

**Report for the Purposes of  
Environmental Impact Assessment Screening**

Proposed Mixed Use Development at Stillorgan Library Site,  
St. Laurence's Park, Stillorgan

July 2020



**HRA | PLANNING**  
chartered town planning consultants

DEVELOPMENT PLANNING | ENVIRONMENTAL PLANNING | MASTERPLANNING

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## 1.0 INTRODUCTION

This report for the purposes of Environmental Impact Assessment (EIA) Screening has been prepared for Dun Laoghaire Rathdown County Council by HRA | Planning Chartered Town Planning Consultants DAC, in relation to a proposed mixed use development on the Stillorgan Library Site at St. Laurence's Park in Stillorgan. This EIA Screening Report has been prepared to inform the competent authority's (Dun Laoghaire Rathdown County Council) EIA Screening determination under Article 120 of the Planning & Development Regulations 2001 – 2018.

This report outlines the methodology employed (with reference to published guidance documents) to screen the proposed development for the requirement to carry out an Environmental Impact Assessment and provides a rationale for the decision, final conclusions and recommendations.

## 2.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT

### 2.1 Site Location & Context

The 0.65 hectare site is bound by the Stillorgan Leisureplex to the west, Lower Kilmacud Road to the south, the Stillorgan Road (N11) to the east, and St. Laurence's Park to the north. The site is located approximately 7km south of Dublin City centre, 2.5km from University College Dublin (UCD) and less than 5km from Dun Laoghaire town.

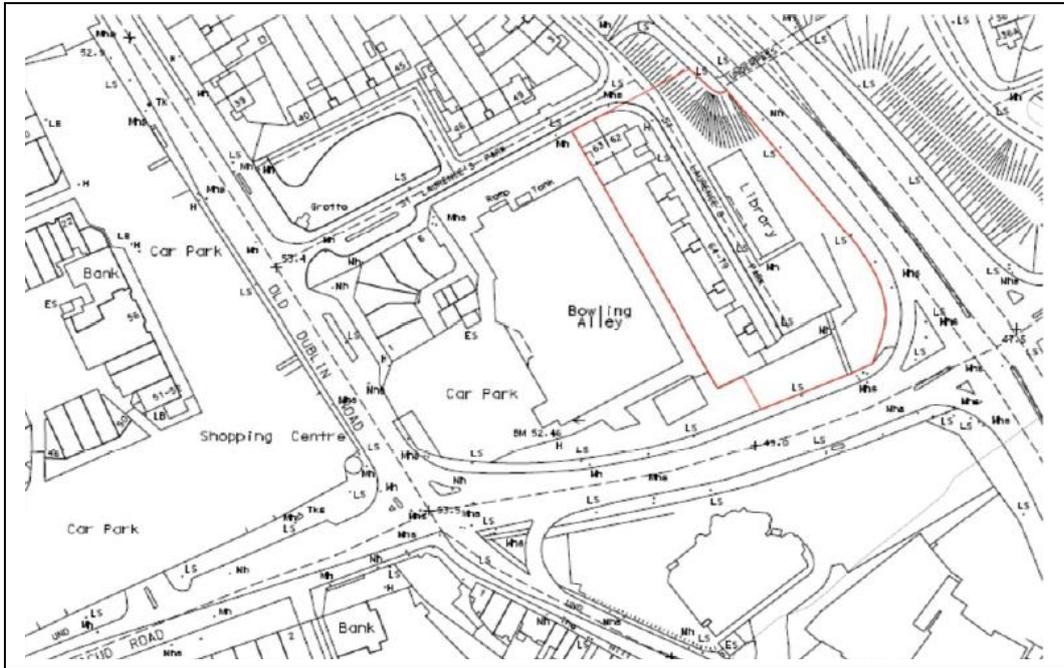
The proposed development site is brownfield in nature, located in a suburban context (Figure 1.0) situated adjacent to the N11 dual carriageway. The site currently comprises the existing Stillorgan Library (a prefabricated building), a row of derelict, two storey local authority residential units in four distinct blocks, car parking areas, St. Laurence's Park access road, and a belt of mixed, mature conifer and deciduous trees separating the site from the adjoining N11. Other trees and hedgerows define the southern and western site boundaries.

The site is almost entirely built up and laid to artificial surfaces, with the exception of the belt of mature trees separating the site from the adjoining N11 and a small area of amenity grassland running along the southern site boundary. The topography of the general area decreases in level from the surrounding roads, falling from north to south. However, due to its existing development, the site itself remains fairly level and at a higher elevation than the roads. At the eastern and southern road boundaries, the elevation falls rapidly.

The general area is characterised by mixed use development. To the immediate west of the site lies the Stillorgan Leisureplex. To the north of the site the area is residential in nature, primarily comprised of two storey terraced houses. Further to the west, within 300m of the site, is Stillorgan Shopping Centre.

The pertinent statutory plan guiding development in the area of the site is the Dun Laoghaire Rathdown County Development Plan 2016 – 2022 (CDP). The CDP identifies Stillorgan as a Secondary Centre as part of the Core Strategy and has identified the land with Zoning Objective DC, which seeks to "*protect, provide for and-or improve mixed-use district centre facilities*".

The Stillorgan Local Area Plan 2018 – 2024 (LAP) identifies the subject site and the adjoining Leisureplex site as a regeneration site. The site has been identified in the LAP as being suitable for a landmark building of up to nine storey's in height. It seeks the protection where possible, of the tree-belt at the N11 boundary to the site.



**Figure 1.0** Site Location & Context

**2.2 Planning History / Cumulative Development in the Area**

The location of the site is within an established urban environment and in particular is in a location in Stillorgan which has been largely identified as an area of regeneration under the Stillorgan LAP 2018 – 2024. Invariably, this means that a number of sites could or will be developed in tandem with the subject proposal.

Of note, planning permission was previously sought on the subject site and the adjoining Leisureplex site in 2005 (D04A/1243) for a significant mixed use development. However, planning permission was refused on appeal by An Bord Pleanala for reasons including the height of development.

