

Part 8 Planning
Application -
Dun Laoghaire-
Rathdown
County Council

Environmental
Impact
Assessment
Screening
Report

Part 8 - Proposed
Residential
Development

Woodbrook DART
Gateway

For
Castlethorn and Dun
Laoghaire-Rathdown
County Council

June 2026

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1 INTRODUCTION

We, Stephen Little & Associates, Chartered Town Planners & Development Consultants, 26 / 27 Upper Pembroke Street, Dublin 2 D02 X361, are instructed by Dun Laoghaire-Rathdown County Council (the Applicant) to prepare this Environmental Impact Assessment (EIA) Screening Report to accompany the Part 8 planning application for a residential development in two apartment blocks adjacent the new and now operational Woodbrook DART station and associated site works. The lands in question were formally laid out as part of the golf course at Woodbrook Golf Club and fall within the Woodbrook – Shanganagh Local Area Plan (LAP).

Part 8 consent is sought for the proposed development of 359 dwellings in two principal blocks; Block P and Block Q, all on a site area of approximately 2.63Ha. With the addition of ancillary roads, services, landscaping and car and bike parking provisions.

We are satisfied that the steps that have been taken in the application process to date, which address the significant number of objectives in the Dun Laoghaire-Rathdown County Council Development Plan 2022-2028, which in turn went through an exhaustive Strategic Environmental Assessment and Appropriate Assessment process, result in a proposed development that will not result in likely significant effects on the environment.

Having carried out this EIA screening assessment, it is our professional planning opinion that, the proposed development: -

- Is subthreshold the relevant mandatory thresholds identified for Class 10(b)(iv) and Class 15 projects; and,
- may be reasonably screened out under the Class 15 and Schedule 7/7A criteria, given the nature and extent of the development, at lands zoned and serviced for residential development, being appropriate to the established residential on going and completed developments, being consistent with the emerging pattern of development in this area.

Therefore, it is our professional opinion that there is no requirement for an Environmental Impact Assessment Report (EIAR) in this case.

The purpose of this EIA screening report is to provide the necessary information that supports our opinion and to enable Dun Laoghaire-Rathdown County Council, the competent authority, to reach its own determination on whether or not the planning application for the proposed development should be accompanied by an EIAR.

2 QUALIFICATIONS AND COMPETENCE OF THE AUTHORS OF THIS REPORT

Stephen Little & Associates Chartered Town Planners and Development Consultants was established in 2003 by Stephen Little, Managing Director.

Stephen Little & Associates has extensive experience of providing planning consultancy advice on a range of civic, commercial and residential developments. This includes the preparation and co-ordination of planning applications and Environmental Impact Assessment Reports for significant development projects, in accordance with the Planning & Development (Amendment) Act 2000 (as amended), associated Planning Regulations and relevant Ministerial Guidelines for Planning Authorities.

This document has been prepared by Stephen Little, Richard Kealey and Jack Lynch from Stephen Little & Associates.

Richard Kealey, BSc, MSc, Queens University Belfast, is a Senior Planner at Stephen Little & Associates. Richard has 9 years post-graduate professional experience of town planning in both the private and public sectors in Ireland and England.

Jack Lynch BA, MA, Queens University Belfast, is a Graduate Planner at Stephen Little & Associates. Jack has 1 year post-graduate professional experience of town planning and EIA in Ireland.

3 LEGISLATION & GUIDANCE

Directive 2014/52/EU has been transposed into Irish Legislation by the Planning & Development Act 2000, as amended, and the Planning and Development Regulations 2001, as amended. The methodology employed in this screening exercise is in accordance with the EIA Guidelines published in May 2022 by the DoHPLG and addresses the contents of both Schedule 7 and 7A of the Planning and Development Regulations 2001, as amended.

The EIA Screening exercise has been carried out in accordance with the following guidance documents:

- Guidelines on the information to be contained in Environmental Impact Assessment Reports (EPA 2022).
- Office of the Planning Regulator Practice Note PN02: Environmental Impact Assessment Screening (June 2021).
- Environmental Impact Assessment – Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (2018; DoECLG).
- Environmental Impact Assessment of Projects – Guidance on Screening (EU Commission, 2017).
- Transposition of 2014 EIA Directive (2014/52/EU) in the Land Use Planning and EPA Licensing Systems – Key Issues Consultation Paper (2017:DoHPCLG).
- Preparation of guidance documents for the implementation of EIA directive (Directive 2011/92/EU as amended by 2014/52/EU) – Annex I to the Final Report (COWI, Milieu; April 2017).
- Guidance for Consent Authorities regarding Sub-threshold Development (2003; DoEHLG).

4 THE PROJECT - DESCRIPTION OF DEVELOPMENT

The proposed residential development is on a site measuring c.2.63 hectares at lands south of the Shanganagh cemetery and east of the Woodbrook Dart Station, within the Woodbrook Local Area Plan boundary, Shanganagh, Shankill, Cork Little, Dublin. The proposed development comprises primarily of a residential development, with 359no. residential units, consisting of 353no. apartment units and 6no. duplex units proposed in a mix of 1, 2 and 3-bedroom units accommodated within 2no. apartment blocks, ranging in height of 2-8 storeys, including balconies and terraces. The development also includes public open space, communal open space serving the blocks; internal road networks; pedestrian and cycle facilities; car and bicycle parking spaces; esb substations and all associated and ancillary site development and infrastructural works, hard and soft landscaping and boundary.

The proposal is for residential development on behalf of Dun Laoghaire-Rathdown County Council through a Part 8 approval process comprising 359 dwellings in two principal blocks; Block P and Block Q, all on a site area of approximately 2.63Ha. Incidental works include ancillary roads, services, landscaping and car and bike parking.

5 SCREENING FOR ENVIRONMENTAL IMPACT ASSESSMENT

The proposed development was screened early in the planning design phase to establish the requirement for EIA. In accordance with the EIA Directive, EU Guidelines (2017), EPA Guidelines (2022) and applicable legislation, the project was examined in the context of ‘type of development’ and ‘thresholds’.

Article 4(1) and Annex I of the EIA Directive (2014/52/EU) lists projects for which an EIA is mandatory, whereas Article 4(2) and Annex II lists project types for which an EIA may be required.

The requirement for Environmental Impact Assessment of certain projects under the EIA Directive is transposed into Irish legislation by Part X of the Planning and Development Act 2000, as amended (“the Act”). The specified categories of development in respect of which EIA is required are set out under the Fifth Schedule of the Planning and Development Regulations 2001 as amended (“the Regulations”).

The Fifth Schedule of the Regulations lists classes of development where an EIA is mandatory under Part 1 or Part 2, where the project exceeds the relevant threshold, and where an EIA may be required where the proposed development falls short of the relevant threshold but is likely to have significant effects on the environment.

