B, C and D). The proposed development which has a gross floor space of 13,144 sq m (over a part-basement/part-undercroft level measuring 4,508 sq m, principally providing car and cycle parking and plant) also includes: internal communal amenities and support facilities (404 sq m); 137 No. car parking spaces, which include 127 No. spaces and 6 No. GoCar spaces located at basement level (accessed beneath Block B) and 4 No. set down spaces located at surface level adjacent to Block A; motorcycle parking spaces; cycle parking spaces; bin store; substation; switch room; meter rooms; plant rooms; new telecommunications infrastructure at rooftop level including microwave link dishes concealed in shrouds; hard and soft landscaping, including communal amenity space; private amenity space with balconies facing north, south, east and west; boundary treatments; and all associated works above and below ground. The application contains a statement setting out how the proposal will be consistent with the objectives of the Dún Laoghaire-Rathdown County Development Plan 2022–2028. The application also 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 an argument that the proposed development materially contravenes the 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 Dún Laoghaire-Rathdown County Council. The application may also be inspected online at the following website set up by the applicant: www.sandyfordroadshd.ie</p> <p>Online Planning Service (agileapplications.ie)</p> | 09/08/2023 | Granted |
| D24A/0424/WEB | <p>Permission for development. The site is generally bound by a Residential Development known as 'Coolkill' to the east, a detached dwelling known as 'The Pastures' to the south, Sandyford Road (R117) to the west and a Residential Development known as 'Cul Cuille' to the north. Works are also proposed at Sandyford Road, which include the removal of a wall and the creation of a new pedestrian connection to the existing cul-de-sac adjacent to 'Cul Cuille' to the north and at the footpath at Sandyford Road to provide 1 No. new multi-modal access, 1 No. new multi-modal egress, pedestrian / cycle entrances and landscaping. Works are additionally proposed for water services: water supply to be sourced by way of a new connection to the existing 300mm diameter watermain across from the site at Sandyford Road; surface water drainage network to discharge to the existing 525mm diameter surface water sewer located to the north of the site at Sandyford Road via a new 150mm diameter surface water sewer; and foul water to discharge to the proposed 225mm diameter foul sewer at Sandyford Road. An additional area has been assigned for Dún Laoghaire-Rathdown County Council to undertake road works to upgrade Sandyford Road. The total area of the development site, infrastructure works, and additional area assigned for Dún Laoghaire-Rathdown County Council measures c. 0.905 Ha. The proposed development will principally consist of: the demolition of the existing building</p> | N/A | Live |



| Application Reference Number | Details | Decision Date | Decision |
|------------------------------|--|---------------|----------|
| | <p>and ancillary buildings known as 'Glenina' (totalling 229 sq m), the existing building known as 'Karuna' (194 sq m) (both currently used for emergency accommodation) and the existing boundary wall fronting Sandyford Road; and the construction of a Residential Development, which will have a Total Gross Floor Area of 8,214 sq m, comprising 13 No. 2.5 No. storey houses (2 No. 3 bed units, 9 No. 4 bed units and 2 No. 5 bed units) and 60 No. apartments (9 No. 1 bed units, 36 No. 2 bed units and 15 No. 3 bed units) provided in 2 No. part 5 No. storey to part 6 No. storey blocks. The development will also include: the provision of internal roads and footpaths; 77 No. car parking spaces (including 3 No. accessible parking spaces); 2 No. setdown areas; 4 No. motorcycle parking spaces; bicycle parking spaces; bicycle stores; bin stores; hard and soft landscaping including communal open space; balconies and terraces; boundary treatments; lighting; green roofs; ESB substation; switchrooms; meter rooms; telecommunications infrastructure and plant at roof level of the Apartment Blocks; and all other associated site and development works above and below ground.</p> <p>Online Planning Service (agileapplications.ie)</p> | | |
| D23A/0456 | <p>Development on a site of approx. 0.77 ha at Crohamhurst, Sandyford Road, Dublin 18, (D18W9Y5) and adjoining lands at the junction of Sandyford Road and Blackglen Road, Lamb's Cross, Dublin 18.</p> <p>The development will consist of the demolition of the existing single storey dwelling, garage, boiler house, 2 no. dwarf block walls and associated structures at 'Crohamhurst' (approx. 209.8 sq m) and the construction of a new Neighbourhood Centre and Residential Development in 3 no. new build Blocks A, B and C ranging between 3 - 6 storeys in height over part 1 and part 2 storey basement level. The development consists of 80 no. residential apartment units (22 no. 1 bed units, 41 no. 2 bed units, and 17 no. 3 bed units) and associated residential amenity space, a supermarket and associated off licence, a restaurant / bar and associated winter garden, 2 no. retail units (a pharmacy and a beauty/hair salon), an ATM area, a health centre, and a café.</p> <p>The overall development proposal shall provide for the following:</p> <ul style="list-style-type: none"> • Block A is 3 - 5 storeys over 2 storey basement (overall height approx. 26.1m from basement level) and shall consist of (a) 31 no. residential apartment units (15 no. 1 bed units, 15 no. 2 bed units and 1 no. 3 bed unit) at second to fourth floor levels and associated residential amenity space (approx. 55.8 sq m) at third floor level, (b) a supermarket and associated off-licence (approx. 1,508 sq m) including net retail floor space of approx. 1,000 sq m, associated storage area, staff area, goods in area and customer toilets all located at ground floor and first floor levels, (c) a restaurant / bar (approx. 430 sq m) including kitchen, back of house area, cold room, outdoor bottle yard, store area and associated winter garden area (approx. 68 sq m) at ground floor level, (d) a pharmacy (approx. 77 sq m) at ground floor level, (e) a beauty/hair salon (approx. 35 sq m) at ground floor level, (f) an ATM (approx. 10 sq m) at ground floor level, and (g) all associated lobby, storage, circulation and plant space. • Block B is 5 - 6 storeys over 1 storey basement (overall height approx. 23.9m from basement level) and shall consist of (a) 26 no. residential apartment units (4 no. 1 bed units, 14 no. 2 bed units, and 8 no. 3 bed units) at ground to third floor levels, (b) 2 no. residential amenity space areas (approx. 57 sq m and 70 sq m respectively) at lower ground floor level, (c) a health centre (approx. 85 sq m) at ground floor level, (d) a greenhouse/conservatory at fourth floor level, and (e) all associated lobby, circulation, storage and plant space. • Block C is 4 - 5 storeys over 1 storey basement (overall height approx. 23m from basement level) and shall consist of (a) 23 no. apartments (3 no. 1 bed units, 12 no. 2 bed units, and 8 no. 3 bed units) at lower ground to second floor levels, (b) a café (approx. 265 sq m) at lower ground and ground floor levels, (c) a greenhouse/conservatory at third floor level, and (d) all associated lobby, circulation, storage and plant space. Each apartment has an associated area of private open space in the form of a balcony/terrace. <p>Basement level is split over a part 1 and part 2 storey arrangement and provides for 215 no. car parking spaces (including 46 no. EV spaces, 9 no. disabled spaces, and 5 no. parent and child spaces), 154 no. bicycle spaces in the form of 4 no. secure bike storage areas, 18 no. motorcycle spaces, a</p> | 11/04/2024 | Granted |