Planning permission was granted to Cairn Homes Limited under Strategic Housing Development (ABP-300520-17) in March 2018 for a mixed use development comprising of 179 no. student accommodation units (576 no. bed spaces), 103 no. residential apartment units, retail unit, community sports hall and all associated site works, at the former Blakes and Esmond Motors site immediately south of the subject site, located on the opposite side of the Lower Kilmacud Road.

Planning permission was granted to Cavalli Investments ICAV for an extension to the existing Stillorgan Shopping Centre in 2013 under D12A/0289, located west of the subject site. Amendments were subsequently granted to the permission in 2017 under D17a/0318.

## 2.3 Need for Development

The LAP highlights a declining and ageing population in Stillorgan. In examining the wider contextual area<sup>1</sup>, the LAP confirms that the area has a population of nearly 17,300 persons. However, historically the area has consistently been losing population over a considerable period of time, only having been reversed with some growth in the last ten years. The long term population trend for the area records a decline of 4% between 1981 and 2016, which contrasts markedly with a period when the population of Dublin grew by 34% and the population of the State grew by 38%.

In addition, the demographic profile of the area would tend toward an older population, with the proportion of retired families roughly twice the State average. There are a significantly lower proportion of families with pre-school and school-going age children.

There is an urgent need for new housing in Stillorgan to not only facilitate population growth but also to facilitate down sizing within an ageing population. The predominant house type in the area is that of a three bedroom semi-detached unit. The provision of apartments or smaller houses is required to provide greater choice or opportunities for older people wanting to stay in the area but downsize.

It is considered that in line with the provisions of the LAP, new residential development in Stillorgan and in particular apartment development, will assist in improving the diversity of the housing mix in the area and reversing the long-term trends of population decline in the area.

In addition to the provision of housing there is also a particular need for social housing<sup>2</sup> in the area. Whilst the number of households that qualify for social housing support in the Dun Laoghaire Rathdown administrative area fell by 14% between 2017 and 2018, there still remains 2,843 qualifying households for social housing support. Some 51% comprises single person households and this has influenced the housing and tenure mix within the proposed development. In 2018, a total of 198 households were recorded as being homeless or in emergency accommodation.

## 2.4 Proposed Works

### 2.4.1 Extent of Development

The development proposal includes the demolition of existing housing and the public library on site and the construction of 88 no. apartment units in two separate apartment blocks; a two storey library building; and a bicycle store.

The two storey library with a gross floor area of 900sqm is located at the southern extremity of the site, running parallel to the Lower Kilmacud Road. At the opposite end of the site, at the north western corner is a proposed 4 storey apartment block. The main building on site comprises an apartment block with undercroft car parking. The building ranges in height from 7 storeys at the northern end, to 4 storeys in the centre, extending to 9 storeys at the southern end adjoining the proposed library, The apartments and library will be accessed from the existing road directly via the proposed shared surface along the eastern boundary. Residents will have allocated parking spaces located on the ground floor of the main block of apartments, with additional parking for the apartments and the library proposed to the east of the site. A communal garden is situated towards the west of the site.

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<sup>1</sup> Six Stillorgan Electoral Divisions

<sup>2</sup> Summary of Social Housing Assessments 2018, Housing Agency

The 88 no. apartment units comprise a mix of 1 and 2 bed apartment and duplex units. Specifically, the development provides for 76 no. 1 bed apartment units; 7 no. 2 bed apartment units; 4 no. 2 bed duplex units; and 1 no. 3 bed duplex unit.

It is intended that the bicycle store will accommodate a total of 63 no stands (126 no. bicycle spaces) with a further 16 no. stands (31 no. bicycle spaces) throughout the development.

The proposed works will necessitate levelling of the site with minor modifications to existing ground levels. The works necessitate greatest intervention along the western site boundary with a reduction of up to 1m in levels at this point.



**Figure 2.0** Site Layout Plan Source: ABK Architects

#### 2.4.2 Landscaping

Significant numbers of existing trees will be retained on site. It is proposed to retain the tree-belt along the eastern site boundary, separating the N11 from the subject site. Notwithstanding the retention of the tree-belt a number of existing (both native and non-native) trees and hedgerows are being removed due to their condition and/or the layout of the proposed development.

In order to mitigate the removal of trees, compensatory native tree planting will be undertaken within the communal area and on the open space upon entering the site. Supplementary planting is also proposed along the eastern site boundary with a view to buffering the proposed development site from the existing N11 dual carriageway.

#### 2.4.3 Demolition Works

It is necessary to demolish the existing pre-fabricated library with a gross floor area of 450sqm and existing vacant and derelict residential units comprising a gross floor area of 1,050sqm. The residential units comprise 16 no. maisonettes and 2 no. 3 bed semi-detached houses. Demolition

works shall be undertaken in accordance with best practice procedures, including those detailed in the Preliminary Construction & Environmental Management Plan (CEMP) which has been prepared by Hayes Higgins Partnership Consulting Engineers.

#### 2.4.4 Engineering Services

A Civil Engineering Services Report has been prepared by Hayes Higgin Partnership Consulting Engineers in support of the proposed development.

The existing surface water sewers on site are to be diverted. The proposed surface water drainage system is a combination of permeable paving, porous asphalt and a gravity feed drainage system discharging to a modular attenuation system on site. Extensive green roofing will be implemented to the flat roofs throughout to mitigate runoff.

The existing foul sewers are to be diverted. The foul drainage system for the proposed development is a gravity feed system within the site falling to the diverted line. The report by Hayes Higgins confirms that the development will not result in a significant increase in foul discharge from the site. Foul water from the existing buildings currently enters the public sewer and is treated via the existing licensed Ringsend Waste Water Treatment System.

There is an existing cast iron public watermain located along the existing St. Laurence's Park road between the existing public library and existing houses. This line will be removed to the site boundary and a new watermain laid to serve the development.