There are four steps in determining need for Environmental Impact Assessment (EIA) for a project which are set out below. Should any of the answers to these four questions be positive, then an EIA is required for the project and an EIAR should be prepared.

5.1 EIA Screening Assessment

5.1.1 Q1A Is the Project an Annex I or Annex II Project as prescribed in the Directive 97/11/EC (after 85/337/EC) as amended in 2003, 2009 or 2014)?

The proposed development broadly consists of 359no. residential units and associated ancillary site development works on site area of c. 2.63 hectares.

We consider that the relevant categories of development to be considered, are those contained in **Schedule 5, Part 2** of the Regulations.

Specifically:

Class 10 – ‘Infrastructure Projects’, includes: -

*(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.)”

Class 13(a) – **Changes, extensions, development and testing, includes: -**

“Any change or extension of development already authorised, executed or in the process of being executed (not being a change or extension referred to in Part 1) which would:-

(i) result in the development being of a class listed in Part 1 or paragraphs 1 to 12 of Part 2 of this Schedule, and

(ii) result in an increase in size greater than – 25 per cent, or - an amount equal to 50 per cent of the appropriate threshold, whichever is the greater.”

Class 14 – **Works of Demolition**

“Works of demolition carried out in order to facilitate a project listed in Part 1 or Part 2 of this Schedule where such works would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.”

Class 15 is also relevant in so far as it refers to: -

*“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.**”*

SLA bold font emphasis

The area is built up and urban in nature, predominately residential in nature. Having regard to the nature and extent of the proposed development, it is our considered opinion that **the proposed development does not meet or exceed the relevant thresholds for mandatory EIA**, identified above.

We consider each of the relevant thresholds in turn as follows: -

5.1.1.1 Class 10(b)(i) - Construction of more than 500 dwellings

The number of units is 359 is significantly below the threshold of 500 dwellings. This represents 71% of the specified 500 dwelling units’ threshold.

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

This proposal is located within Dun Laoghaire-Rathdown County Council's jurisdiction. The site of the proposed development is below the site area threshold of 10 hectares (measuring c. 2.63 ha).

Therefore, a *mandatory* EIAR is not required.

5.1.1.3 Class 13(a) extension of development already authorised, executed or in the process of being executed

The proposed development scheme seeks approval for the construction of 359no. new dwellings on a site of c. 2.63 ha. However, of the 359 dwelling units now being planned, some 123 no. of those units are already authorised under Reg. Ref. LRD24A/0382 in the form of Block P1 (27 units) and Block P2 (96 units) in that case. That already authorised element was positioned on approximately 1.63Ha of the site area in this case. As already noted, the development in that case was accompanied by an EIAR and was subject to EIA by the Planning Authority.

The remaining 236 no. residential units and 1Ha of land have not previously been authorised. As already identified above, the development as a whole falls well below the mandatory threshold requiring an EIAR in any event.

As previously confirmed, Class 13(a) – **Changes, extensions, development and testing, includes: -**

“Any change or extension of development already authorised, executed or in the process of being executed (not being a change or extension referred to in Part 1) which would:-

(iii) result in the development being of a class listed in Part 1 or paragraphs 1 to 12 of Part 2 of this Schedule, and

(iv) result in an increase in size greater than – - 25 per cent, or - an amount equal to 50 per cent of the appropriate threshold, whichever is the greater.”

The development as proposed, being a residential development, is a class of development listed under Class 10(b) of Part 2 of the relevant Schedule.

The change or extension to the already authorised element of the development in this case at Block P now amounts to 154 no. dwelling units, whereas under Reg. Ref. LRD24A/0382 only some 123 dwellings were permitted. The change or extension to the already authorised element comprises an approximate +25% increase in size of development in that immediate portion of lands in Woodbrook.

This increase arising from the change or extension to the already authorised element of the development amounts to only +31 dwelling units. This is significantly below the 50% of the appropriate threshold of 500 units (i.e. 250 units).

No EIAR is required as a result having regard to Class 13(a).

The remaining 236 no. dwelling units are on the 1Ha additional lands as compared to that permitted under Reg. Ref. LRD24A/0382.

It is not considered that the remaining 236 no. dwelling units on 1Ha amounts to a change to an already authorised development as it has not been subject to any approval process to date.

It is not considered that the remaining 236 no. dwelling units on 1Ha amount to an extension to an already authorised development either. This is not an extension to an airport runway, or a nuclear power plant, for example. The dwelling units in Block Q are an entirely new project and the Block itself is stand-alone and is not an extension of Block P in any way. As a result, Class 10(b) is the more appropriate class and threshold to consider in this case in our professional opinion. As already noted above, the proposals fall considerably below the threshold requiring EIAR having regard to the threshold under Class 10(b).

Furthermore, as articulated elsewhere, developments permitted to date in Woodbrook have all been subject to the full rigours of EIA, with some 1,172 dwelling units permitted and deemed not likely to give rise to significant environmental effects. It is worth noting that part of the 1Ha lands closest to the Woodbrook DART Station were part of the lands subject to an EIAR under Woodbrook Phase 1 as it

provided vehicular access (Woodbrook Avenue) and the temporary park and rise to provide access to the scheduled Woodbrook DART Station. Furthermore, the EIARs submitted with Woodbrook Phase 1 and Woodbrook Phase 2 each considered the likely cumulative effects of the given development when taken together with other development in Woodbrook, including development at these lands. There is therefore no 'project splitting' arising in this case.

Even were we to consider the proposal in this case to be an extension to an already authorised development, which we do not for reasons articulated above, we note that the 1Ha of additional lands amounts to just 10% of the applicable threshold of 10Ha and is well below the 5Ha applicable threshold of 50% in this case. As already noted, it amounts to approximately just +5% of the land already authorised in Woodbrook as a whole and is therefore below the applicable thresholds in any event.

Furthermore, even were we to consider the proposal in this case to be an extension to an already authorised development, which we do not for reasons articulated above, we note that the 236 no. units of additional residential development amounts to just 47.4% of 500 dwellings and is below the applicable threshold of 250 dwelling units applicable under the threshold of 50% in this case. It also amounts to approximately just +20% of the residential development already authorised in Woodbrook as a whole (1,172 units) and is therefore below the applicable thresholds in any event.

No EIAR is required as a result having regard to Class 13(a).

5.1.1.4 Class 14 – Works of Demolition

“Works of demolition carried out in order to facilitate a project listed in Part 1 or Part 2 of this Schedule where such works would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.”

The project does not comprise of demolition works required to facilitate the planned residential development.

No EIAR is required as a result having regard to Class 14.

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

As the proposed development does not exceed a quantity, area or other limit specified in Part 2 of Schedule 5, in respect of the relevant class of development (Class 10), we consider the provisions of Class 15 in respect of the sub-threshold assessment criteria identified in Schedule 7 and 7A of the Regulations.