| Application Reference Number | Details | Decision Date | Decision |
|------------------------------|--|---------------|----------|
| | <p>loading area, 1 no. loading bay, trolley bays, 1 no. ESB substation (approx. 38 sq m), 4 no. refuse storage areas (approx. 105 sq m), a recycling area, and circulation and lobby areas. Proposals for signage (total approx. 83.2 sq m) include 2 no. up-lit signage walls (approx. 2.5m high x 4.1m wide), 2 no. coated box frame signs (approx. 0.5m high x 2m wide), 4 no. coated aluminium box frame signs (approx. 1.05m high x 6m wide), 5 no. coated aluminium box frame signs (approx. 0.5m high x 3m wide), and 2 no. coated aluminium box frame signs (approx. 1m high x 4m wide).</p> <p>The development shall also provide for the provision of 1 no. vehicular access point via Sandyford Road to provide for deliveries/servicing and separate car park access, a new cyclist/pedestrian link via Blackglen Road, all pedestrian/cyclist connections through the site, 132 no. additional bicycle parking spaces at surface level, 1 no. bus stop and associated canopy, a pump kiosk, and all solar panels at roof level.</p> <p>Open space is delivered in the form of (a) a central public open space and public realm areas, and (b) communal open space areas both at grade and in the form of 6 no. roof terrace areas (2 no. for Block A at second and fourth floor levels, 2 no. for Block B at fourth floor level, and 2 no. for Block C at third floor level). The site development and infrastructural works provide for water, foul and surface water drainage and all associated connections, all landscaping and public lighting, all boundary treatment works, internal roads and footpaths, and all associated site clearance, excavation and development works.</p> <p>Online Planning Service (aqileapplications.ie)</p> | | |
| ABP31332122 | <p>Permission for Strategic Housing Development consists of demolition of the existing, derelict, former residential structures on the site and construction of 101no. residential units and a creche (13,127 sq m gross floor area in total). The residential element comprises a mix of houses (9no. 2-beds, 16no. 3beds, 6no. 4 beds and 1 no. 5 beds); duplexes (3no. 2 beds and 10no. 3 beds) and apartments (14no. 1 beds, 35no. 2 beds and 7no. 3 beds). The houses are provided in 2 storey terraces and include one dormer-style unit. The duplexes and apartments are provided in 2no. blocks (A and B) connected by a landscaped podium with undercroft car parking level (including plant/ stores). Block A is 3-4 storey in height and contains 52no. apartments. It has frontage to Blackglen Road. Block B is to the rear and contains 13no. duplexes and 4no. apartments. It is 3-4 storeys in height. All houses are provided with private rear gardens and all apartments and duplexes are provided with private terraces or balconies. The creche (109.6 sq. m) is located in Block B and includes a dedicated open space of 120 sq m. The development includes 2no. ESB Substations (c. 16 sq. m each) and bin stores (c. 22.5 sq. m). The roof of Block A includes a green sedum roof and photovoltaic panels. Public open space is provided in 3no. separate areas, with a total of 3,559 sq. m provided. 1,458 sq.m of semi-private communal open space is provided at podium level between Blocks A and B. Road infrastructure works proposed on site to include new internal access road, cycle and pedestrian facilities. 1no. new vehicular access to the scheme from Blackglen Road (currently subject of improvement works) with dedicated pedestrian and cycle access, 2no. additional, dedicated pedestrian accesses to the site from Blackglen Rd and 1no. new pedestrian and cycle access to the site from Slate Cabin Lane. 170no. car parking spaces, including: 83no. spaces at undercroft level and the remaining 87no. spaces at surface level. 5no. motorcycle spaces are provided at undercroft level. 152no. bicycle parking spaces are provided, of which 126no. are provided within the undercroft (includes 2no. cargo cycle spaces). The remaining 26no. spaces are provided at surface level in a covered cycle store. And, all associated and ancillary site development and infrastructural works, hard and soft landscaping and boundary treatment works, including drainage and SUDS infrastructure. The application contains a statement setting out how the proposal is consistent with the objectives of the Dún Laoghaire - Rathdown County Development Plan 2016 – 2022 (currently in force) and the Dún Laoghaire - Rathdown County Development Plan 2022 – 2028 (adopted, not yet in force). 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</p> | 13/04/2022 | Live |



| Application Reference Number | Details | Decision Date | Decision |
|------------------------------|--|---------------|---|
| | <p>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 Dún Laoghaire - Rathdown County Council. The application may also be inspected online at the following website set up by the applicant: www.blackglenroadSHD.com</p> <p>Online Planning Service (aqileapplications.ie)</p> | | |
| D24A/0558/WEB | <p>We, Pathway Homes Ltd. intend to apply for planning permission for a proposed residential development of 31 no. units located at the Blackglen Road (R113), Sandyford, Co. Dublin. The proposed development will consist of:</p> <p>i. Construction of 31 no. residential units consisting of:</p> <p>A) Block A (23 no. apartments) over 4 storeys comprising of: i. 6 no. 3 bed apartment units, ii. 16 no. 2 bed apartment units, iii. 1 no. 1 bed apartment unit, iv. External roof deck of 180m² for communal open space (Block A), v. Green Roof of 214m² at third-floor level and Green Roof of 231m² at roof level.</p> <p>B) Block B (8 no. duplex units) over 3 storeys comprising of: i. 4 no. 2 bed apartment units, ii. 4 no. 3 bed apartment units, iii. External staircase from ground to first-floor level at North Elevation, iv. Private open space external terrace/balcony area at lower-ground level and second-floor level.</p> <p>ii. Demolition of the 1 no. existing residential unit and ancillary garage on site (floor area approx. 239sq.m).</p> <p>iii. Provision of 33 no. car parking spaces comprised of: a. 24 no. standard car parking spaces, b. 2 no. accessible car parking spaces, c. 7 no. EV parking spaces, d. 3 no. motorcycle spaces.</p> <p>iv. Provision of 2no. internal bicycle storage areas providing a total of 80 no. long stay bicycle parking, spaces, with an additional 14 no. short stay spaces located throughout the site.</p> <p>v. Provision of upgraded vehicular and pedestrian access to the application site from the Blackglen Road R113, road, utilising the existing site entrance at the South-East of the site.</p> <p>vi. Provision of a new internal access road and footpaths.</p> <p>vii. Provision of Bin Storage Area (15sq.m).</p> <p>viii. Provision of 2 no. attenuation tanks.</p> <p>ix. Hard and soft landscaping including shared communal and private open space, drainage infrastructure, public lighting, footpath connections and signage.</p> <p>x. All other associated and ancillary development and site works.</p> <p>Online Planning Service (aqileapplications.ie)</p> | N/A | Live |
| D24A/0226/WEB | <p>The development will consist of the demolition (approx. 820 sq m) of all existing buildings (overall height 7.9m) and associated structures on site and the construction of 14 no. 3 storey residential units (5 no. 3 beds and 9 no. 4 beds) in the form of 8 no. town houses and 6 no. semi-detached houses (House Types A, B, C, C2 and D), all with associated private amenity garden areas. The development shall also provide for a new vehicular access arrangement in the form of a singular vehicular access point via Woodside Road, pedestrian/cyclist access via both Woodside Road and Blackglen Road, the relocation of 1 no. bus stop sign, 27 no. car parking spaces (including 2 no. accessible spaces, 6 no. EV spaces, and 2 visitor spaces), 6 no. visitor bicycle parking spaces, and all associated open space and amenity areas. The site development and infrastructural works provide for water, foul and surface water drainage and all associated connections, all landscaping and boundary treatment works including retaining walls and planter benches, public lighting, internal roads and footpaths, and all associated site clearance, excavation and development works.</p> <p>Online Planning Service (aqileapplications.ie)</p> | 28/05/2024 | At Request for Additional Information Stage |