#### 2.4.5 Access & Traffic

Access and traffic arrangements have been considered by Aecom. The Traffic & Transport Assessment (TTA) confirms that both pedestrian and cyclist facilities have been accommodated within the development with good connectivity to surrounding facilities. Further, the site is well served by public transport adjoining the QBC on the N11 and in proximity to a number of other bus stops in the area.

The TTA confirms that additional traffic generated by the proposed development on the Lower Kilmacud Road/Old Dublin Road/The Hill signalised crossroads junction and the Lower Kilmacud Road/N11 signalised crossroads junction is anticipated to be negligible, that is less than 5% during the morning and evening peak hour period.

The St. Laurence's Park T-junction and the Old Dublin Road/St. Laurence's Park priority junction exceed the threshold stated by TII Guidelines for Transport Assessments and therefore a traffic impact analysis was carried out. This analysis confirmed that the existing network would continue to operate within capacity following the development.

This TTA demonstrates that the additional traffic to the site will have a negligible impact upon the existing base scenarios during the opening year, and future year scenarios.

A Travel Plan, prepared by Aecom also accompanies the development proposal, which aims to reduce car use and the need for car use.

#### 2.4.6 Construction Timeframe

Subject to the relevant planning approvals, it is anticipated that enabling works such as demolition could commence in mid to late 2019, followed by building works in late 2019. The construction programme is estimated to last approximately 25 months.

#### 2.4.7 Preliminary Construction & Environmental Management Plan

A Preliminary Construction & Environmental Management Plan (CEMP) has been prepared by Hayes Higgins Partnership to document and describe the main activities that will be undertaken to facilitate the project and to provide a framework of environmental protection measures that will be implemented prior to commencement of, and throughout the duration of, the proposed upgrade works including demolition and construction works.

Ultimately the Contractor's Method Statement will detail the overall management structure as well as the roles and responsibilities of the key team members with responsibility for environmental management of construction of the proposed development.

### 3.0 FURTHER RELEVANT INFORMATION / STUDIES

#### 3.1 Landuse Planning

The subject site and the adjoining Leisureplex site have been identified as a regeneration site in the Stillorgan Local Area Plan 2018 – 2024 (LAP), suitable in part for a landmark building of up to nine storeys in height. This LAP was recently adopted on the 18<sup>th</sup> September 2018 and was subject to a Strategic Environmental Assessment Screening Report (SEA); Appropriate Assessment Screening Report (AA); and a Strategic Flood Risk Assessment (SFRA). The SEA concluded that the LAP and its proposals are not likely to have significant effects on the environment and that any localised environmental effects as a result of any proposed development carried out on the land within the Draft LAP area can be dealt with through the assessment of individual planning applications. The AA Screening concluded that that implementation of the Plan is not foreseen to have any likely significant effects on any European Site. The SRFA confirmed the subject site is not located within either Flood Zone A or B.

#### 3.2 Ecological Appraisal Report

An ecological appraisal report has been prepared by Aecom in support of the proposed development and confirmed there was no protected flora or fauna within the site. The report established that there were no 'Annex 1' habitats within the site or environs and no 'scheduled' invasive species were recorded. There were no potential otter or badger breeding or resting sites identified.

The buildings were inspected for the presence of roosting bats and all buildings with the exception of buildings no.62 & 63 were deemed of low suitability. No. 62 & 63 were deemed to be of moderate suitability. However, no signs of bats, such as live or dead bats or bat droppings, were recorded within the lofts of the buildings during loft inspections. Nonetheless, as a precautionary measure, the report recommends a minimum of two bat bricks, should be installed in the new buildings.

A number of other mitigation measures were proposed to limit the potential disturbance to habitats and species within and adjoining the site.

### 3.3 Appropriate Assessment Screening

This application is accompanied by an Appropriate Assessment Screening Report prepared by Dr. Frances Giaquinto. The study confirms that the site does not overlap or adjoin any European sites. The nearest European sites. The closest European sites to the proposed development are the South Dublin Bay Special Area of Conservation (SAC; site code 210), and South Dublin Bay and River Tolka Estuary Special Protection Area (SPA; site code 4024), located some.. 1.9 km downstream in Dublin Bay. The study concludes that there will be no impacts upon the integrity of the conservation objectives of the Natura 2000 sites identified. The habitats and species associated with this site will not be adversely affected. There is no need for a further Appropriate Assessment process.

### 3.4 Pedestrian Level Wind Based Desk Assessment

A qualitative Pedestrian Level Wind Based Desk Assessment was prepared by RWDI of the likely wind conditions around the proposed development. Overall, the study concluded that wind conditions in and around the proposed development are expected to be suitable for the intended use. Several recommended mitigation measures, including natural screening, provision of set backs to entrance ways and landscaping, have been incorporated into the design of the scheme to alleviate potentially uncomfortable wind conditions. Strong winds are not anticipated to exceed the safety threshold and the report concludes that the cumulative permitted schemes are expected to provide shelter to several areas of the site.

### 3.5 Acoustic Report

The Acoustic Report undertaken by AWN. The report categorises the development site as *Medium to High Risk* in terms of noise levels, particularly arising from traffic on the N11. As such an Acoustic Design Strategy was undertaken and has been implemented within the development to demonstrate that suitable care and attention has been applied in mitigating and minimising noise impact to such an extent that an adverse noise impact will be avoided in the final development. The report concludes that all residents will enjoy a 'Good' internal noise environment when the appropriate enhanced acoustic glazing and mechanical ventilation is employed.

### 3.6 Flood Risk Assessment

A Site-Specific Flood Risk Assessment (SSFRA) was prepared by IE Consulting. The screening assessment undertaken as part of this SSFRA indicates that the proposed development site is not at risk of primary and direct fluvial or pluvial flooding. In particular, the site has not been identified as being at risk of fluvial (river) flooding in either the OPW Eastern CFRAMS maps or the council's own flood risk maps. The site is adjacent to a localised predictive 0.1% AEP fluvial flood zone at the N11/Kilmacud Road junction. Existing ground levels at the location of this localised flood zone are of the order of 47.5m OD, whereas the existing ground levels within the boundary of the proposed development site are circa 49.0m OD, thereby indicating that the site would not be directly impacted by this predictive flood zone.