We assess Schedule 7/7A of the Regulations under Section 5.2 of this report below.

5.1.2 Q1B Is the project likely to have a significant effect on a Natura 2000 site?

We refer the Planning Authority to the **Appropriate Assessment Screening Report**, prepared by Brady Shipman Martin (BSM).

It is the conclusion of this Report that:

“In view of best scientific knowledge this report concludes that the proposed Part 8 development (the residential development at the site at Woodbrook DART Gateway), individually or in combination with another plan or project, will not have a significant effect on any European sites. This conclusion was reached without considering or taking into account mitigation measures or measures intended to avoid or reduce any impact on European sites.

It is considered that this report provides sufficient relevant information to allow the Competent Authority (Dún Laoghaire-Rathdown County Council) to carry out an AA Screening under Section 177U of the Planning Acts and reach a determination that the proposed development will not have any likely significant effects on European sites under in light of their conservation objectives.”

5.1.3 Q2 Is the project on a mandatory list for which EIA is always required?

See response to Q1 above (section 5.1.1). The project is not on a mandatory list for which EIA is always required.

5.1.4 Q3 Is the project on an exclusion list of projects for which EIA is not required?

There is no positive requirement to address this question as there is no formal exclusion list for subthreshold projects where EIA is not required.

Please refer to responses to Q1 above and Q4 below, relevant to EIA screening for this project.

5.1.5 Q4 Is the Project likely to have significant effects on the environment?

On the basis of the information above, the proposed development is considered to be outside the mandatory requirements for EIA.

The next step in the screening process is to determine whether there is a requirement for an EIA, where the proposed development is subthreshold but falls within the scope of one of the categories of specified development under Schedule 5 Part 2 of the Regulations.

Where the proposed development does not exceed a quantity, area or other limit specified in Part 2 of Schedule 5, in respect of the relevant class of development (i.e. Class 10 in this case), Class 15 requires that the likelihood of significant effects should be considered against the assessment criteria identified in Schedule 7 and 7A of the Regulations. This to facilitate the competent authority in determining whether sub-threshold EIA is required.

Article 4(4) of Directive 2011/92/EU, as amended by 2014/52/EU requires the developer to provide information on the characteristics of the project and its likely significant effects on the environment (which information is specified in Annex IIA), to allow the competent authorities to make a determination on the requirement for sub-threshold EIA. The relevant criteria to which the competent authority must have regard in determining whether an EIA is required is set out at Annex III of the Directive.

Under Irish law, Schedule 7A of the Planning and Development Regulation 2018 identifies the information required to be submitted to allow the Competent Authority (in this case it is Dun Laoghaire-Rathdown County Council as Planning Authority) assess whether an EIA is required for subthreshold projects. The relevant criteria to which the Competent Authority is required to have regard are set out in Schedule 7 of the Planning and Development Regulations 2001, as amended, under the following broad headings: -

- Characteristics of Proposed Development.
- Location of the Proposed Development.
- Types and characteristics of potential impacts.

The following sections of this report address these requirements and provide the necessary information to enable the Planning Authority to assess whether the proposed development is likely to give rise to significant environmental effects, and thereby to conclude whether a sub-threshold EIAR is required in this case.

5.2 Sub-Threshold EIA Considerations

An Environmental Impact Assessment Report (EIAR) is required to accompany an application for permission for a development of a class set out in Schedule 5 of the Planning and Development Regulations 2001 (as amended), which equals or exceeds, as the case may be, a limit, quantity or threshold set for that class of development.

Sub-threshold development means “*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*”.

As demonstrated above, the relevant thresholds for mandatory EIA have not been exceeded by the proposed development. An EIAR will nonetheless be required in respect of sub-threshold development where the Planning Authority considers that the proposed development would be likely to have significant effects on the environment.¹

The Departmental Guidelines (August 2018) state in relation to such a preliminary EIA screening that:

“3.4. For all sub-threshold developments listed in Schedule 5 Part 2, where no EIAR is submitted or EIA determination requested, a screening determination is required to be undertaken by the competent authority unless, on preliminary examination it can be concluded that there is no real likelihood of significant effects on the environment. This is initiated by the competent authority following the receipt of a planning application or appeal.

3.5. A preliminary examination is undertaken, based on professional expertise and experience, and having regard to the ‘Source – Pathway – Target’ model, where appropriate. The examination should have regard to the criteria set out in Schedule 7 to the 2001 Regulations.”

In order to provide the competent authority with the relevant information, the proposed development and the likely potential requirement for sub-threshold EIA, is assessed below in the context of the criteria identified in Schedule 7 and 7A of the Regulations.

Schedule 7A of the Regulations identifies the information to be provided by the applicant or developer for the purposes of screening sub-threshold development for environmental impact assessment, as set out below:

1. A description of the proposed development, including in particular—
 - (a) a description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and
 - (b) a description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.
2. A description of the aspects of the environment likely to be significantly affected by the proposed development.
3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from—
 - (a) the expected residues and emissions and the production of waste, where relevant, and
 - (b) the use of natural resources, in particular soil, land, water and biodiversity.
4. The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in **Schedule 7**.

Schedule 7A paragraph (4) refers to **Schedule 7** which provides a list of the criteria for determining whether development listed in Part 2 of Schedule 5 of the Regulations should be subject to an Environmental Impact Assessment.

¹ See s. 172(1)(b) of the Planning and Development Act 2000, as amended.

As the information to be provided for the purposes of Schedule 7 is more detailed and necessarily includes all information to be furnished under Schedule 7A, the headings under Schedule 7 will be used below.

Please refer to Section 4 of this report, above, for a description of the proposed development / project. Broadly permission is sought for 359no. residential units and associated ancillary site development works on site area of c. 2.63 hectares.

It may be noted that a number of environmental assessments have been undertaken in respect of the proposed development and accompany the planning application. This includes an **Appropriate Assessment Screening Report** prepared by BSM enclosed within the application. We refer otherwise to the schedule of plans and particulars that accompany the application.

The EPA Guidelines on the information to be contained in Environmental Impact Assessment Reports (2022) requires that the direct, indirect, cumulative and residual impacts of the proposed development for both the construction and operational stages are described.

