

ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REPORT

IN RELATION TO

A LOCAL AUTHORITY HOUSING PROPOSAL

AT

BALLYOGAN, DUBLIN 18

PREPARED FOR



PREPARED BY



FEBRUARY 2019

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1.0 INTRODUCTION

McGill Planning Limited has conducted this report on behalf of Dún Laoghaire Rathdown County Council to establish the requirement, or otherwise, for an Environmental Impact Assessment Report (EIAR) for a proposed development on a site at Ballyogan.

2.0 SITE DESCRIPTION

The subject site is a greenfield site of approximately 2.4ha. The M50 is north-east of the site. The site is surrounded on all other sides by residential areas of predominantly 2-storey, own door housing. Towards the south east of the site there are 3-storey duplex units. The site is a c. 300m walk from the Ballyogan Wood Luas stop.

The entire site is zoned “Objective A: To protect and-or improve residential amenity” in the Dun Laoghaire Rathdown County Development Plan 2016-2022. “Residential” is a permitted in principle use. The site is also designated as a County Council Housing Programme Site.

Figure 1-Site Location



(Source: google.ie 2018)

3.0 PROJECT DESCRIPTION

The proposed scheme will see a development of 119 residential units (59 no. two bed houses, 8 no. three bed houses, and 52 no. apartments over 4 storeys) and all associated infrastructure necessary. This includes a network of foul water and surface water pipes, watermains, roads, footpaths and car parking (146 spaces). The duration of the development construction phase is estimated to be 2 years.

4.0 REQUIREMENTS FOR ENVIRONMENTAL IMPACT ASSESSMENT

Legislative Context

Certain public and private projects that are likely to have significant effects on the environment are subject to EIA requirements derived from EIA Directive 85/337/EC (as amended by Council Directive 97/11/EC, Directive 2003/35/EC, Directive 2009/31/EC, Directive 2011/92/EU and Directive 2014/52/EU).

The EIA Directives have been transposed into the Irish land use planning consent system by way of the Planning & Development Acts 2000 (as amended), and the Planning & Development Regulations 2001-18.

The most recent amendment to the Regulations - the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018) - transposed Directive 2014/52/EU into Irish law.

Complementary to the legislation is a range of guidelines produced by the EU and government agencies to inform the carrying out of EIA:

- Environmental Impact Assessment of Projects – Guidance on Scoping (2017)
- EU Guidance on EIA Screening (DG Environment 2001).
- Guidance on EIA Scoping (DG Environment 2001).
- EIA Review Checklist (DG Environment 2001).
- Guidelines on Information to be Contained in an Environmental Impact Statement (EPA 2002).
- Study on the Assessment of Indirect & Cumulative Impacts as well as Impact Interaction (DG Environment 2002).
- Environmental Impact Assessment (EIA), Guidance for Consent Authorities Regarding Sub-Threshold Development (DoEHLG 2003).
- Advice Notes on Current Practice (in preparation of Environmental Impact Statements) (EPA 2003).
- Development Management Guidelines (DoEHLG, 2007).
- Draft Guidelines on the information to be contained in environmental impact assessment reports, EPA, August 2017
- Transposition of 2014 EIA Directive (2014/52/EU) in the Land Use Planning and EPA Licencing Systems - Key Issues Consultation Paper, Department of Environment, Community and Local Government, 2017.
- Circular letter PL 1/2017 - Advice on Administrative Provisions in Advance of Transposition (2017).
- Environmental Impact Assessment of Projects – Guidance on the Preparation of the Environmental Impact Assessment Report (2017)
- Environmental Impact Assessment of Projects – Guidance on Screening (2017)

- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment, August 2018

Definition of EIA

Article 171A of the 2018 Regulations defines ‘*environmental impact assessment*’ as a process

(a) consisting of:

- (i) *the preparation of an environmental impact assessment report by the applicant in accordance with this Act and regulations made thereunder,*
- (ii) *the carrying out of consultations in accordance with this Act and regulations made thereunder,*
- (iii) *the examination by the planning authority or the Board, as the case may be, of-*
 - I) *the information contained in the environmental impact assessment report,*
 - II) *any supplementary information provided, where necessary, by the applicant in accordance with section 172(1D) and (1E), and*
 - III) *any relevant information received through the consultations carried out pursuant to subparagraph (ii),*
- (iv) *the reasoned conclusion by the planning authority or the Board, as the case may be, on the significant effects on the environment of the proposed development, taking into account the results of the examination carried out pursuant to subparagraph (iii) and, where appropriate, its own supplementary examination, and*
- (v) *the integration of the reasoned conclusion of the planning authority or the Board, as the case may be, into the decision on the proposed development, and*

(b) which includes:

- (i) *an examination, analysis and evaluation, carried out by the planning authority or the Board, as the case may be, in accordance with this Part and regulations made thereunder, that identifies, describes and assesses, in an appropriate manner, in the light of each individual case, the direct and indirect significant effects of the proposed development on the following:*
 - I) *population and human health;*
 - II) *biodiversity, with particular attention to species and habitats protected under the Habitats Directive and the Birds Directive;*
 - III) *land, soil, water, air and climate;*
 - IV) *material assets, cultural heritage and the landscape;*
 - V) *the interaction between the factors mentioned in clauses (I) to (IV), and*

- (ii) *as regards the factors mentioned in subparagraph (i)(I) to (V), such examination, analysis and evaluation of the expected direct and indirect significant effects on the environment derived from the vulnerability of the proposed development to risks of major accidents or disasters, or both major accidents and disasters, that are relevant to that development;*

EIA Screening for Local Authority Development

Section 172(1)(a) of the Act states that an EIA shall be carried out by the planning authority or the Board in respect of an application for consent for proposed development where the proposed development would be of a class specified in Part 1 or Part 2 of Schedule 5 of the Planning and Development Regulations 2001, and either such development would equal or exceed any relevant quantity, area or other limit specified in that Part, or no quantity, area or other limit is specified in that Part in respect of the development concerned,

Section 172(1)(b) states that EIA shall also be carried out where the proposed development would be of a class specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001, does not equal or exceed the relevant quantity, area or other limit specified but it is concluded, determined or decided (by the local authority, planning authority, an Bord Pleanála, a state authority) Minister, as the case may be) that the proposed development is likely to have a significant effect on the environment.

Section 172(1)(b) relates to “*sub-threshold*” development which is defined in Article 92 of the Regulations as “development of a type set out in Part 2 of Schedule 5 which does not equal or exceed, as the case may be, a quantity, area or other limit specified in that Schedule in respect of the relevant class of development.”

Section 176(A) of the Act defines ‘*screening for environmental impact assessment*’ as “.. a determination—
(a) *as to whether a proposed development would be likely to have significant effects on the environment, and*
(b) *if the development would be likely to have such effects, that an environmental impact assessment is required.*”

Article 120 of the Regulations state the following with regard local authority sub-threshold development:

- (1) (a) *Where a local authority proposes to carry out a subthreshold development, the authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.*
(b) *Where the local authority concludes, based on such preliminary examination, that—*
(i) *there is no real likelihood of significant effects on the environment arising from the proposed development, it shall conclude that an EIA is not required,*

(ii) there is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development, it shall prepare, or cause to be prepared, the information specified in Schedule 7A for the purposes of a screening determination, or
(iii) there is a real likelihood of significant effects on the environment arising from the proposed development, it shall—
(I) conclude that the development would be likely to have such effects, and
(II) prepare, or cause to be prepared, an EIAR in respect of the development.

(1A) (a) Where the local authority prepares, or causes to be prepared, the information specified in Schedule 7A, the information shall be accompanied by any further relevant information on the characteristics of the proposed development and its likely significant effects on the environment, including, where relevant, information on how the available results of other relevant assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive have been taken into account.

(b) Where the local authority prepares, or causes to be prepared, the information specified in Schedule 7A, the information may be accompanied by a description of the features, if any, of the proposed development and the measures, if any, envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment of the development.

(1B) (a) Where the information specified in Schedule 7A and sub article (1A) is prepared in respect of a proposed subthreshold development, the local authority shall carry out an examination of, at the least, the nature, size or location of the development for the purposes of a screening determination.