## **4.0 DESCRIPTION OF ASPECTS OF THE ENVIRONMENT LIKELY TO BE SIGNIFICANTLY AFFECTED**

The most likely significant negative effects on the environment, without appropriate mitigation measures in place, are:

- Increased demand on community's (including schools), recreation and amenity services;
- Construction and operational traffic resulting in traffic congestion to local or strategic road networks;
- Population growth resulting in increased foul and storm water discharges to the public sewers and municipal sewage treatment plant waste infrastructure, incapable of meeting demand;
- Increased water usage from the development impacting on water supply resources; and
- Potential impacts on the amenities of adjoining properties.

A range of measures have been developed to avoid, reduce or mitigate likely significant negative effects on the environment with specialist input retained to advise the design team, as detailed in Section 3.0 of this report. At a strategic level mitigation measures include:

- Design of landscape to enhance the public realm and incorporate recreation and amenity services;
- Development of a Preliminary Construction & Environmental Management Plan to mitigate construction related impacts;
- Development of appropriate screening to protect the amenities of adjoining properties;
- Provision of on site surface water attenuation and green roofs to minimise surface water discharge; and
- Development and the future implementation of a Travel Plan to reduce car usage.

The most significant positive effects on the environment will be

- Regeneration of a largely derelict and vacant site;
- Provision of a new library / community facility within the community; and
- Provision of residential units to meet the housing demands of a growing population.

## **5.0 EIA SCREENING PROCESS**

### **5.1 Methodology**

Screening is the first stage in the EIAR process, whereby a decision is made on whether or not EIA is required and is determined by reference to the mandatory and discretionary provisions set out in Schedule 5 of the Planning & Development Regulations 2001 – 2018. The key consideration in determining whether the proposed infill development should be subject to EIA is the likelihood of significant environmental effects. Significant effects may arise by virtue of the scale or extent of the proposed development and the location of the development in relation to sensitive environments.

The methodology utilised to screen the proposed infill development was undertaken with regard to the following legislation and guidance:

- Planning & Development Act 2000 – 2018;
- Planning & Development Regulations 2001 – 2018;

- Guidance on EIA, Screening, European Commission, 2001;
- EIA, Guidance for Consent Authorities regarding Sub-threshold Development, DoEHLG, 2003;
- Guidelines on the Information to be Contained in Environmental Impact Statements (Environmental Protection Agency, Draft August 2017);
- Advice Notes on Current Practice in the Preparation of EIS (EPA, 2003);
- Draft Advice Notes for Preparing Environmental Impact Statements, (EPA 2015);
- Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, 2009.

A number of steps are involved in deciding whether EIA is required for a project. These are illustrated in a screening flow diagram in The European Commission Guidelines on EIA Screening (June 2001) (See Figure 3.0)

The EIAR screening exercise initially assesses the development for Mandatory EIA using classifications defined in the appropriate legislation. Where no mandatory requirement is concluded, screening advances to sub-threshold development assessment, where the competent authority evaluates whether the project is likely to have a significant effect on the environment, with reference to its scale, nature, location and context.