The terminology for categorising the significance of effects is found in *Table 3.4: Descriptions of Effects* contained in the *Guidelines on the Information to be Contained in Environmental Impact Assessment Reports* (EPA 2022), as shown below:

Table 3.4 Descriptions of Effects

<p>Quality of Effects</p> <p>It is important to inform the non-specialist reader whether an effect is positive, negative or neutral.</p>	<p>Positive Effects</p> <p>A change which improves the quality of the environment (for example, by increasing species diversity, or improving the reproductive capacity of an ecosystem, or by removing nuisances or improving amenities).</p>
	<p>Neutral Effects</p> <p>No effects or effects that are imperceptible, within normal bounds of variation or within the margin of forecasting error.</p>
	<p>Negative/Adverse Effects</p> <p>A change which reduces the quality of the environment (for example, lessening species diversity or diminishing the reproductive capacity of an ecosystem, or damaging health or property or by causing nuisance).</p>
<p>Describing the Significance of Effects</p> <p>‘Significance’ is a concept that can have different meanings for different topics – in the absence of specific definitions for different topics the following definitions may be useful (also see <i>Determining Significance</i>).</p>	<p>Imperceptible</p> <p>An effect capable of measurement but without significant consequences.</p>
	<p>Not Significant</p> <p>An effect which causes noticeable changes in the character of the environment but without significant consequences.</p>
	<p>Slight Effects</p> <p>An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.</p>
	<p>Moderate Effects</p> <p>An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.</p>
	<p>Significant Effects</p> <p>An effect which, by its character, magnitude, duration or intensity, alters a sensitive aspect of the environment.</p>
	<p>Very Significant</p> <p>An effect which, by its character, magnitude, duration or intensity, significantly alters most of a sensitive aspect of the environment.</p>
	<p>Profound Effects</p> <p>An effect which obliterates sensitive characteristics.</p>
<p>Describing the Extent and Context of Effects</p> <p>Context can affect the perception of significance. It is important to establish if the effect is unique or, perhaps, commonly or increasingly experienced.</p>	<p>Extent</p> <p>Describe the size of the area, the number of sites and the proportion of a population affected by an effect.</p>
	<p>Context</p> <p>Describe whether the extent, duration or frequency will conform or contrast with established (baseline) conditions (is it the biggest, longest effect ever?)</p>

<p>Describing the Probability of Effects</p> <p>Descriptions of effects should establish how likely it is that the predicted effects will occur so that the CA can take a view of the balance of risk over advantage when making a decision.</p>	<p>Likely Effects</p> <p>The effects that can reasonably be expected to occur because of the planned project if all mitigation measures are properly implemented.</p> <p>Unlikely Effects</p> <p>The effects that can reasonably be expected not to occur because of the planned project if all mitigation measures are properly implemented.</p>
<p>Describing the Duration and Frequency of Effects</p> <p>‘Duration’ is a concept that can have different meanings for different topics – in the absence of specific definitions for different topics the following definitions may be useful.</p>	<p>Momentary Effects</p> <p>Effects lasting from seconds to minutes.</p> <p>Brief Effects</p> <p>Effects lasting less than a day.</p> <p>Temporary Effects</p> <p>Effects lasting less than a year.</p> <p>Short-term Effects</p> <p>Effects lasting one to seven years.</p> <p>Medium-term Effects</p> <p>Effects lasting seven to fifteen years.</p> <p>Long-term Effects</p> <p>Effects lasting fifteen to sixty years.</p> <p>Permanent Effects</p> <p>Effects lasting over sixty years.</p> <p>Reversible Effects</p> <p>Effects that can be undone, for example through remediation or restoration.</p> <p>Frequency of Effects</p> <p>Describe how often the effect will occur (once, rarely, occasionally, frequently, constantly – or hourly, daily, weekly, monthly, annually).</p>

Describing the Types of Effects	Indirect Effects (a.k.a. Secondary or Off-site Effects) Effects on the environment, which are not a direct result of the project, often produced away from the project site or because of a complex pathway.
	Cumulative Effects The addition of many minor or insignificant effects, including effects of other projects, to create larger, more significant effects.
	'Do-nothing Effects' The environment as it would be in the future should the subject project not be carried out.
	'Worst-case' Effects The effects arising from a project in the case where mitigation measures substantially fail.
	Indeterminable Effects When the full consequences of a change in the environment cannot be described.
	Irreversible Effects When the character, distinctiveness, diversity or reproductive capacity of an environment is permanently lost.
	Residual Effects The degree of environmental change that will occur after the proposed mitigation measures have taken effect.
	Synergistic Effects Where the resultant effect is of greater significance than the sum of its constituents (e.g. combination of SO _x and NO _x to produce smog).

Figure 1: *Guidelines on the Information to be Contained in Environmental Impact Assessment Reports (EPA 2022)*

5.2.1 Characteristics of the Development²

Under the heading of characteristics of the proposed development, there are a number of relevant matters to be addressed with reference to Schedule 7, as set out below.

5.2.1.1 Size and design of the whole of the Proposed Development

We refer also to Section 4 above for the description of the proposed development.

The proposed development broadly includes 359 no. residential units and associated ancillary site development works on site area of c. 2.63 hectares. and ancillary site development, conservation, landscaping and boundary works.

The proposed development falls significantly below the relevant thresholds for mandatory EIA for development of this nature (Class 10 Infrastructure Projects) as described previously in 5.1.1 of this report.

Built Form

The 359 no. residential units will be divided between two principal blocks; Block P and Block Q.

The proposed is consistent with the height and massing of the existing residential buildings and the immediately neighbouring residential developments in the wider Woodbrook development.

We refer the Planning Authority generally to the accompanying Architectural Design Statement and elevational drawings prepared by OMP Architects for details on the proposed building height, massing and architectural expression.

Site Works

The proposed development includes all ancillary site development, conservation and landscaping works including: -

- Roads
- Services
- Landscaping
- Car parking
- Bike parking

We refer the Planning Authority to the enclosed Engineering Services Report and accompanying drawings, prepared by Atkins Realis for details pertaining to stormwater and foul drainage and water supply. We also refer to the enclosed Landscape Plans, prepared by BSM.

The nature and extent of the proposed site works ancillary to the development is not considered to be so extraordinary in the context of this site as not to be capable of the reasonable implementation of best practice mitigation measures or methods, to avoid or reduce potential for significant environmental effects. We refer to the following reports, enclosed with this application which identify the relevant construction mitigation measures to control noise, dust and or other emissions expected to arise from the proposed development: -

- **Construction Environmental Management Plan**, prepared by Atkins.
- **Flood Risk Assessment**, prepared by Atkins .

² This section addresses the information required under paragraph 1(a) of Schedule 7A of the 2001 Regulations, as amended, as well as considering the criteria under paragraph 1 of Schedule 7.

- **Appropriate Assessment Screening Report** prepared by BSM.

5.2.1.2 Nature of any associated demolition works

The proposed development does not involve any demolition works.

5.2.1.3 Use of Natural Resources (Soil, Land, Water, Biodiversity)

Spoil generated during excavation works will be tested for reuse or disposed of in accordance with the Waste Management Act 1996-2011.