5.1.3 The Nature of any Associated Demolition Works

The Proposed Development will be located in a greenfield site and there will be no need for the demolition of any of any structures or infrastructure.

5.1.4 Use of any Natural Resources

This section describes the Proposed Development in terms of the use of natural resources, in particular land, soil, water, biodiversity. The Proposed Development will consume natural resources during construction and operation.

The main use of natural resources will be land and aggregate/aggregate products. However, in the case of natural resources such as aggregates and aggregate products, they will be used for the purposes they were produced for, i.e. construction use. These materials are also typical raw materials used in construction of residential developments. While the exact quantities of materials required have not been determined at this stage, the main use of resources will be the construction materials used during the construction of the Proposed Development.

There will be a requirement for deliveries of importation of construction materials. Other construction activities will include site storage of cement and concrete materials, fuels for construction vehicles, and there will be a slight increase in the use of energy (fuel for construction vehicles, electricity for tools etc.). However, the quantity of materials that will be imported to the site, or of fuels and energy used onsite for the Construction Phase will not be of a scale that would cause concern in relation to significant effects on the environment.

Land & Soils

In the case of land, it is noted that the subject land is currently a greenfield site which is zoned for residential development. The Proposed Development will result in the zoning designation for the site being fulfilled. Therefore, the proposed land use is acceptable within the context of the existing and planned land uses and the wider residential land uses in the surrounding area and falls within an area zoned for residential development.

The Proposed Development will require the excavation and movement and removal of soils and materials for the purposes of levelling, excavation for foundations, landscaping, access and services. The quantity of soils to be excavated and removed from the Site has yet to be determined.

Given the greenfield nature of the Site, it is not considered likely that there is potential for soil contamination onsite in the baseline. However, any waste soil being exported off-site, shall be classified as inert, non-hazardous or hazardous in accordance with the EPA'S Waste Classification Guidance - List of Waste & Determining if Waste is Hazardous or Non-Hazardous document dated 1st June 2015 to ensure that the waste material is transferred by an appropriately permitted waste collection permit holder and brought to an appropriately permitted or licensed waste facility.

Water Consumption

The construction or operation of the Proposed Development will not use such a quantity of water to cause concern in relation to significant effects on the environment.

During construction of the scheme, water will be required for offices and welfare facilities, this will be provided by temporary connection to the public main. On completion all water will be supplied to the site via the existing water mains in the Blackglen Road area.

Biodiversity

The biodiversity of the Site will also be protected during the Construction and Operational Phases of the Proposed Development and an Ecological Impact Assessment Report (SLR,



August 2023), which included specific Breeding Bird, Bat, Smooth Newt and Badger Surveys, and Appropriate Assessment (AA) Screening Report (SLR 2025) have been prepared as part of ecological assessment for the site.

The EclA showed that the Proposed Development would result in the loss of a small area ca. 2.5ha of scrub and grassland habitat which is utilised by a range of locally common nesting bird species. However, the soft landscaping and planting scheme designed for the site will compensate for the loss of habitats and may even increase the area of nesting habitat for birds.

The bat survey showed that there are no roosting sites on site, but bats could use the site for foraging and commuting, however, the Proposed Development will not have a significant effect on the local bat population and the proposed landscaping and installation of bat boxes will compensate for the loss of existing commuting and foraging habitats on the site.

A badger sett was found close to the boundary of the Proposed Development and in order to avoid disturbance or damage to the sett during the construction and operational phases of the development a 50 m exclusion zone has been worked into the landscape design for the site (Figure 1).

Smooth newts are known to exist in a number of ponds just to the east of the site boundary. Appropriate mitigation landscaping will ensure that the Proposed Development will not affect the smooth newt population found on adjoining land.

The Fitzsimonds Wood pNHA is found adjacent to the northern boundary of the Proposed Development (Figure 3). While there will be the loss of a small area of scrub vegetation along the northern boundary of the site there will be no loss of habitats associated with this woodland during the Construction phase. However, it is anticipated that there will be additional pressures on the woodland from increased recreational use of the area from people living in the Proposed Development during the Operational phase. It is proposed to increase the landscape cover and habitats between the Proposed Development and Fitzsimonds Wood to increase the buffer between the two areas and keep walkers to set paths.