### The Steps in Screening

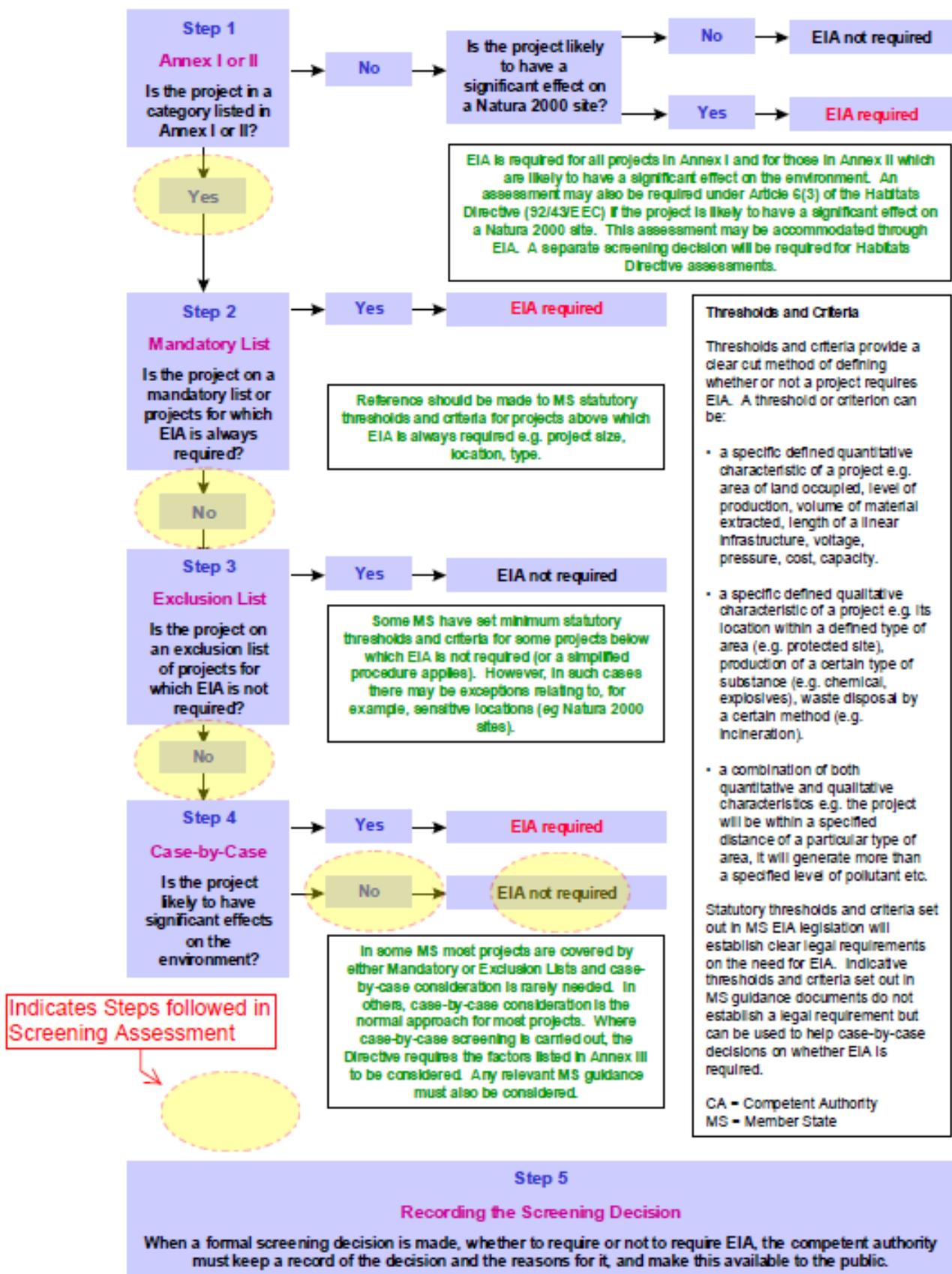


Figure 3.0 The Steps in Screening

## 5.2 Mandatory EIA

The prescribed classes of development for the purpose of EIA are set out in Schedule 5 of the Planning & Development Regulations 2002 – 2018. Schedule 5 outlines the legislative requirements that determine whether an EIA is mandatory for a proposed development.

## 5.3 Sub-threshold Development

Council Directive 97/11/EC of 3 March 1997 amending Directive 85/337/EEC on the assessment of the effects of certain public and private projects on the environment introduced guidance for Member States in terms of deciding whether or not a development is likely to have significant effects on the environment. The criteria have been transposed in full into Irish legislation, in the Third Schedule to the EC EIA (Amendment) Regulations 1999 (S.I. No. 93 of 1999) and in Schedule 7 and 7A to the Planning & Development Regulations 2001 – 2018.

The criteria as transposed in Irish legislation are grouped under three headings:

- Characteristics of the Proposed Development
- Location of Proposed Development
- Types and Characteristics of Potential Impacts

The DoEHLG Guidance Document 'Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development' states that *'those responsible for making the decision must exercise their best professional judgement, taking account of considerations such as the nature and size of the proposed development, the environmental sensitivity of the area and the nature of the potential effects of the development. In general, it is not intended that special studies or technological evaluations will be necessary for the purposes of making a decision'*.

The criteria have been reviewed as part of this screening assessment and are discussed in more detail, with reference to the development, in Section 6.0 below

## 6.0 RESULTS OF MANDATORY EIA SCREENING ASSESSMENT

The following table describes the circumstances where an EIA is mandatory under the relevant legislation as described above and demonstrates how the project under consideration does not meet these criteria.

Mandatory EIA Threshold	Regulatory Reference	Response
Does the proposed development involve:  Construction of more than 500 dwelling units  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	Part 2 in Schedule 5 of the Planning & Development Regulations 2001 - 2018  Class (b)(i) Paragraph 10  Class (b)(iv) Paragraph 10	The development proposes the construction of 88 no. apartment units in two separate apartment blocks; a two storey library building; and a bicycle store.  The site area of 0.65 hectares is well below the 2 hectare threshold of a business district and the 10 hectares threshold for urban development in the case of other parts of a built-up area.  <b>Mandatory Threshold Trigger not reached</b>

**Table 6.1** Screening Matrix for Mandatory EIA

## 7.0 RESULTS OF SUB THRESHOLD EIA SCREENING ASSESSMENT

The mandatory EIA threshold trigger has not been reached and so an assessment for sub-threshold EIA is undertaken. The criteria for determining whether development listed in Part 2 of Schedule 5 should be subject to an Environmental Impact Assessment is detailed in Schedule 7 of the Planning & Development Regulations 2001 – 2018. Each of the criteria are assessed hereunder.

### 7.1 Characteristics of the Proposed Development

Table 7.1 considers the characteristics of the proposed development and its potential to impact on the environment, on its own or in combination with other potential developments, in the region.

Screening Criteria	Construction Impacts	Operational Impacts
<b>Size of the proposed development</b>	The construction works are confined to an area of 0.65 hectares and will be completed over an estimated 30 month period. A Construction & Environmental Management Plan (CEMP) will be in place for the construction phase.  With mitigation measures detailed in the CEMP no significant negative impacts are likely.	The development proposes 88 no. apartments and a library on a site of just over 0.65 hectares in area. The brownfield site already comprises residential and community uses and the proposed development seeks to intensify these uses, whilst enhancing the public realm and overall urban environment. The site adjoins other established urban uses including residential, commercial and community uses and is well connected in terms of public transport and pedestrian and cycle links  Having regard to the size of the proposed development, on brownfield which is infill in nature, the potential for significant impacts on the environment are not anticipated.
<b>Cumulation with other proposed developments</b>	Section 2.2 of this report details the other planning permissions granted in the vicinity of the site. These sites are in separate ownership and are removed from the subject site by means of roads and third	The proposed development is located near other residential units and an existing Leisureplex facility. The sites which have the benefit of planning permission as detailed in Section 2.2 of this report are in need of