The **Construction & Environmental Management Plans (CEMP)**, prepared by AtkinsRealis, identifies a preliminary methodology for addressing the process of excavation, reuse and transportation of spoil as necessary.

Section 7 of the enclosed **Construction & Environmental Management Plan**, prepared by AtkinsRealis sets out environmental management and controls including waste management, which provides the information necessary to ensure that the management of construction and demolition (C&D) waste at the site is undertaken in accordance with the current legal and industry standards. The report notes aims to ensure maximum recycling, reuse and recovery of waste with diversion from landfill, wherever possible. It also seeks to provide guidance on the appropriate collection and transport of waste from the site to prevent issues associated with litter or more serious environmental pollution (e.g. contamination of soil and/or water). This report includes information on the legal and policy framework for Construction & Demolition waste to be generated by the proposed development and makes recommendations for management of different waste streams. The accompanying reports identified above acknowledge that the proposed works will take place within an existing residential area that may be sensitive to noise, vibration and dust, the mitigation measures outlined reflect same.

We also refer to the **Operation Waste Management Plan** and **Resource & Waste Management Plan** both prepared by AWN Consulting.

Ecological assessments of the subject site have been prepared to determine the likely presence of flora, fauna and habitats that would require protection. We refer the Planning Authority to the accompanying **Appropriate Assessment Screening Report**, prepared by BSM and to the **Arboriculture Impact Assessment** prepared by The Tree File.

We refer the Planning Authority to the **Engineering Services Report** prepared by Atkins which provides details in respect of Surface Water Drainage, Waste Water Drainage and Potable Water Infrastructure.

The enclosed **Site-Specific Flood Risk Assessment**, prepared by Atkins found that the development area,

‘the proposed site is not at risk from flooding from any source.’

In our opinion, having regard to the findings of the assessments that accompany the planning application, the proposed development does not give rise to any significant new environmental impacts.

5.2.1.4 Production of Waste

An **Operational Waste Management Plan**, prepared by AWN, accompanies the application and outlines the strategy for management of waste from the proposed development during operational stages of the proposed development.

The enclosed **Construction & Environmental Management Plan**, prepared by Atkins, sets out environmental management and controls at section 7 and provides the information necessary to ensure that the management of construction and demolition (C&D) waste at the site is undertaken in accordance with the current legal and industry standards.

5.2.1.5 Pollution and Nuisance

Construction activities, including noise, vibration and dust emissions, could potentially have adverse impacts on the amenities of neighbouring properties and the local road network, during the construction stage. A **Construction & Environmental Management Plan**, prepared Atkins, accompanies this application to ensure that appropriate mitigation measures are employed to avoid adverse impact on the amenities of neighbouring properties and the local road network arising from construction activities and the potential nuisances associated with same. This can be found at section 7.3 of the report.

The potential for soil/and or water pollution during the operation phase is also addressed in the **Construction & Environmental Management Plan**, prepared by Atkins at section 7.4 of the report.

We also refer the Planning Authority to the **Noise & Vibration Assessment Report** prepared by AWN Consulting, which is enclosed with this planning application. This report concludes:

“A comprehensive assessment of potential road and rail noise and vibration intrusion affecting the proposed development has shown that an appropriate environment can be achieved through the use of enhanced glazing specifications and mechanical ventilation on selected building facades at the design stage.

As discussed previously, the intention is to achieve the recommended internal noise criteria. This report has demonstrated that the internal noise criteria can be achieved through careful selection of the façade elements at design stage. However, it should be noted that the above specifications are presented as preliminary specifications, other combinations of façade elements and specifications may also be selected to achieve the internal noise criteria at the design stage.

Noise related effects during the construction phase of the project are predicted to be minor at the nearest noise sensitive locations. During the operational phase of the project it is predicted that there the impact of the proposed development on the nearest noise sensitive locations will be neutral to negligible. The resultant situation is considered to represent best Irish practice in keeping with the requirements of the Dublin Agglomeration Noise Action Plan 2024 – 2028, the Urban Design Manual and good practice internal noise criteria derived from British Standard 8233: 2014: Guidance on sound insulation and noise reduction for buildings and ProPG Planning and Noise: Professional Practice Guidance on Planning and Noise”

5.2.1.6 Risk of Major Accidents and / or Disaster

The proposed development would not involve the use of technologies or substances that would present a significant risk of major accident or environmental disaster at this location.

The application site is outside the 300m consultation distance of Seveso / COMAH designated sites.

We refer the Planning Authority to the enclosed **Construction Environmental Management Plan**, prepared by Atkins with cognisance of the operational setting of the development. Mitigation measures have been put in place to ensure that nearby residential development is not unduly impacted during the construction phase of development.

5.2.1.7 Risk to Human Health

Similar to all construction sites, construction works giving rise to air and noise emissions that have the potential to impact human health. Appropriate mitigation measures are identified in the **Construction Environmental Management Plan** prepared by Atkins. Mitigation measures have been put in place to ensure existing residents are no unduly impacted during the construction phase of development

An **Operational Waste Management Plan**, prepared by AWN Consulting as submitted with this application for the proposed development.

In terms of water integrity, the subject site is serviced. Therefore the development can be connected to public foul and surface water systems. We refer the Planning Authority to the enclosed **Engineering**

Report, prepared by Atkins for further detail. A Connection of Feasibility has been provided by Irish Water dated 7th of July 2025 which confirms sufficient capacity for waste and water connections (Appendix B).

5.2.2 Location of Proposed Development³

5.2.2.1 Existing Land Use

The proposed development is located on a Greenfield site, on lands subject to 'A1' land use zoning within the Development Plan. It is considered that the proposed development is consistent with the current land use zoning and the wider land uses in the surrounding area.

It is considered that the proposed development is consistent with the newly established residential developments in the adjacent vicinity.

The applicant has engaged a qualified ecological consultant to assess whether proposed development is likely to have a significant environmental impact on any European sites. We refer the Planning Authority to the **Appropriate Assessment Screening Report** prepared by BSM which conclude that:

"In view of best scientific knowledge this report concludes that the proposed Part 8 development (the residential development at the site at Woodbrook DART Gateway), individually or in combination with another plan or project, will not have a significant effect on any European sites. This conclusion was reached without considering or taking into account mitigation measures or measures intended to avoid or reduce any impact on European sites.

It is considered that this report provides sufficient relevant information to allow the Competent Authority (Dún Laoghaire-Rathdown County Council) to carry out an AA Screening under Section 177U of the Planning Acts and reach a determination that the proposed development will not have any likely significant effects on European sites under in light of their conservation objectives."

5.2.2.2 Relative Abundance, Quality and Regenerative Capacity of Natural Resources in the Area

The proposed development is compliant with the Development Plan. The application site is zoned for the type of development proposed.

The Development Plan has been the subject of Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) as part of the statutory plan preparation process.