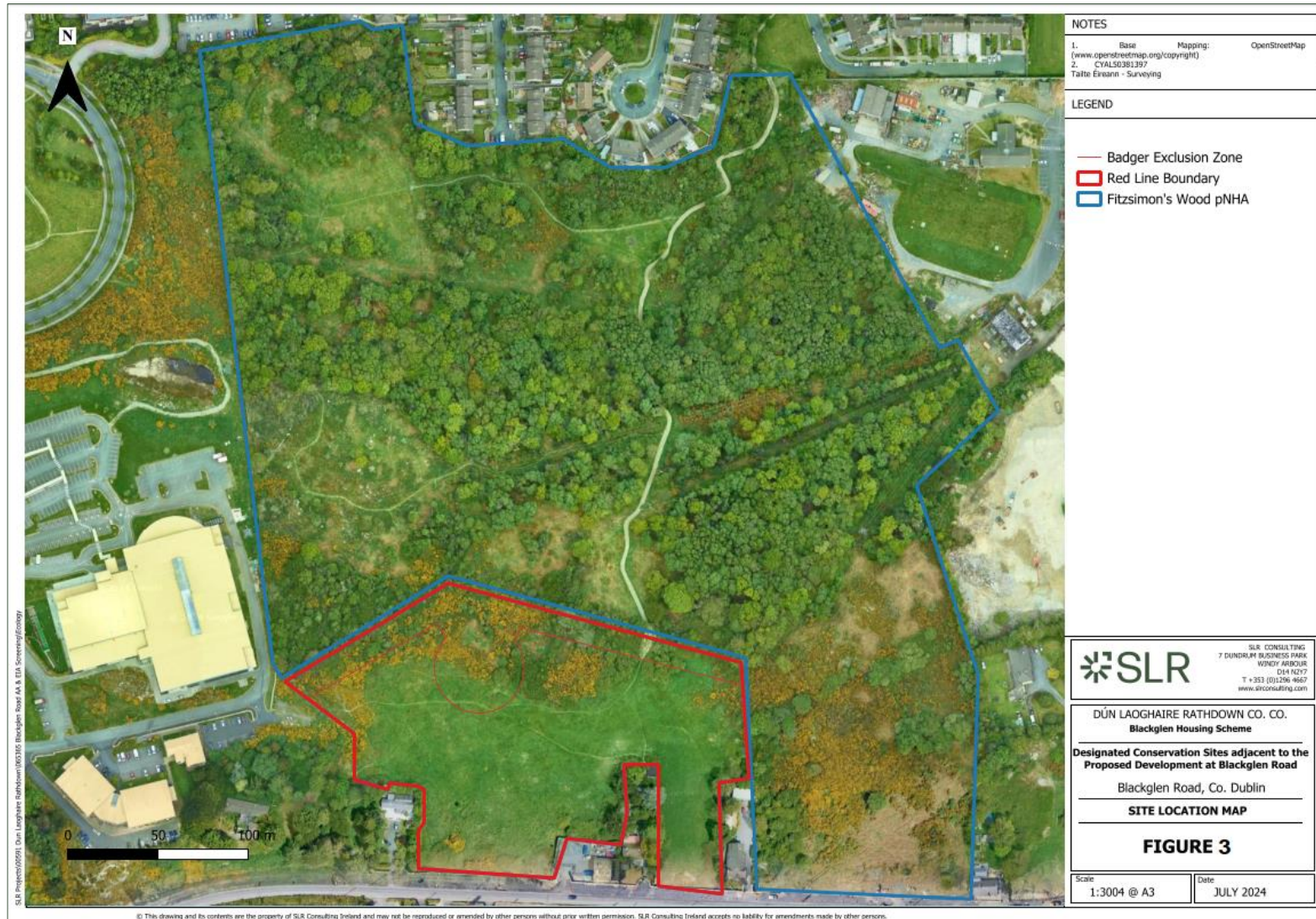
The EclA concluded that with appropriate mitigation and the preparation of a Construction Environmental Management Plan (CEMP), will ensure that there will be no negative and significant effect on the environment regarding the use of natural resources, pertaining to land, soil, water, and biodiversity.

The operational phase will not involve, or require, the loss of natural onsite resources. The nature of the operational use, does not, nor is anticipated to require natural resources uncharacteristic to the nature and function of the learning and participation activity.

Care and consideration has been taken to prevent any disruption to the protected badger species along with all nearby wildlife. With housing set back from a 50m radius badger sett buffer zone (Figure 1), the planting of dense vegetation throughout this boundary and the area surrounding the badger sett, and ensuring the badgers continue to have access to foraging grounds in the Fitzsimonds Wood to the north should ensure that the badger sett will remain active. Further information can be found in the Ecological Impact Assessment prepared for the development (SLR 2023).



Figure 3: Proposed Development Site and adjoining Fitzsimons Wood pNHA



The AA Screening Report prepared for the Proposed Development (SLR, 2024) comprised an assessment for adverse effects on the integrity of European Sites (Natura 2000 sites) resulting from the construction and operational phases of the development.

The AA Screening Report concluded that, on the basis of the best scientific knowledge available, the Proposed Development, individually or in combination with other plans or projects, does not pose a risk of significant effects on any European Site listed within Section 3.4 of the report, and determined that appropriate assessment is not required.

5.1.5 Production of Waste

Relative to the baseline (a greenfield site), there will be an increase in waste generation in the form of construction waste produced during the Construction Phase of the Proposed Development which will be short-term in duration (ca. 80 weeks construction period). It is anticipated that the bulk of the waste material will comprise soil and stone waste from the excavation of subsoil to accommodate the construction of the foundation structures. Where possible, this will be reused onsite. A Soil Waste Management Plan will be outlined in the CDWMP and in place prior to the start of any construction works.

All movement of waste and the use of waste contractors will be undertaken in accordance with the Waste Management Acts 1996 - 2011, Waste Management (Collection Permit) Regulations 2007 as amended and Waste Management (Facility Permit & Registration) Regulations 2007 and amended. This includes the requirement for all waste contractors to have a waste collection permit issued by the NWCPO. It is not anticipated that the production of waste will cause any likely significant effects on the local environment.

There will be an increase in waste generation in the form of municipal waste produced during the Operational Phase of the Proposed Development. All waste will be collected by appropriately authorised waste collection contractors and will be managed using suitably licensed waste disposal or materials recovery facilities. An Operational Waste Management Plan (OWMP) should be prepared for the Proposed Development to ensure that a high level of recycling, reuse and recovery will be achieved at the Proposed Development in line with European targets. Recyclables and organic waste will be segregated at source to reduce the quantity of residual waste materials requiring off-site recovery or disposal and ensure compliance with waste legislation and guidance while maximising the re-use, recycling and recovery of waste with diversion from landfill wherever possible.

The waste storage areas within the Site have been designed to meet the requirements as detailed in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities.

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.

5.1.6 Pollution and Nuisances

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

A Construction Management Plan (CMP) and a Construction Environmental Management Plan (CEMP) will be prepared for the site prior to the start of any construction works; the CMP will set out the detailed characteristics, logistics, and orderly management of the construction



phase, while the CEMP will outline construction phase mitigation and management of noise and vibration, air quality and dust monitoring, migrating dust and dirt pollution, and harmful materials, (i.e. fuel and chemical handling) including waste and waste management. All mitigation measures outlined in the plans should be implemented, as well as any additional measures required pursuant to planning conditions which may be imposed.

5.1.7 Risk of Accidents

Throughout the construction phase of the development, protocols will be put in place to ensure compliance with Office of Public Works Risk Policy as well as national regulations 'Safety, Health and Welfare at Work (Construction) Regulations 2013 (S.I. No. 291 of 2013)'. Furthermore, there are no technologies, materials or substances proposed which may cause concern in terms of risk of accidents. The Proposed Development is neither a Seveso site nor near any Seveso sites. During the operational stage, it is anticipated that the risk of accidents and the resulting pollution risks will be no greater than other developments of this kind at this location. It is considered that there is no potential for major accidents, and/or disasters which are relevant to the project concerned.

5.1.8 The Risks to Human Health (For Example, due to Water Contamination or Air Pollution)

Construction related noise, dust emissions, and the presence of construction traffic can be undesirable to the local neighbourhood and commercial operations. However, such effects are considered to be slight and temporary. A Demolition Waste Management Plan should be prepared for this site which details how the construction of the development will be managed effectively. In addition, materials, workmanship, plant, equipment and working methods shall comply with the Safety, Health, and Welfare at Work (Construction) Regulations, the Safety, Health, and Welfare at Work (General Application) Regulations and all other associated Regulations and Codes of Practice. Thus, significant effects to Human Health are considered likely.