	<p>party properties. If all sites were to undergo construction at the same time, temporary negative impacts could accrue, primarily arising from noise, dust, visual impact and construction traffic.</p> <p>However, neighbouring permitted developments will be obliged to operate within acceptable, established environmental parameters which will mitigate the potential for adverse impacts. Further, development has been conditioned to be managed in accordance with a CEMP to be agreed with the planning authority</p> <p>Accordingly, no significant negative, long term impacts are likely.</p>	<p>regeneration and revitalisation and have been identified for development within the Stillorgan LAP.</p> <p>It is considered that the proposed development in combination with other permitted development in the area is likely to positively impact on the area, enhancing the visual appearance of the area and improving the public realm as well as providing for much needed housing and diversity in house type.</p> <p>With mitigation measures in place no significant negative impacts are likely.</p>
<b>Use of natural resources</b>	<p>Much of the site has been subjected to significant modern impact and is brownfield in nature. No greenfield land is being absorbed to accommodate the development proposal.</p> <p>Energy, including electricity and fuels, will be required during the construction phase. The construction process will include use of various raw materials. No out of the ordinary use of natural resources is likely during the construction process.</p> <p>No significant negative impacts are likely.</p>	<p>The site has been zoned to facilitate the orderly and planned growth of Stillorgan and is identified as a regeneration site.</p> <p>Water, consumption of electricity and energy related to the occupancy of the residential units and library facility will be required. No out of the ordinary use of natural resources is likely during the operation phase.</p> <p>No significant negative impacts are likely.</p>
<b>Production of Waste</b>	<p>The construction process will result in some construction related waste. It will be necessary to demolish buildings with a total gross floor area of 1,500sqm. Demolition works will occur in accordance with the procedures detailed in the CEMP and waste will be disposed of to a licensed waste facility in compliance with the CEMP.</p> <p>No significant negative impacts are likely.</p>	<p>Operational waste generated will be domestic waste from the residential units and commercial waste from the library facility. All domestic and commercial waste will be disposed of by a licensed waste contractor.</p> <p>No significant negative impacts are likely.</p>
<b>Pollution and Nuisances</b>	<p>The construction process has the potential to cause nuisance related to noise, dust and vibration impacts. The CEMP details measures to mitigate likely impacts. The proposed development will be subject to normal conditions related to construction working hours to protect the residential amenity of the area.</p> <p>With mitigation measures in place no significant negative impacts are likely.</p>	<p>An Operational Waste Management Plan will put in place measures to avoid and / or mitigate pollution from operational waste.</p> <p>With mitigation measures in place no significant negative impacts are likely.</p>
<b>Risk of Major Accidents</b>	<p>None foreseen, subject to strict compliance with building regulations and environmental controls.</p> <p>No significant negative impacts are likely.</p>	<p>None foreseen, subject to strict compliance with building regulations and environmental controls.</p> <p>No significant negative impacts are likely.</p>
<b>Risks to Human Health</b>	<p>The CEMP will detail measures to mitigate any likely impacts associated with noise, dust or pollution from the construction process.</p> <p>With mitigation measures in place no significant negative impacts are likely.</p>	<p>The proposed development will be connected to public water and sewer infrastructure. No emissions other than from air conditioning and heating units are anticipated.</p> <p>No significant negative impacts are likely.</p>

**Table 7.1** Characteristics of the Proposed Development Matrix

## 7.2 Location of Proposed Development

The proposed site is not located within any designated or protected sites under EU or National legislation. The following table, Table 7.2, assess the impacts of the proposed development in relation to its location.

Screening Criteria	Response
<b>Existing and Approved Landuse</b>	<p>The proposed development will result in the regeneration of an existing brownfield, underutilised site and the provision of a new library facility for the community.</p> <p>The completed development will not result in a change of use on site having regard to the existing vacant residential units and the existence of the public library. The proposed development will provide for additional residential units and accommodate diversity of unit type in an urban environment which has experienced overall population decline. The proposed use is compatible with the existing land use.</p> <p>No significant negative impacts are likely.</p>
<b>Abundance, Quality and Regenerative Capacity of Natural Resources</b>	<p>The subject site is brownfield in nature and is not sensitive in terms of natural resources. Much of the site has been subjected to significant modern impact with significant ground alteration in the past resulting in the removal of old ground surfaces. The established tree belt on the eastern boundary of the site adjoining the N11 is to be retained.</p> <p>No significant negative impacts are likely.</p>
<b>Wetlands and Watercourses</b>	<p>There are no watercourses or any other wetland features within or immediately adjacent to the site. There are two streams within the local river catchment – the Priory Stream and Brewery Stream - located c. 200 m to the northeast and c. 400 m to the southeast of the site respectively. Neither of these watercourses is a ‘Designated Salmonid River’ under the European Communities (Quality of Salmonid Waters) Regulations 1988, as amended.</p> <p>The Engineering Report confirms that the development will not result in a significant increase in foul discharge from the site. Foul water from the existing buildings currently enters the public sewer and is treated via the existing licensed Ringsend Waste Water Treatment System.</p> <p>There are no wetlands or watercourses likely to be impacted by the construction of the proposed development.</p>
<b>Coastal Zones</b>	<p>At its closest point, the proposed development is situated 1.89 km from the South Dublin Bay coastline. The distance from the coast is adequate to predict that there will be no impacts upon this area, its habitats or their protected species.</p> <p>Having regard to the distance of the site from the coast and the intervening urban landscape of varying sizes and heights, it is unlikely that the proposed development will be viewed from the coastal zone</p> <p>There are no coastal zones affected by the proposed development.</p>
<b>Mountain and Forest Areas</b>	<p>There are no mountain ranges or forest areas in, adjoining or in proximity to the subject site and which are likely to be affected by the proposed development.</p>
<b>Nature Reserves and Parks</b>	<p>No Nature Reserves or Parks will be affected by the proposed development.</p>
<b>Nationally Designated Sites</b>	<p>There are no national sites (i.e. Natural Heritage Areas (NHA) or proposed Natural Heritage Areas (pNHAs) within, or adjacent to the site. Similarly, there are no Recorded Monuments or features within the site.</p> <p>No nationally designated sites will be affected by the proposed development.</p>
<b>European Sites</b>	<p>As stated in the AA Screening Report accompanying the development proposal, the site does not overlap or adjoin any European sites. The nearest European site is the South Dublin Bay Special Area of Conservation (SAC; site code 210), and South Dublin Bay and River Tolka Estuary Special Protection Area (SPA; site code 4024), located c. 1.9 km downstream in Dublin Bay.</p>