(b) The local authority shall make a screening determination and—
(i) if such determination is that there is no real likelihood of significant effects on the environment arising from the proposed development, it shall determine that an EIA is not required, or
(ii) if such determination is that there is a real likelihood of significant effects on the environment arising from the proposed development, it shall—
(I) determine that the development would be likely to have such effects, and
(II) prepare, or cause to be prepared, an EIAR in respect of the development.

Schedule 7A of the Regulations lists the information to be provided by the applicant for the purposes of screening sub-threshold development for EIA. These are:

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

(b) a description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.

2. A description of the aspects of the environment likely to be significantly affected by the proposed development.

3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from—

(a) the expected residues and emissions and the production of waste, where relevant, and

(b) the use of natural resources, in particular soil, land, water and biodiversity.

Paragraph 4 of Schedule 7A also states the “*the compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.*”

Schedule 7 of the Regulations lists the criteria for determining whether Development listed in Part 2 of Schedule 5 should be subject to an EIA. These are:

1. Characteristics of proposed development

The characteristics of proposed development, in particular—

(a) the size and design of the whole of the proposed development,

(b) cumulation with other existing development and/or development the subject of a consent for proposed development for the purposes of section 172(1A) (b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact

Assessment Directive by or under any other enactment,

(c) the nature of any associated demolition works,

(d) the use of natural resources, in particular land, soil, water and biodiversity,

(e) the production of waste,

(f) pollution and nuisances,

(g) the risk of major accidents, and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge, and

(h) the risks to human health (for example, due to water contamination or air pollution).

2. Location of proposed development

The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to—

(a) the existing and approved land use,

(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 and sites of historical, cultural or archaeological significance.

3. Types and characteristics of potential impacts

The likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2, with regard to the impact of the project on the factors specified in paragraph (b)(i)(I) to (V) of the definition of 'environmental impact assessment report' in section 171A of the Act, taking into account—

(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 EIAR SCREENING ASSESSMENT

The screening assessment applies the legislative requirements outlined in Section 4 to establish the need or otherwise for an EIA for the proposed development at Ballyogan.

Assessment Against Schedule 5 - Mandatory Classes & Types of Development

10(b) of Part 2 of Schedule 5 of the Regulations states that an EIAR is mandatory for certain Infrastructure Projects including the following:

- (i) *Construction of more than 500 dwelling units;*
- (iv) *Urban development which would involve an area greater than 2 ha in the case of business district; 10 ha in the case of other parts of a built-up area; and 20 ha elsewhere.*

In this case it is noted that the residential proposal is for 119 residential units and is significantly less than the 500 unit threshold.

In relation to “urban development” the site comprises 2.4ha, is zoned for residential development and is located in a residential area along Ballyogan Road. The site is not a “business district” but within a “built up area”. The site is significantly below the 10ha threshold.

Sub-Threshold Assessment

In accordance with Article 120(1)(b)(ii) it is considered that, notwithstanding the sub-threshold nature of the development, there remains some doubt regarding the likelihood of significant effects on the environment arising from the proposed development.

In this regard a screening determination is set out below. To avoid duplication and as is allowed for under paragraph 4 of Schedule 7A the determination is carried out under the headings set out in Schedule 7.

The determination has regard to all the drawings and reports prepared as part of the application including architectural drawings and schedules, drainage and water supply details, Appropriate Assessment Screening Report, Ecological Impact Assessment and Construction Management Plan.

(A) Characteristics of Projects

(i) The size and design of the whole project

The site is a greenfield site with an area of c. 2.4ha. The proposed development will contain 119 residential units (59 no. two bed houses, 8 no. three bed houses, and 52 no. apartments over 4 storeys). There is a large amount of open space proposed within the scheme and there will be a new pedestrian entrance opening the site up to the Ballyogan Wood Luas stop. The scheme has been designed to the highest architectural and design standards.

(ii) 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

This scheme would see the consolidation of this residential area north of Ballyogan Road. Currently the population of the immediate area is c.387 people and has a housing stock of 113 units (Source: CSO 2016). The proposed development will offer an increased population and wider range of house types. The cumulative effects of the development with adjoining areas was considered as part of the SEA for the County Development Plan which zoned this land for residential development.

(iii) the nature of any associated demolition works

There are no demolition works proposed as part of the development.