The Proposed Development will include recreational areas and provide a positive amenity for humans. Furthermore, the Proposed Development includes for additional bicycle stands and will encourage active and sustainable modes of transport, therefore helping to enhance air quality and pollution levels in the area, as well as people's general health and wellbeing.

5.2 The Location of the Proposed Development

The second criteria for the evaluation of subthreshold developments (referred to in Section 4) relates to the environmental sensitivity of geographical areas likely to be affected by the Proposed Development.

5.2.1 The Existing and Approved Land Use

The Proposed Development is bounded by to the north by Fitzsimon's Woods potential Natural Heritage Area (pNHA), with the National Sports and Science Centre on the western boundary and an area of DLRCC owned land known as Gorse Hill on the eastern boundary and is peri-urban in character. The existing site is currently a greenfield site.

In the context of the Dún Laoghaire-Rathdown Development Plan, the Proposed Development is entirely appropriate for the existing land use zoning applicable for the subject lands. The development will be a medium density, medium rise proposal at a density of approximately 46 dwellings per hectare; this complies with the DLR Development Plan which specifies a minimum default density for new residential developments as set out within the DLR zoning Objective - *Objective A) shall be 35 units per hectare.*



The site layout maximises permeability through appropriate block sizes, block heights, and connectivity. Careful consideration has been given to adjoining levels of residential amenity.

There are no inherent sensitivities arising from existing or approved land use that would likely give rise to potential for significant effects on the environment, as a consequence to the Proposed Development.

Screening for Appropriate Assessment has been undertaken by SLR Environmental Consulting (Ireland). The Appropriate Assessment Screening Report (AAScr) (SLR 2024) details that the Proposed Development does not overlap with any European sites. The nearest European site is Wicklow Mountains SAC, Wicklow Mountains SPA, South Dublin Bay SAC and South Dublin Bay and River Tolka Estuary SPA. The Wicklow Mountains sites are located c.4.8km to the southwest of the Proposed Development site. The South Dublin Bay sites are located c 5.4km northeast of the Proposed Development site. After consideration of all the potential impacts arising from the Proposed Development AA Screening Report concluded that, on the basis of the best scientific knowledge available, the Proposed Development, individually or in combination with other plans or projects, does not pose a risk of significant effects on any European Site, and determined that appropriate assessment is not required.

5.2.2 The Relative Abundance, Availability, Quality, and Regenerative Capacity of Natural Resources in the Area and its Underground

Having regard to the character of the receiving environment and the surrounding area, the impacts are considered to be negligible for the Proposed Development in relation to the regenerative capacity of natural resources in the area. All material required for the Construction Phase of the development will be imported. While the exact quantities of material required for the construction of the Proposed Development have yet to be confirmed, the quantity of materials that will be imported to the Site for the construction phase of this development will not result in any significant effects on the environment.

5.2.3 The Absorption Capacity of the Natural Environment

This subsection of the second criterion relates to the absorption capacity of the existing environment having particular regard to:

- wetlands, riparian areas, river mouths.
- coastal zones and the marine environment.
- mountain and forest areas.
- 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; and
- landscapes of historical, cultural, or archaeological significance.

Wetlands, riparian areas, river mouths

The Carrickmines stream (EPA Code: 10C04) flows west-east ca. 200m south of the boundary of the site; this stream then flows through Brides Glen, Loughlinstown before discharging to the Irish Sea at Shanganagh, ca. 10.5 river km downstream of the site. The Carrickmines stream has a WFD status of Moderate and the waterbody is At Risk of not meeting its WFD objectives. Water quality in the Carrickmines stream is monitored



downstream of the site between Glenamuck Road and Loughlinstown, water quality was Moderate (Q3-4) at all stations monitored in 2018 (EPA, 2022). The status of the Irish Sea at Killiney Bay is High and the coastal waterbody is Not At Risk of not meeting its WFD status objectives. The Slang River (EPA Code:09S04) flows 0.57 km west of the site in a northern direction. The waterbody has a WFD status of Moderate and is At Risk of not meeting its WFD objectives (EPA, 2022). The Slang River is a tributary of the River Dodder (EPA Code:09D01) and flows into the Liffey Estuary Lower ca. 10.6 river km north of the site. The status of the Liffey Estuary Lower is currently Good, and the transitional waterbodies risk is currently Under Review (EPA, 2022).

A stage 1 desktop flood risk assessment was undertaken to identify possible sources of flooding, and the risk posed to the development, and separately the risk posed to surrounding areas because of the development (Hayes Higgins Partnership 2024). The site is situated far enough away from the sea not to be subjected to coastal or fluvial flooding. Site is sloping from the north to south and from the west to east.

The site is located in a peri-urban area and construction works will be separated from the Carrickmines stream by the Blackglen Road and a number of residential houses and gardens south of the road which will prevent any entrained sediment in surface water runoff from entering the Carrickmines stream during the Construction phase.

During the Operational phase SuDS techniques as well as traditional surface water drainage techniques will be used to manage surface water runoff from the development.

SuDS measures to be utilised on this site include;

- Permeable surfacing – will be used within the parking areas and roadways. This will allow some limited natural infiltration and also attenuation storage. These areas have been suitably sized to store surface water from the surrounding areas
- Rain gardens / planting – will allow limited natural infiltration. This has not been taken into account in the surface water calculations but will contribute positively to the overall surface water strategy for the site.
- Green Roofs – a green roof will be utilized on three-unit apartment blocks. Green factor of 0.6 was used for these roof areas within the design thus reducing overall hard standing area pertaining to the roofs. Apartment units 19, 20, 43-46 and 75 contain the green roof.
- Modular attenuation system – will be used to compliment the above measures and ensure the outflow from site is restricted to greenfield run off rates.

Therefore, it is not anticipated that there will be adverse impacts on any watercourses in the vicinity of the Proposed Development due to adherence to appropriate control measures.

Coastal zones and the marine environment

As mentioned above, the Proposed Development is located ca. 8.3 km from the coast with an indirect river distance of ca. 10.5 km from the sea, and therefore, it is not anticipated that there will be adverse impacts on any coastal or marine environment from the development due to adherence to appropriate control measures.

Mountain and forest areas

The Proposed Development is located ca. 1.4 km from the foothills of the Dublin Mountains to the west of Lambs Cross, Sandyford Co. Dublin. The site is located in a built-up semi-urban area and the high amenity lands at the foothills of the Dublin Mountains. Therefore, it is not predicted the Construction or Operational Phases of the Proposed Development will have any impact on mountains and forest areas.



Nature reserves and parks.

The Fitzsimonds Wood pNHA is found adjacent to the northern boundary of the Proposed Development (Figure 3). While there will be the loss of a small area of scrub vegetation along the northern boundary of the site there will be no loss of habitats associated with this woodland during the Construction phase. However, it is anticipated that there will be additional pressures on the woodland from increased recreational use of the area from people living in the Proposed Development during the operational phase. It is proposed to increase the landscape cover and habitats between the Proposed Development and Fitzsimonds Wood (Figure 1) to increase the buffer between the two areas, and also to erect educational signage and keeping walkers to set paths.