	<p>The AA Screening Report determined that it <i>could be</i> excluded on the basis of objective information that the proposed development, either alone or in combination with other plans or projects could have Likely Significant Effects (LSEs) on European sites.</p> <p>No European sites will be affected by the proposed development.</p>
<b>Environmental Quality Standards</b>	<p>The proposed development is considered unlikely to result in exceedance of Environmental Quality Standards. The potential for impacts on Environmental Quality Standards will be minimised through implementation of appropriate best practice measures and adherence to the CEMP.</p>
<b>Densely Populated Areas</b>	<p>The site is appropriately zoned to facilitate development and has been identified for regeneration. The principle of the proposed development on the land has been planned under the LAP and a Strategic Environmental Assessment (SEA) has been undertaken in support of its vision.</p> <p>Located within the suburbs of Dublin city, Stillorgan has been identified as a Secondary Centre and identified for significant population growth. With a population of 17,300 persons in 2016, Stillorgan has been identified for growth in the LAP. The Dun Laoghaire Rathdown Development Plan 2016 – 2022 (CDP) strategically plans for the future growth of the area in accordance with the proper planning and sustainable development of the area and considers that the city and its suburbs is well placed to accommodate increased residential supply.</p>
<b>Landscapes of Historical, Cultural or Archaeological Significance</b>	<p>There are no protected structures, protected features or protected landscapes within or in proximity to the subject site. The site has been heavily modified and previously excavated to accommodate development.</p> <p>No landscapes of historical, cultural or archaeological significance are likely to be impacted by the proposed development.</p>

**Table 7.2** Location of Proposed Development Matrix

### 7.3 Characteristics of Potential Impacts

The characteristics of potential impacts arising from the proposed development are detailed in Table 7.3.

Screening Criteria	Construction Impacts		Operational Impacts
<b>Extent of the Impact</b>	<p>The site size is 0.65 hectares. The site is located within the centre of an urbanised environment, namely Stillorgan, that is well served by public transport. A Construction Traffic Management Plan will be put in place to mitigate negative impacts on traffic flow. Other temporary impacts are likely to be local in nature.</p> <p>With mitigation measures in place no significant negative impacts are likely.</p>		<p>The site is located in an urbanised environment and has been identified suitable to accommodate high density. The proposed development will provide 88 no. units. The proposed density of development is appropriate, given the level of services, amenities, infrastructure and public transport available in the area.</p> <p>No significant negative impacts are likely.</p>
<b>Transfrontier Nature of the Impact</b>	<p>There are no construction phase transboundary impacts.</p>		<p>There are no operational phase transboundary impacts.</p>
<b>Magnitude and Complexity of the Impact</b>	<b>Population &amp; Human Health</b>	<p>Potential slight negative impact to local residents during works phase, arising from traffic, noise and dust albeit temporary in nature. Compliance with the CEMP will mitigate any significant impacts arising.</p>	<p>The operational impact of the development will be positive, providing for much needed apartment living and affording diversity of tenure to existing and future populations.</p>

	<p><b>Biodiversity</b></p>	<p>An ecological appraisal report has been prepared by Aecom in support of the proposed development and confirmed there was no protected flora or fauna within the site. The report established that there were no 'Annex 1' habitats within the site or environs and no 'scheduled' invasive species were recorded. There were no potential otter or badger breeding or resting sites identified. Some of the houses had potential to accommodate roosting bats although none were identified.</p> <p>A number of mitigation measures are proposed within the Ecological Appraisal Report to limit the potential disturbance to habitats and species within and adjoining the site.</p> <p>No negative impacts are likely to arise</p>	<p>No likely significant negative impacts are likely to arise from the operational stage.</p>
	<p><b>Land &amp; Soils</b></p>	<p>There are likely to be negligible impacts on land and soils, as significant areas of the site have already been subjected to significant areas of modern ground disturbance. Excavated soil will be reused for landscaping.</p> <p>Significant impacts are not anticipated.</p>	<p>No likely significant negative impacts are likely to arise from the operational stage.</p>
	<p><b>Water &amp; Hydrogeology</b></p>	<p>Overall, the proposed development is relatively small in scale and poses a low risk to water quality during the construction period. Surface water during construction shall be discharged to the public sewer. The site is not located within any area identified for flooding.</p> <p>Significant impacts are not anticipated.</p>	<p>It is proposed that surface water is to be attenuated on site before discharging into the public system, thereby improving on the existing system. The Engineering Report confirms there will be no significant increase in foul discharge from the site. Foul water from the existing buildings currently enters the public sewer and is treated via the existing licensed Ringsend Waste Water Treatment System.</p> <p>No likely significant negative impacts are likely to arise from the operational stage</p>
	<p><b>Air &amp; Climate</b></p>	<p>Emissions during works phase will be minimised through best practice and will be controlled in accordance with minimum standards and best practice set out in the CEMP.</p> <p>Significant impacts are not anticipated.</p>	<p>Traffic emissions are not considered likely to be significantly increased as a result of the proposed development. A Travel Plan has been prepared in support of the development and seeks to reduce travel by car.</p> <p>No likely significant negative impacts are likely to arise from the operational stage</p>
	<p><b>Noise &amp; Vibration</b></p>	<p>Noise during the construction phase and in particular during the demolition of buildings may result in nuisance. However, any impact will be temporary in nature. Noise and vibration during the works phase will be minimised</p>	<p>An Acoustic Design Strategy was undertaken and has been implemented within the development to demonstrate that suitable care and attention has been applied in mitigating and minimising noise impact to</p>