Adequate water and power are available for the needs of the proposed development.

5.2.2.3 Absorption Capacity of the Natural Environment

The proposed development is not within or directly connected to any of the following environmentally sensitive geographical areas: -

- Wetlands, riparian areas, river mouths
- Mountain and forest areas.
- Nature reserves and parks.
- Areas classified or protected under legislation, including special protection areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.
- Areas in which the environmental quality standards laid down in legislation of the EU have already been exceeded.

³ This section addresses the information required under paragraph 1(b) of Schedule 7A of the 2001 Regulations, as amended.

- Landscapes of historical, cultural or archaeological significance.

The development is 400m east of the Irish sea.

The application site has already been deemed capable of absorbing the nature and extent of proposed development by An Bord Pleanála in the case of the consented scheme (ABP Ref. ABP-305844-19). Notwithstanding that the proposed amendments are proposed under a new statutory plan (2022 – 2028), the lands continue to be deemed capable of absorbing the nature and extent of development proposed through the exhaustive statutory plan preparation process, including a process of SEA and AA.

For the avoidance of doubt, the application site is not within or directly connected to a wetland, riparian areas and river mouths, nor is it in a coastal or marine environment, a mountain or forest area, or a nature reserve or park. It does not form part of any Natura 2000 site. There are no protected structures or monuments located within the application site.

Thus, we are of the opinion that the proposed development will not give rise to any significant new impacts in respect of built natural landscape or cultural heritage.

Finally, the site is not in an area where there has already been a demonstrated failure to meet the environmental quality standards, laid down in EU legislation and relevant to the project.

The various reports that have accompany this planning application in relation to transportation, flood risk, energy, set out that the development is capable of being absorbed into the existing environment.

In the case of EIA screening for sub-threshold development, we note that the EIAR Guidelines (Section 3, p.22) provide that in a case where an applicant identifies that:

“... significant effects are likely under some factors but that having regard to the prescribed screening criteria, these effects are insufficient to require an EIA, then they may suggest providing a separate report (or reports) on the affected factors.”

In respect of the potentially environmentally sensitive aspects of the site and surrounds identified above, we refer the Planning Authority further to Section 5 below. A range of expert reports accompany the planning application, which addresses the likely significant effects on the environment of the proposed development in relation to the criteria set out in Schedule 7 of the Regulations, having regard to any recommended mitigation measures.

5.2.3 Aspects of the Environment Likely to be Affected by the Proposed Development⁴

As indicated above, a range of expert reports have addressed a number of different aspects of the environment that could potentially be affected by the proposed development. These reports describe the aspects of the environment likely to be affected, in so far as these are relevant to the particular circumstances of the proposed development.

A summary of these reports is set out below: -

5.2.3.1 Construction Environmental Management Plan

We refer the Planning Authority to the **Construction Environmental Management Plan (CEMP)** prepared by Atkins, which accompanies this application. This report addresses general site setup, pre-commencement measures, demolition works, working hours, traffic management, dust control and noise control all associated with the construction works. It provides an outline of the methods and sequence in which construction and demolition works will be carried out.

The final Construction Management Plan and strategy will be prepared by the appointed contractor in accordance with the measures detailed in this report.

⁴ This section addresses the information required under paragraph 2 of Schedule 7A of the 2001 Regulations, as amended.

5.2.3.2 Flood Risk Assessment

We refer the Planning Authority to the **Site-Specific Flood Risk Assessment**, prepared by Atkins, which has been carried out in accordance with the Department of Housing and Local Government (DEHLG) and the office of Public Works (OPW) document “The Planning Process and Flood Risk Management Guidelines for Planning Authorities” published in November 2009. The Report finds: -

‘the proposed site is not at risk from flooding from any source.’

5.2.3.3 Transportation Assessment

The enclosed **Traffic and Transportation Assessment** has been prepared by Atkins which finds: -

“The proposed development:

- *Supports sustainable transport objectives by prioritizing walking, cycling, and public transport.*
- *Minimizes car dependency through reduced parking provision and enhanced active travel facilities.*
- *Integrates seamlessly with existing and future transport infrastructure, including DART+ and BusConnects upgrades.*
- *Complies with all relevant planning and transport guidelines, ensuring a safe, accessible, and environmentally responsible design.*

*Overall, the TTA concludes that **the development will have a modest and acceptable impact on the road network, while significantly advancing sustainable mobility goals for the Greater Dublin Area**”*

We also refer the Planning Authority to the enclosed **Mobility Management Plan** prepared by Atkins which finds: -

“The Woodbrook DART Gateway Mobility Management Plan (MMP) outlines a strategic approach to fostering sustainable travel behaviours within the Woodbrook masterplan lands. By integrating high-quality infrastructure, behavioural change measures, and ongoing monitoring, the MMP aims to reduce reliance on private cars and promote active and public transport options. This living document aligns with local and national policies, ensuring that residents and visitors benefit from a sustainable, well-connected urban environment.”

The Mobility Management Plan goes onto to conclude that:

“The implementation of this MMP will deliver long-term benefits for residents, the local community, and the environment. By prioritising active travel and public transport, the plan supports Ireland's climate action goals and promotes a healthier, more sustainable lifestyle. With a robust monitoring framework in place, the MMP will remain adaptive to evolving needs, ensuring its effectiveness in fostering sustainable travel choices over time”

5.2.3.4 Appropriate Assessment Screening

We refer the Planning Authority to the **Screening for Appropriate Assessment Report**, prepared by BSM, enclosed with this application. This report concludes that:

“In view of best scientific knowledge this report concludes that the proposed Part 8 development (the residential development at the site at Woodbrook DART Gateway), individually or in combination with another plan or project, will not have a significant effect on any European sites. This conclusion was reached without considering or taking into account mitigation measures or measures intended to avoid or reduce any impact on European sites.

It is considered that this report provides sufficient relevant information to allow the Competent Authority (Dún Laoghaire-Rathdown County Council) to carry out an AA Screening under Section 177U of the Planning Acts and reach a determination that the proposed development will not have any likely significant effects on European sites under in light of their conservation objectives.”

5.2.3.5 Ecological Impact Assessment

We refer the Planning Authority to the **Ecological Impact Assessment**, prepared by BSM, enclosed with this application. document comprises an appraisal of the likely effects on biodiversity (flora and fauna) of the proposed development. This report concludes:

*“In conclusion, although the proposed development may result in moderate negative impacts on biodiversity at the site level during the construction phase, these impacts will be fully mitigated, and any residual effects will be not significant or negligible. **There will be no long-term residual adverse effects on ecological receptors within or adjacent to the site, nor on any sites designated for nature conservation, as a result of the proposed development.**”*

5.2.3.6 Arboricultural Assessment Report

We refer the Planning Authority to the **Arboricultural Assessment Report** and associated **Arboricultural drawings** which have been prepared by The Tree File and enclosed as part of this planning application. The proposed development has been designed to reduce and limit the number of trees. All retained trees will have necessary remedial tree surgery to ensure there are no hazard branches, deadwood and weak limbs. All retained trees will be subject to regular inspections.