The EclA prepared for the site (SLR 2023) concluded that with appropriate mitigation and the preparation of a Construction Environmental Management Plan (CEMP), will ensure that there will be no negative or significant effects on the Fitzsimonds Wood pNHA.

Areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive.

An Appropriate Assessment (AA) Screening report for the site was prepared by SLR (2024). This report showed that there are 14 European sites with Potential Source-Pathway-Receptor links to the Proposed Development (Table 5.2).

Table 5.2: European sites with Potential Source-Pathway-Receptor links to the Proposed Development

| EU Site Name & Code | Distance ⁵ | Qualifying Interests ⁶ and Conservation Objectives | Connections (Source-Pathway-Receptor) |
|--------------------------------|-----------------------|--|--|
| Wicklow Mountains SAC (002122) | 4.8 km southwest | Oligotrophic waters containing very few minerals of sandy plains (Littorelletalia uniflorae) [3110] Natural dystrophic lakes and ponds [3160] Northern Atlantic wet heaths with Erica tetralix [4010] European dry heaths [4030] Alpine and Boreal heaths [4060] Calaminarian grasslands of the Violetalia calaminariae [6130] Species-rich Nardus grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) [6230] Blanket bogs (* if active bog) [7130] Siliceous scree of the montane to snow levels (Androsacetalia alpinae and Galeopsietalia ladani) [8110] Calcareous rocky slopes with chasmophytic vegetation [8210] Siliceous rocky slopes with chasmophytic vegetation [8220] Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0] <i>Lutra lutra</i> (Otter) [1355] | None - There are no impact pathways present linking the Proposed Development and the habitats and species listed for the Wicklow Mountains SAC. This SAC is located 4.8 km southwest of the Proposed Development |

⁵ When measured in a straight line over the shortest distance between the Site and Natura 2000 site.

⁶ For SPAs, the bird species that are the reason for designation are Species of Conservation Interest (SCIs) and for SACs the habitats and species that are the reason for designation are its Qualifying Interests (QIs). For convenience, the term qualifying interest or QI is used here for both SPAs and SACs.



| EU Site Name & Code | Distance ⁵ | Qualifying Interests ⁶ and Conservation Objectives | Connections (Source-Pathway-Receptor) |
|---|-----------------------|--|---|
| South Dublin Bay SAC (000210) | 5.4 km northeast | Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] Salicornia and other annuals colonising mud and sand [1310] Embryonic shifting dunes [2110] | None - There are no impact pathways present linking the Proposed Development and the habitats and species listed for this SAC. This SAC is located 5.4 km from the Proposed Development and is separated by a significant marine buffer. No significant hydrological connectivity exists ⁷ |
| Knocksink Wood SAC (000725) | 6.2 km southeast | Petrifying springs with tufa formation (Cratoneurion) [7220] Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0] Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) [91E0] | None - There are no impact pathways present linking the Proposed Development and the habitats and species listed for this SAC. This SAC is located 6.2 km from the Proposed Development in the mountains to the south of the Site. |
| Ballyman Glen SAC (000713) | 7.8 km southeast | Petrifying springs with tufa formation (Cratoneurion) [7220] Alkaline fens [7230] | None - There are no impact pathways present linking the Proposed Development and the habitats and species listed for this SAC. This SAC is located 7.8 km from the Proposed Development in the mountains to the south of the Site. |
| Glenasmole Valley SAC (001209) | 8.7 km southwest | Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites) [6210] Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae) [6410] Petrifying springs with tufa formation (Cratoneurion) [7220] | None - There are no impact pathways present linking the Proposed Development and the habitats and species listed for this SAC. This SAC is located 8.7 km from the Proposed Development in the mountains to the south of the Site. |
| Rockabill to Dalkey Island SAC (003000) | 9.5 km east | Reefs [1170] Phocoena phocoena (Harbour Porpoise) [1351] | Yes - a potential connection via surface water and wastewater ⁸ flows from the Proposed Development. |
| North Dublin Bay SAC (000206) | 10.3 km northeast | Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330] Mediterranean salt meadows (Juncetalia maritimi) [1410] | Yes - a potential connection via surface water and wastewater flows from the Proposed Development. |

⁷ The main area of dispersal of the treated effluent from Ringsend WwTP is in the Tolka Basin and around North Bull Island. South Dublin Bay is unaffected by the effluent from the plant (Irish Water, 2018).

⁸ The main area of dispersal of the treated effluent from Ringsend WwTP is in the Tolka Basin and around North Bull Island. South Dublin Bay is unaffected by the effluent from the plant (Irish Water, 2018).



| EU Site Name & Code | Distance ⁵ | Qualifying Interests ⁶ and Conservation Objectives | Connections (Source-Pathway-Receptor) |
|---|-----------------------|---|---|
| | | Embryonic shifting dunes [2110] Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120] Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] Humid dune slacks [2190] <i>Petalophyllum ralfsii</i> (Petalwort) [1395] | |
| Bray Head SAC (000714) | 12.4 km southeast | Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] European dry heaths [4030] | None - There are no impact pathways present linking the Proposed Development and the habitats and species listed for these SACs. This SAC is located at a considerable distance from the Proposed Development and are separated by a significant marine buffer. No significant hydrological connectivity exists. |
| Howth Head SAC (000202) | 14.6 km northeast | Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] European dry heaths [4030] | None - There are no impact pathways present linking the Proposed Development and the habitats and species listed for these SACs. This SAC is located at a considerable distance from the Proposed Development and are separated by a significant marine buffer. No significant hydrological connectivity exists. |
| Wicklow Mountains SPA (004040) | 4.9 km southwest | Merlin (<i>Falco columbarius</i>) [A098] Peregrine (<i>Falco peregrinus</i>) [A103] | None - There are no impact pathways present linking the Proposed Development and the populations of bird species listed for this SPA. This SPA is located in the mountains situated a considerable distance to the south-west of the Proposed Development. The Site provides no ex-situ habitat for Peregrine or Merlin. |
| South Dublin Bay and River Tolka Estuary SPA (004024) | 5.4 km northeast | Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] Oystercatcher (<i>Haematopus ostralegus</i>) [A130] Ringed Plover (<i>Charadrius hiaticula</i>) [A137] Grey Plover (<i>Pluvialis squatarola</i>) [A141] Knot (<i>Calidris canutus</i>) [A143] Sanderling (<i>Calidris alba</i>) [A144] Dunlin (<i>Calidris alpina</i>) [A149] Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] Redshank (<i>Tringa totanus</i>) [A162] Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] Roseate Tern (<i>Sterna dougallii</i>) [A192] Common Tern (<i>Sterna hirundo</i>) [A193] Arctic Tern (<i>Sterna paradisaea</i>) [A194] Wetland and Waterbirds [A999] | None - There are no impact pathways present linking the Proposed Development and the populations of bird species listed for this SPA. This SPA is located in Dublin Bay and is situated a considerable distance from the Proposed Development. The hydrological connection via Ringsend WwTP is deemed insignificant. |