	<p>through best practice, in accordance with principles set out in the CEMP.</p> <p>Significant impacts are not anticipated.</p>	<p>such an extent that an adverse noise impact will be avoided in the final development. The report concludes that all residents will enjoy a 'Good' internal noise environment when the appropriate enhanced acoustic glazing and mechanical ventilation is employed.</p> <p>Subject to mitigation no likely significant negative impacts are likely to arise from the operational stage</p>
<b>Landscape</b>	<p>The existing visual appearance and public realm of the site is poor. Any potential negative impacts arising during construction will be temporary in nature and will be minimised when viewed from the N11 due the retention of the existing tree belt.</p> <p>Significant adverse and long terms impacts are not anticipated.</p>	<p>The proposal will result in a change to the landscape although the impact is considered to be long-term, positive in nature, having regard to the existing derelict appearance of the site and the proposal to significantly enhance the public realm.</p> <p>No likely significant negative impacts are likely to arise from the operational stage</p>
<b>Material Assets</b>	<p>There could be potential temporary impacts to residences in the vicinity of the site during the construction period, but such impacts will be controlled and managed by the site contractor, in accordance with an agreed CEMP.</p> <p>Significant adverse and long terms impacts are not anticipated.</p>	<p>The site is well positioned adjoining existing services and facilities, in proximity to public bus transport. Whilst the occupation of 88 no. additional residential units is likely to result in an increase in population in the area, it is noted that the area did in the past experience significant population decline. It is possible that the proposed development may result in short term pressure on existing services and facilities in the area but this is likely to correct itself on foot of market demand in the long term. The provision of a new public library is considered positive.</p> <p>No likely significant negative impacts are likely to arise from the operational stage</p>
<b>Cultural Heritage</b>	<p>There are no protected structures, protected features or protected landscapes within or in proximity to the subject site. The site has been heavily modified and previously excavated to accommodate development.</p> <p>Significant impacts are not anticipated.</p>	<p>No likely significant negative impacts are likely to arise from the operational stage</p>
<b>Interactions</b>	<p>There may be interaction between different environmental topics such as between the water environment and ecology and between ecology and landscape. However, no significant impacts due to interactions are anticipated given that a suite of best</p>	<p>There may be interaction between different environmental topics such as between the water environment and ecology and between ecology and landscape. However, no</p>

		practice works measures have been incorporated into the project in accordance with the principles set out in the CEMP.	significant impacts due to interactions are anticipated given that a suite of best practice works measures have been incorporated into the project design.
	<b>Overall</b>	The impacts of all aspects of the development have been considered. It is anticipated that there will not be any significant effects on the receiving environment during construction given that a suite of best practice works measures have been incorporated into the CEMP and mitigation measures are in place as detailed in the reports listed in Section 3.0 of this report.	The design and operational phase of the development has been informed by a suite of environmental studies as detailed in Section 3.0 of this report and which propose mitigation measures to ensure that there will be no significant effects on the receiving environment.
<b>Probability of the Impact</b>	Some level of construction impacts is highly probable, but these will be mitigated by the CEMP.		The operational phase will inevitably change the environment. Measures are in place to avoid, reduce, or mitigate any likely negative impacts.
<b>Duration, Frequency and Reversibility of the Impact</b>	<p>The construction impacts will commence within approximately 6 - 9 months of consent approval; they will be short-medium term, over a period of c 25 months. No permanent negative impacts are anticipated as a result of the construction phase of the project.</p> <p>The CEMP will avoid, reduce or mitigate construction impacts related to noise, dust and traffic.</p> <p>No significant negative impacts are likely.</p>		<p>The development will be occupied all year round and impacts will be irreversible. The proposed development will enhance rather than detract from the area, remediating a partially vacant and derelict looking site, reintroducing it back into urban use and enhancing the public realm.</p> <p>The design and landscaping of the proposed development has avoided, reduced or mitigated significant negative impacts in relation to acoustics; adjacent properties and wind impacts on pedestrians, as detailed in associated reports to accompany the proposed development.</p>

**Table 7.3** Characteristics of Potential Impacts

## 8.0 ASSESSMENT FINDINGS

This screening report has been carried out in accordance with a methodology that is based on Environmental Impact Assessment (EIA), Guidance for Consent Authorities regarding Sub-threshold Development (EPA, 2003), The European Commission Guidelines on EIA Screening (June 2001) and the provisions of the Planning & Development Act 2000 – 2018 and the Planning & Development Act 2001 – 2018.

### 8.1 Mandatory EIA

The development does not exceed any of the thresholds set out in Part 1 or Part 2 type projects as detailed in Schedule 5 of the Planning & Development Regulations 2001 – 2018, that would trigger a mandatory requirement to prepare an EIS.

## 8.2 Sub Threshold Development

The proposed development is sub-threshold and has been assessed on that basis and in accordance with information set out in Schedule 7 and 7A of the Planning & Development Regulations 2001 – 2018.

### 8.2.1 Characteristics of the Proposed Development

Having regard to the nature and scale of the proposed project, there are not anticipated to be any significant effects on the environment (See Table 7.1). The site of the proposed work is located in an urbanised environment on appropriately zoned land. The site is brownfield in nature and the proposed development seeks to regenerate the land in accordance with the provisions of the adopted LAP. The proposed development will provide much needed residential development in the area, comprising a typology and unit size that is required for an ageing population.

### 8.2.2 Location of the Proposed Development

The proposed works are not located within or adjoining any designated European or national protected site. There are no watercourses within or in the immediate vicinity of the site. The subject site is brownfield in nature and is not sensitive in terms of natural resources. Much of the site has been subjected to significant modern impact with significant ground alteration resulting in the removal of old ground surfaces. The established tree belt on the eastern boundary of the site adjoining the N11 is to be retained. Best practice and control measures as set out in the accompanying CEMP will be adopted to ensure avoidance of potential impacts on the environment during construction.

### 8.2.3 Characteristics of Potential Impacts

The potential impacts of the proposed development have been considered and best works / construction practice measures to avoid these impacts has been included in the design of the development. With the implementation of appropriate measures, no significant effects on the environment are anticipated.

### 8.2.4 Likely Significant Effects

The development will be occupied all year round and impacts will be irreversible. The proposed development will enhance rather than detract from the area, remediating a partially vacant and derelict looking site, reintroducing it back into urban use and enhancing the public realm.

The design and landscaping of the proposed development has avoided, reduced or mitigated significant negative impacts in relation to acoustics; adjacent properties and wind impacts on pedestrians, as detailed in associated reports to accompany the proposed development.

## 9.0 CONCLUDING STATEMENT AND RECOMMENDATION

Based on the information gathered during this study, it is recommended that Dun Laoghaire Rathdown County Council determines that the proposed development would not be likely to have significant impacts on the environment and that the proposed mixed use development, comprising of residential units and a public library, on land at St. Laurence's Park Stillorgan, does not require Environmental Impact Assessment.