(iv) The use of natural resources in particular land, soil, water and biodiversity:

The existing site is a greenfield site containing the following habitat types: dry meadow and grassy verges, wet grassland, scrub, treelines, hedgerows, bare ground and artificial surfaces all of which are rated only local ecological importance. In relation to fauna, several common bird species were recorded on site by the scheme ecologist (starling, robin, bleutit, magpie, bullfinch). No evidence of bat roosting areas on site were recovered although the trees may be of importance as a linear landscape feature for foraging and commuting bats. No evidence of any terrestrial mammals was recorded during the site visit, however the presence of large areas of impenetrable bramble prohibited a thorough search of all areas on the site and therefore the potential for the site to host badger, pygmy shrew or hedgehog cannot be ruled out.

(v) The production of waste:

All waste arising from the construction will be managed and disposed of in accordance with all current legal and industrial standards including

- Waste Management Act 1996 as amended and associated Regulations.
- Litter act 1997
- Packaging regulations 2003
- Waste Management Plan for the Dublin Region 2005 -2010

The following publications are to be referenced during the construction of the works for the disposal of waste.

- Best Practice Guidance on the preparation of waste management plans for construction and demolition projects.
- Construction and Demolition Waste Management hand book.

There will be limited disposal of material off site as it is proposed to store all excavated material on site for reuse and there is no demolition of buildings. General construction waste which can be recycled such as timber, plastic and metals will be segregated on site and collected by an approved collection contractor.

There will be a general skip for C & D waste not suitable for recycling. This skip will include wet waste including food waste, contaminated cardboard. No burning of waste will be permitted on site.

The Contractor will be required to provide records of all waste disposed from the site. These records will contain information on haulage contractor, location of disposal of the material, quantity of material disposed, licences for the reception facility and licences for the haulage contractor.

At operation stage, municipal waste will be generated by each dwelling. Waste collection will be weekly by a registered waste operator e.g. Panda, Greyhound etc.

(vi) Pollution and nuisances:

The only potential sources of pollution from the proposed development will be emissions to air, water and noise pollution.

Surface water

The surface water generated from the proposed development will discharge to two existing surface water drains, one located to the north of the site and one located to the southeast of the site (further details can be found in the Drainage and Water Supply Report (Nicholas O'Dwyer Ltd, 2018)). From here, the surface water will join

the existing surface water network (separate to the foul water network) and discharge to local watercourses within the Ovaca-Vartry water catchment which ultimately outfall to Killiney Bay.

There will be three attenuation areas within the proposed development site, each with associated hydrobrakes, and all surface water will be attenuated to greenfield runoff levels. The surface water drainage network within the site will incorporate multiple Sustainable Urban Drainage Systems (SUDS) measures including:

- **Underground storage:** storage by use of underground filter stone areas will provide a maintenance free system of retention of surface water. Flow of water through filter pipes will enable the excess discharge to flow out within the filter bed.
- **Swales:** the position of swales around the perimeter roads and access route areas will mitigate the provision of drainage pipes to these roads. Swales will have a stone filter surround and porous pipe to slowly discharge the surface water.
- **Porous paving:** the car parking areas for the apartments are designed with porous paving which will also utilise planar infiltration drainage through the stone sub-base below to an infiltration drain (includes some local storage for attenuation).
- **Tree bases and planting areas:** where trees and plants are located along parking areas, there will be a system of filters and gully connections to a tree pit storage system which will incorporate surplus water retention. This system combined with the porous paving will reduce the flow rate from roads and paving and provide an additional filter for pollutants.
- **Filter drainage:** filter drains will be incorporated into the design of the proposed development.

Foul Water

The foul water generated from the proposed development will discharge to two existing foul water drains, one located to the north of the site and one located to the southeast of the site (further details can be found in the Drainage and Water Supply Report (Nicholas O'Dwyer Ltd, 2018)). From here, the foul water will travel via the existing public foul drainage network to Shanganagh Waste Water Treatment Plant (WWTP) for treatment prior to discharge at Killiney Bay. The proposed development will have an overall P.E (Population Equivalent) of 408.

Air & Noise Pollution

Noise

The noise levels as scheduled below will only be permitted when consent has been obtained.