5.2.3.7 Landscape & Visual Impact Assessment

We refer the Planning Authority to the enclosed **Landscape and Visual Impact Assessment**, prepared by Modelworks.

The purpose of this study is to assess the likely impact of the proposed development on the existing landscape settings of the site (i.e. change in landscape character and visual impact) and describe any mitigation measures. This assessment should be read in conjunction with the **Photomontages** of the proposed scheme, also prepared by Modelworks.

Consideration of landscape and visual aspects of the scheme has been integral in the architectural design, layout, and landscaping measures proposed. Tree protection, site hoarding, appropriate lighting, traffic management and phasing, as part of a well-managed site is key to minimising adverse visual impact during construction stage.

5.2.3.8 Sunlight, Daylight & Shadow Analysis

We refer the Planning Authority to the enclosed **Sunlight, Daylight and Overshadowing Assessment**, prepared by Modelworks which finds: -

“Daylight

The scheme performs well with 88% of the 927 rooms achieving compliance with the BRE Guide when assessed without trees, and 86% with trees.

Sunlight

The scheme performs well with 82% of the 359 units achieving compliance with the BRE Guide when assessed without trees, and 80% with trees.”

5.2.4 Likely Significant Effects on the Environment⁵

The third section of Schedule 7, refers to:

“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.”

Under Section 171A of the Planning and Development Act 2000, as amended, the effects of the proposed development on the following factors needs to be evaluated:

- 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)”

Having regard to the brief description of the characteristics and location of the proposed development (Sections 5.2.1 and 5.2.2 above) and relevant aspects of the environment likely to be affected (Section 5.2.3) already identified, we do not consider it necessary to repeat these descriptions again for each of the factors above.

Having regard also to the mitigation measures contained in the relevant expert environmental assessments, which accompany this application, we proceed then to identify below the likely significant effects on the environment in respect to items I-V above.

5.2.4.1 Population and human health

European Commission guidance relating to the implementation of the 2014 Directive, in reference to Human Health, states:

“Human health is a very broad factor that would be highly project dependent. The notion of human health should be considered in the context of other factors in Article 3(1) of the EIA Directive and thus environmentally related health issues (such as health effects caused by the release of toxic substances to the environment, health risks arising from major hazards associated with the project, effects caused by changes in disease vectors caused by the project, changes in living conditions, effects on vulnerable groups, exposure to traffic noise or air pollutants) are obvious aspects to study.”⁶

The EPA Guidelines on the information to be contained in environmental impact assessment reports states that *‘in an EIAR, the assessment of impacts on population and human health should refer to the assessments of those factors under which human health effects might occur, as addressed elsewhere in the EIAR e.g. under the environmental factors of air, water, soil etc’⁷.*

By way of description of this aspect of the environment in the context of the proposed development, the following should be noted: -

Planning Policy Context

The proposed development is consistent with the other relevant policies and objectives of the Development Plan. The plan came into effect on 21st April 2022 and is the statutory land-use plan governing the subject lands at this time.

We refer the Planning Authority to the **Planning Application Report** enclosed with this planning application, compiled by Stephen Little & Associates which outlines the proposed developments

⁵ This section addresses the information required under paragraph 3 of Schedule 7A of the 2001 Regulations, as amended, as well as considering the criteria under paragraph 3 of Schedule 7.

⁶ *Environmental Impact Assessment of Projects: Guidance on the preparation of the Environmental Impact Assessment Report, European Commission, 2017* <http://ec.europa.eu/environment/eia/ria-support.htm>

⁷ Guidelines on the information to be contained in environmental impact assessment reports, EPA, 2017

consistency with all of the relevant policies and objectives of the Dun Laoighaire-Rathdown Development Plan 2022.

The proposed development is consistent with the relevant National Policy Objectives of the National Planning Framework (NPF) and revised Draft NPF.

The proposed development is similarly consistent with the strategic planning objectives of the Regional Spatial and Economic Strategy for Eastern & Midlands (RSES) and Dublin Metropolitan Area Strategic Plan (DMASP), which seek to implement the growth targets and national policy objectives of the NPF at a regional level.

Mitigation measures will be put in place in accordance with the Construction and Environmental Management Plan prepared by Atkins and Resource Waste Management Plan prepared by AWN consulting.

We refer the Planning Authority to the Planning Application Report enclosed with this Planning Application, prepared by Stephen Little & Associates, which identifies how the proposed development is consistent with strategic planning policy.

Micro-Climatic Effects

In relation to daylight and sunlight access to the existing properties, the longer-term cumulative impacts are considered **not significant** for the majority of the surrounding site as the daylight and sunlight assessment has shown that the vast majority of properties comply with the BRE 209 (3rd Edition) Guidelines.

We refer the Planning Authority to the **Daylight & Sunlight Analysis**, prepared by Modelworks as submitted as part of this planning application.

We additionally, refer the Planning Authority to the **Microclimate Report** prepared by AWN which concludes:

“The existing environment experiences B3/B4 conditions for much of the time which correspond to a gentle breeze and while the proposed development will led to some degree of wind speed amplification the predicted wind-speeds are acceptable for occasional sitting, standing and walking.

Based on the analysis conducted it was concluded the proposed development will have no significant effects with regard to pedestrian wind comfort and microclimate”

Construction and Construction & Demolition Waste Management

It is anticipated that a potential construction related nuisance will be appropriately controlled, short-term and not significant to human health.

Assuming that the mitigation measures set out in the **Outline Construction Environmental Management Plan (CEMP)** prepared by Atkins will be implemented, the proposed development is not likely to give rise to potential for significant adverse impact on the environment that would give rise to risk to human health relating to emissions to air or water.

The construction phase of the proposed development will provide for the temporary employment of construction workers which is likely to provide benefits for local businesses providing retail or other services to construction workers and potentially could create some additional employment in the area.

In the long term, it is considered that the impact of the proposed development will be positive, delivering critically needed residential development, adjacent the new DART Station which will finish Woodbrook Development in a sustainable manner utilising serviced lands zoned for residential uses.

It is concluded that the proposed development has potential to give rise to some short-term adverse impacts during construction stage, which can be mitigated through the implementation of a **Construction Environmental Management Plan** prepared by AWN.