| EU Site Name & Code | Distance ⁵ | Qualifying Interests ⁶ and Conservation Objectives | Connections (Source-Pathway-Receptor) |
|-----------------------------------|-----------------------|---|--|
| North Bull Island SPA (004006) | 10.3 km northeast | Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] Shelduck (<i>Tadorna tadorna</i>) [A048] Teal (<i>Anas crecca</i>) [A052] Pintail (<i>Anas acuta</i>) [A054] Shoveler (<i>Anas clypeata</i>) [A056] Oystercatcher (<i>Haematopus ostralegus</i>) [A130] Golden Plover (<i>Pluvialis apricaria</i>) [A140] Grey Plover (<i>Pluvialis squatarola</i>) [A141] Knot (<i>Calidris canutus</i>) [A143] Sanderling (<i>Calidris alba</i>) [A144] Dunlin (<i>Calidris alpina</i>) [A149] Black-tailed Godwit (<i>Limosa limosa</i>) [A156] Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] Curlew (<i>Numenius arquata</i>) [A160] Redshank (<i>Tringa totanus</i>) [A162] Turnstone (<i>Arenaria interpres</i>) [A169] Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] Wetland and Waterbirds [A999] | None - There are no impact pathways present linking the Proposed Development and the populations of bird species listed for this SPA. This SPA is located in Dublin Bay and is situated a considerable distance from the Proposed Development. The hydrological connection via Ringsend WwTP is deemed insignificant. |
| North-West Irish Sea SPA (004236) | 10.4 km northeast | Red-throated Diver (<i>Gavia stellata</i>) [A001] Great Northern Diver (<i>Gavia immer</i>) [A003] Fulmar (<i>Fulmarus glacialis</i>) [A009] Manx Shearwater (<i>Puffinus puffinus</i>) [A013] Cormorant (<i>Phalacrocorax carbo</i>) [A017] Shag (<i>Phalacrocorax aristotelis</i>) [A018] Common Scoter (<i>Melanitta nigra</i>) [A065] Little Gull (<i>Larus minutus</i>) [A177] Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] Common Gull (<i>Larus canus</i>) [A182] Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183] Herring Gull (<i>Larus argentatus</i>) [A184] Great Black-backed Gull (<i>Larus marinus</i>) [A187] Kittiwake (<i>Rissa tridactyla</i>) [A188] Roseate Tern (<i>Sterna dougallii</i>) [A192] Common Tern (<i>Sterna hirundo</i>) [A193] Arctic Tern (<i>Sterna paradisaea</i>) [A194] Little Tern (<i>Sterna albifrons</i>) [A195] Guillemot (<i>Uria aalge</i>) [A199] Razorbill (<i>Alca torda</i>) [A200] Puffin (<i>Fratercula arctica</i>) [A204] | |

The AA Screening Report concluded that, on the basis of the best scientific knowledge available, the Proposed Development, individually or in combination with other plans or projects, does not pose a risk of significant effects on any European Site, and determined that appropriate assessment is not required.

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.

It is not anticipated that any environmental quality standards will be exceeded by the Construction or Operational Phases of the Proposed Development.

The associated site and infrastructural works include provision for water services, foul and surface water drainage and connections, attenuation proposals, permeable paving, all



landscaping works, internal roads and footpaths, electrical services; and all associated site development works.

Sustainable Drainage Systems (SuDS) will be in accordance with the Dún Laoghaire-Rathdown County Council Development Plan and the GSDS - for further details see the Hayes Higgins Partnership Civil Engineering Services Report (2024) for the site.

Densely populated areas.

The Proposed Development site is in residentially zoned land, and the use is compatible with the existing Development Plan for the area.

A Traffic and Transport Assessment (TTA) has been prepared for the Proposed Development by ORS (2024). The report focused on 1No. junction along Blackglen Road in order to assess the impact of the Proposed Development on the local road network, specifically the junction between Blackglen Road (R113), Hillcrest Road (R113) and Enniskerry Road (R117), known as Lamb's Cross. Following the results of the traffic analysis and the trip generation associated with the Proposed Development, it can be confirmed that the Proposed Development will not negatively affect the functionality of the surrounding road network for all future design year scenarios.

Also, the recent Blackglen Road Improvement Scheme will result in improved walking and cycling infrastructure in the immediate vicinity and will assist in dissipation of development-generated traffic and so is expected that the increased traffic volume from the Proposed Development will have a negligible impact on the operation of the wider traffic network.

Regarding landscape and visual impact of the Proposed Development, the development will be in a peri-urban environment where there are other residential properties and developments. The height of the proposed blocks within the site are such that they will not significantly impact the skyline and views of the surrounding area in compliance with building guidelines and practices.

Landscapes of historical, cultural, or archaeological significance.

The Site is not in an architectural or archaeological conservation area and not adjacent to or close to an architectural conservation area as listed on the Heritage website⁹. The Site and the surrounding areas are zoned residential. A review of the records of the National Inventory of Heritage mapping system¹⁰ shows no records from the Sites and Monuments register or the National Inventory of Architectural Heritage are located onsite or in the vicinity of the Site.

It is anticipated that there will be negligible impact on landscapes or sites of historical, cultural or archaeological significance as a result of the Proposed Development.

5.3 Characteristics of Potential Impact

The third criteria of for the evaluation of subthreshold development (referred to in Section 4) relates to characteristics of potential impact.

5.3.1 The Magnitude and Spatial Extent of the Impact

The Proposed Housing Development is consistent with land use in this location. The immediate area of the Proposed Development may experience a minor impact during the Construction Phase in terms of pollution and nuisance, however the works are not of such a

⁹ <https://heritagemaps.ie/WebApps/HeritageMaps/index.html>

¹⁰ <https://heritagedata.maps.arcgis.com/apps/webappviewer/index.html?id=0c9eb9575b544081b0d296436d8f60f8>



scale or extent that would be considered likely to cause significant effect on the environment or on the population size in the vicinity.

The Operational Phase of the development will result in an increase in population in the area; however, due to the nature and scale of the proposed activities for this development, there are no significant impacts envisaged on the geographical area and size of the affected population in the area. This land is also zoned for residential development. The Operational Phase will result in an increase in the population of the area, and it will have a positive impact on the long-term supply needs of housing in the Blackglan Road/Sandyford area.

5.3.2 The Transboundary Nature of the Impact

The effects of the Proposed Development are local in nature. The Proposed Development is located within the functional area of Dún Laoghaire-Rathdown County Council.

The nature of the impact will be related to construction activity and short term and temporary nuisance, which will be contained within the boundary of the subject site. The main impact will be temporary nuisance caused by construction works, in particular resulting noise, vibration and dust deposition which may impact local-scale neighbouring businesses and residents.

The geographical extent and population likely to be affected is limited and significant environmental effects are unlikely to arise.

It is considered that the effects of the Proposed Development will be localised in nature and that the Proposed Development will not have any transboundary impacts.

5.3.3 The Intensity and Complexity of the Impact

The main potential impacts arise from the Construction stage and removal of waste material. During construction, short-term negative impacts are predicted due to noise, vibration, and dust deposition as a result of the construction impacts. These impacts are not considered significant. It is considered that the completed Proposed Development will provide a residential development which will assist in addressing the demand for housing in the area.