The ambient noise level, Leq from all sources when measured 2.0m above the ground at any monitoring station shall either not exceed the appropriate level given in the schedule or not exceed by more than 3dB(A) the existing ambient noise level, Leq at the monitoring station measured over the same period, whichever is the greater. The maximum sound level shall not exceed the level given in the schedule. The contractor may be given permission to carry out works which exceed the levels in the schedule, provided that 5 working days' notice from the date and timing of these works is given to the Employers Representative and Dun Laoghaire Rathdown County Council. After consultations with the Local authority and any other interested body a decision will be given within 3 working days of receipt of the notice.

Days and Times	Hours	dB Laeq, 1hr	dB Lamax
Monday to Friday	7.00 - 18.00	70	80
Monday to Friday	18.00 - 22.00	60	65
Saturday	08.00 - 18.00	65	75
Sundays and Public Holidays	00.00 - 24.00	60	65

At operation stage some additional noise arising from the traffic associated with the development will occur but will not be significant having regard to the existing context. Equally noise impact on the residential development from the M50 has been considered in the design and layout of residential units within the northern portion of the site.

Air (dust)

The Contractor shall ensure that adequate provision is made to damp down areas where activities are likely to create dust. Measures shall include spraying by pressure hoses to suppress dust and provision of bowers and suction road sweepers where appropriate.

Plant shall be sited and screened where necessary to minimise dust emissions. All stock piles of demolition or excavations shall be covered to prevent generation of dust. The Contractor shall take all necessary measures to prevent spillage onto public roads. The Contractor shall provide a wheel washing equipment or other methods as approved by the Employers Representative for all plant leaving the site area. Where mud or site material is carried out on to the public pavement the Contractor shall take all necessary steps to ensure the roads are cleaned immediately.

The contractor shall clean the public gullies in the vicinity of the site before the works commence and at regular intervals during the works to ensure there is no

blockages. The Contractor shall also undertake to replace any road markings in the vicinity of the site as and when the need arises.

(vii) 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:

The proposed development is fully residential and therefore the potential for accidents is considered very low. The scheme will be designed and constructed to the highest standards and best practice.

In relation to floodrisk, it is noted from the OPW Eastern CFRAM study that the subject site is not located within or adjacent a floodrisk area.

In relation to traffic management during construction the proposed scheme will have a new internal access road and connect to the existing road network at Ballyogan Drive. The site will be accessed from Ballyogan Road through Ballyogan Court and on to Ballyogan Drive.

The Traffic Management Plan is to be developed by the successful contractor prior to commencement of the works and submit to Dun Laoghaire Rathdown County Council for approval.

It is anticipated there will be minimum impact on the surrounding road network during the construction of the works. The main potential impact from construction traffic will be at the Ballyogan Road junction. It is proposed that restrictions on deliveries to the site will be requested on the Contractor during the school opening and closing times to reduce the potential delays caused to traffic.

During the construction of the new access junction on Ballyogan Drive there will be a requirement for a static lane closure which will reduce the width of the road slightly.

The appropriate level of signage and temporary traffic measures required for a static road closure and will there will be method statements and risk assessments developed by the PSCS during the construction stage.

Temporary safety or pedestrian barriers placed around the working area shall be clearly defined by temporary road signage and coning as specified in the Traffic Signs Manual.

It will be requested that the new site entrance be completed early in the construction programme so this will be the main construction access for the development. Provision shall always be made to maintain safe pedestrian passage along Ballyogan Drive.

The Contractor shall submit a developed Construction Stage Management Plan prior to commencement of the works. The Contractor shall appoint a representative as their liaison person to carry out consultations with the school and local stakeholders prior to commencement and during the construction works.

(viii) The risk to human health (for example due to water contamination or air pollution):

Temporary negative impacts to human health can occur during the construction phase due to noise, dust, air quality, visual and traffic impacts. These will be short term in nature and are not considered to be significant.

(B) Location of Proposed Development

(i) The existing and approved land use:

The site is currently a greenfield site with no buildings on it. It is located with a residentially zoned and serviced location capable of accommodating the quantum and form of development proposed.

(ii) The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground:

The receiving environment is one of an appropriately zoned and serviced development sites located within an established and accessible residential suburban location. The Strategic Environmental Assessment carried out for the County Development Plan considered residential development of this site.

The biodiversity on the site is of local importance only and typical of that found in the wider area.

(iii) The absorption capacity of the natural environment, paying particular attention to the following areas:

- (a) wetlands, riparian areas, river mouths;***
- (b) coastal zones and the marine environment;***
- (c) mountain and forest areas***
- (d) nature reserves and parks***
- (e) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive.***
- (f) 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***

- (g) densely populated areas**
- (h) landscapes and sites of historical, cultural or archaeological significance**

The subject lands are currently vacant, inaccessible to the public and offer little in terms of visual appearance or amenity. The site is located within an established residential area zoned and designated for further residential development.

The AA Screening Report confirms that the site does not lie within or adjacent to any Natura 2000 sites. Equally it is not located near nor will impact any nature reserves, wetlands or other environmentally sensitive areas.

(C) Characteristics of Potential Impacts

The likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2, with regard to the impact of the project on the factors specified in paragraph (b)(i)(I) to (V) of the definition of 'environmental impact assessment report' in section 171A of the Act, taking into account:

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

No significant effects have been identified in the above sections of this screening report.

During the construction phase there will be limited and short term local effects, but these will not be permanent or significant. The Construction Management Plan outlines a range of measures in relation to control of noise, dust, waste and traffic.

The development will be built in accordance with Building Regulations and when completed will operate in a sustainable manner.

The ecological impact of the project is limited to local level impacts. Potential significant effects have been identified in the case of bats, mammals and breeding birds. Several mitigations measures have been outlined including the following:

- Lighting proposals for the construction phase will adhere to the advice provided in *Bats and lighting – Guidance for Planners, Engineers, Architects and Developers* (Bat Conservation Ireland 2010), *Guidance Notes for the Reduction of Obtrusive Light GN01* (Institute of Lighting Professionals, 2011) and *Bats and Lighting in the UK – Bats and the Built Environment Series* (Bat Conservation Trust UK, January 2008). Construction stage lighting details shall be reviewed by a qualified bat ecologist. If necessary, the bat ecologist shall recommend adjustments to directional lighting (e.g. through cowls, shields or louvres) to restrict light to those areas where it is needed with a light level of 3 lux or less at ground level.
- Inaccessible areas of scrub will require a pre-works survey for signs of protected mammals (e.g. badger setts) in advance of site clearance. This will involve the presence of an ecologist on site to survey the areas of dense scrub as the vegetation is being removed. If a sett is uncovered, works must cease and advice from an ecologist will be sought to devise an appropriate mitigation strategy.
- In order to avoid disturbance of breeding birds, their nests, eggs and/or their unflown young, all works involving the removal of trees or hedgerows will be undertaken outside of the nesting season (1st March to 31st August inclusive).

The AA Screening Report states that there is a potential pathway between the proposed development site and downstream European sites via the local surface water network during the construction phase of the development. However, there is no possibility for significant effects on European sites for the following reasons:

- Any pollution event is likely to be short in duration (i.e. confined to storm events);
- The works will be short in duration (spanning a period of approximately 2 years); and,
- The distance between the subject lands and European sites means that it is extremely unlikely that sediments or pollutants from the proposed development will result in any discernible effects.

In terms of foul water generated it will be treated at Shanganagh WWTP before being discharged into Killiney Bay. Shanganagh WWTP currently operates below capacity and no significant effects from discharge arising from the proposed development are predicted.

No transboundary impacts are anticipated as the site is located wholly within DLRC administrative area. Equally it is not considered that there will be any negative cumulative impacts with adjoining residential developments.

6.0 CONCLUSION

In accordance with Article 120(1B)(b)(i) of the Planning & Development Regulations, 2001-2018 it is considered that there is no real likelihood of significant effects on the environment arising from the proposed development having regard to the following:

- The location, size and nature of this serviced site located in an established residential area and distance from protected and/or environmentally sensitive sites.
- The reasonable scale and quantum of residential development proposed and integration with adjoining land-uses.
- The existing environmental baseline and relative, local level impact on flora and fauna.
- The low risk to human health and safety arising out of the construction and operational phases of the development.

Accordingly, it is determined that an EIAR is not required in this instance.