A summary of each of the potential impacts relating to the Proposed Development are set out in Table 5.3 below:

Table 5.3: Topic Assessment

| Topic | Assessment |
|-------------------|---|
| Ecology | <p>The Appropriate Assessment Screening Report (AA Screening) which was prepared for the development details that the Proposed Development does not overlap with any European sites. The list of European sites with potential Source-Pathway Receptor links include Wicklow Mountains SAC, Wicklow Mountains SPA, South Dublin Bay SAC and South Dublin Bay and River Tolka Estuary SPA, Knocksink Wood SAC, Ballyman Glen SAC, Glenasmole Valley SAC, Rockabill to Dalkey Island SAC, North Dublin Bay SAC, Bray Head SAC, and Howth Head SAC, with the nearest being the Wicklow Mountains sites located c.4.8km to the southwest of the Proposed Development site.</p> <p>The AA Screening Report concluded that, on the basis of the best scientific knowledge available, the Proposed Development, individually or in combination with other plans or projects, does not pose a risk of significant effects on any European Site, and determined that appropriate assessment is not required.</p> |
| Soils and Geology | <p>There are no protected Geological Heritage Sites in the vicinity of the Proposed Development that will be impacted by the proposed works. The</p> |



| Topic | Assessment |
|---|--|
| | Construction works will involve the removal of soils and stones from the site as foundations are constructed but this will not affect the overall soil structure or geology of the area. |
| Water | In relation to surface flow and flooding, the site drainage design has included SuDS systems in accordance with current planning and policy requirements. This system will protect the site and surrounding watercourses from flooding from high intensity storms with additional capacity for climate change impacts. |
| Air and Climate | During the construction stage, temporary and slight dust emissions are likely to be the main source of impacts to sensitive receptors. A CPM and CEMP will be prepared for the site prior to the start of any construction works. In addition, due to the scale and nature of the Proposed Development and the implementation of best practice measures, dust impacts are unlikely to be significant. |
| Noise and Vibration | There may be additional noise and possibly an impact on air quality through the generation of dust, during the construction stage. However, any such impacts would be localised and temporary in nature. Overall given the scale and location of works, significant impacts related to noise and vibration are not likely to be a matter of concern in this instance. |
| Population and Human Health | It is not considered that there are any potential risks to human health as all aspects of the Proposed Development are intended to provide additional housing. Within the Proposed Development there will be recreation spaces built, access to walking trails within Fitzsimonds Wood and there will be 170 bicycle stands will help to enhance air quality and pollution levels in the area, as well as people's general health and wellbeing. |
| Material Assets – Traffic and Transport | The impact on the surrounding road network as a result of the implementation of the Proposed Development has been considered (ORS Traffic and Transport Assessment report 2024) and it has been concluded that the Proposed Development will not negatively affect the functionality of the surrounding road network for all future design year scenarios. |
| Landscape | The Proposed Development is located in a peri-urban area and there will be no impact on Special Amenity Areas, Highly Sensitive Landscapes or Protected views. The Fitzsimonds Wood pNHA lies immediately north of the site but there will be extensive landscaping to buffer views of the development from the woodland. |
| Archaeology, Architecture and Cultural Heritage | There are no protected sites listed in the Record of Protected Structures (RPS) or National Inventory of Architectural Heritage (NIAH) within the site or the nearby vicinity of the Proposed Development. Construction works within its boundary will, therefore, have no predicted adverse impact on any known archaeological resource. The development of the subject lands will, therefore, have no predicted adverse impact on the architectural heritage resource. |

5.3.4 Probability of the Impact

During the construction stage, noise and air nuisance have a high probability of occurrence. However, impacts will be slight and short-term in nature and will mostly be contained within the boundary of the subject site. It is considered that any potential impact from construction will be short-term and temporary in nature, with no lasting significant effect. Once the Site is operational as residential development, it is considered that there will be a slightly reduced impact compared to the construction phase.



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

The construction of the Proposed Development is expected to commence in December 2024 and will be completed within approximately 80 weeks.

The construction of the Proposed Development will cause permanent visual changes to the landscape, but this change will be of benefit to the surrounding area as it will provide a greater number of residential units and resident support facilities that are required in this zoned area and assist in satisfying the housing requirements of Dún Laoghaire-Rathdown County Council. the area that can be easily serviced by sufficient public transport links, or by foot.

Impacts such as noise, dust and/or to water during the Construction Phase will be temporary and reversible through the correct implementation of the appropriate control measures.

5.3.6 Cumulation of the Impact

The Proposed Development will not give rise to cumulation with other developments as detailed in section 5.1.2 of this document.

5.3.7 The Possibility of Effectively Reducing the Impact.

The majority of impacts during the development will be associated with the construction stage. Construction works 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 short-term in duration for the Construction Phase, and adequate noise and dust mitigation measures will be put in place for the duration of the Construction Phase of the Proposed Development. Air monitoring will be undertaken throughout the construction period as may be deemed necessary.

Implementing the site-specific Construction Management Plan and Construction Environmental management Plan will ensure that all applicable environmental health and safety regulation is complied with throughout the Construction Phase thereby ensuring that the Proposed Development will not result in significant effects on human health or the environment resulting from potential pollution or nuisance, and proper site management will further reduce the likelihood of such impacts occurring.

6.0 Conclusion

This screening report has been carried out in accordance with the methodologies and guidelines contain in the following:

- Guidelines on the Information to be Contained in Environmental Impact Assessment Reports (Environmental Protection Agency, May 2022).
- Guidelines for Planning Authorities and An Bord Pleanála on Carrying Out Environmental Impact Assessment (Government of Ireland, August 2018).
- Guidelines on EIA Screening (The European Commission, June 2017).
- Interpretation of definitions of project categories of annex I and II of the EIA Directive (European Commission 2015).
- Environmental Impact Assessment (EIA), Guidance for Consent Authorities regarding Sub-threshold Development (Environmental Protection Agency, 2003).

It is concluded that the Proposed Development does not fall within the projects or classes of development as defined by the parameters set out in Annex I and Annex II of Directive 2014/52/EU and Part 1 of Schedule 5 of the Planning and Development Regulations, 2001 (as amended). The project does not meet or exceed the thresholds as defined under the classes of development referred to in Schedule 5, Part 2. Due to the above reasoning, it is



considered that the Proposed Development is subthreshold for the purposes of an EIA. There is therefore no mandatory requirement to prepare an EIAR.

The majority of the impacts associated with the construction stage will be short-term, slight and will be reversible over time. It is proposed to provide much needed housing on lands zoned for housing and owned by Dún Laoghaire-Rathdown County Council.

Having regard to the proposed works and studies undertaken, this report concludes that this Proposed Development is not one which is likely to have significant effects on the environment, either by itself or in combination with other plans or projects, and that an Environmental Impact Assessment Report (EIAR) is not required under the Planning and Development Act, 2000 (as amended).