5.2.4.2 (ii) Biodiversity, with particular attention to species and habitats protected under the Habitats Directive and the Birds Directive;

By way of description of this aspect of the environment in the context of the proposed development, the following information provided by the **Appropriate Assessment Screening Report** for the proposed development should be noted: -

The nearest sites are as follows (see Figure 4.1 of AA Screening Report):

Special Areas of Conservation (SAC)

- o Ballyman Glen SAC (site code 000713), c.2.8km to the south west;
- o Rockabill to Dalkey Island SAC (Site code 003000), c.3.1km to the north east;
- o Bray Head SAC (site code 000714), c.3.1km to the south east;
- o Knocksink Wood SAC (site code 000725) c.4.6km to the south west;
- o Wicklow Mountains SAC (site code 002122), c.7.6km to the west;
- o Glen of the Downs SAC (site code 000719), c.8.6km to the south;
- o South Dublin Bay SAC (site code 000210), 8.6km to the north;
- o The Murrough Wetlands SAC (site code 002249), c.12.7km to the south;
- o Carriggower Bog SAC (site code 000716), c.12.9km to the south west;
- o North Dublin Bay SAC (site code 000206), c.13.9km to the north;
- o Howth Head SAC (site code 000202), c.15.4km to the north;
- o Glenasmole Valley SAC (site code 001209), c.15.7km to the west;
- o Baldoyle Bay SAC (site code 000199), c.18.7km to the north;
- o Ireland's Eye SAC (site code 002193), c.19.9km to the north;

Special Protection Areas (SPA)

- o Dalkey Islands SPA (site code 004172), c.5.4km to the north east;
- o Wicklow Mountains SPA (site code 004040), c.8.0km to the west;
- o South Dublin Bay and River Tolka Estuary SPA (site code 004024), c.8.5km to the north;
- o The Murrough SPA (site code 004186), c.10.5km to the south;
- o North-west Irish Sea SPA (site code 004236), c. 13.5km to the north;
- o North Bull Island SPA (site code 004006), c.13.8km to the north;
- o Howth Head Coast SPA (site code 004113), c.15.7km to the north;
- o Baldoyle Bay SPA (site code 004016), c.18.8km to the north;
- o Ireland's Eye SPA (site code 004117), c.19.5km to the north;

Note that the above-listed distances are linear (i.e. 'as the crow flies').

We refer the Planning Authority to the **Appropriate Assessment Screening Report**, prepared by BSM, which concludes that: -

“In view of best scientific knowledge this report concludes that the proposed Part 8 development (the residential development at the site at Woodbrook DART Gateway), individually or in combination with another plan or project, will not have a significant effect on any European sites. This conclusion was reached without considering or taking into account mitigation measures or measures intended to avoid or reduce any impact on European sites.

It is considered that this report provides sufficient relevant information to allow the Competent Authority (Dún Laoghaire-Rathdown County Council) to carry out an AA Screening under Section 177U of the Planning Acts and reach a determination that the proposed development will not have any likely significant effects on European sites under in light of their conservation objectives.”

Ecological Impact Assessment Report

Ecological assessments of the subject site have been prepared to determine the likely presence of flora, fauna and habitats that would require protection. We refer the Planning Authority to the accompanying **Appropriate Assessment Screening** and **Ecological Impact Assessment Report** prepared by BSM and to the **Arboricultural Impact Assessment** prepared by The Tree File.

This AA Ecological report concludes:

“In conclusion, although the proposed development may result in moderate negative impacts on biodiversity at the site level during the construction phase, these impacts will be fully mitigated, and any residual effects will be not significant or negligible. There will be no long-term residual adverse effects on ecological receptors within or adjacent to the site, nor on any sites designated for nature conservation, as a result of the proposed development.”

5.2.4.3 (iii) land, soil, water, air and climate

Soil

No evidence of any contamination was encountered during the ground investigation, or site walkover survey. During the excavation works, should evidence of contamination be encountered which was not identified within the site investigation report, the soil in question shall be tested and an independent Waste Classification Report issued confirming the status of the material. The Waste Classification Report shall detail methods and recommendations of how to dispose of the contaminated material, and these shall be adhered to by the contractor.

The majority of construction waste materials generated will be soil from excavation works associated with standard foundation construction. Material will be removed from site regularly to ensure there is minimal need for stockpiling.

Flood Risk

We refer the Planning Authority to the enclosed **Site-Specific Flood Risk Assessment**, prepared Atkins which concludes: -

‘the proposed site is not at risk from flooding from any source.’

Climatic Effects

No significant adverse impacts on the environment are predicted to arise in respect of wind/micro-climatic effects arising from the proposed development given the heights proposed. This has been confirmed by way of the AWN prepared **Microclimate Report**.

A **Noise and Vibration Assessment**, prepared by AWN and submitted with the planning application, confirm that:

“During the operational phase of the project it is predicted that there the impact of the proposed development on the nearest noise sensitive locations will be neutral to negligible. The resultant situation is considered to represent best Irish practice in keeping with the requirements of the Dublin Agglomeration Noise Action Plan 2024 – 2028, the Urban Design Manual and good practice internal noise criteria derived from British Standard 8233: 2014: Guidance on sound insulation and noise reduction for buildings and ProPG Planning and Noise: Professional Practice Guidance on Planning and Noise”

Arising from all of the above no significant impacts are expected in respect of land, soil, water, air and climate from the proposed development.

5.2.4.4 (iv) material assets, cultural heritage and the landscape

With regard to Material Assets, the EIAR Guidelines (2022) published by the EPA state:

“In Directive 2011/92/EU this factor included architectural and archaeological heritage. Directive 2014/52/EU includes those heritage aspects as components of cultural heritage. Material assets can now be taken to mean built services and infrastructure. Traffic is included because in effect traffic consumes transport infrastructure. Sealing of agricultural land and effects on mining or quarrying potential come under the factors of land and soils.”

Transportation

The **Traffic and Transportation Assessment** and **Mobility Management Plan** prepared by Atkins demonstrates that the development as now proposed can be accommodated on the existing infrastructure without causing an adverse effect on the transportation environment of the area.

Archaeological Heritage

We refer the Planning Authority to the enclosed **Archaeological Assessment**, prepared IAC which concludes:

“The topsoil stripping at the compound sites has already been subject to a programme of archaeological monitoring. This has been carried out by archaeologists appointed to the wider development at Woodbrook. All works have been carried out under licence 20E0562, as issued by the National Monuments Service of the DoHLGH.

No previously unrecorded sites of archaeological potential were noted during the course of these works. Furthermore, no recorded archaeological monuments (as listed in the Record of Monuments and Places) are located within the development area.”

Utilities

We refer the Planning Authority to the description of existing and proposed drainage and water supply contained in the **Engineering Services Report** prepared Atkins.

The lands are serviced, and the proposed development would use the water and drainage services, upon which its effects are likely to be marginal.

Flood Risk

We refer the Planning Authority to the enclosed Site-Specific Flood Risk Assessment, prepared by Atkins.

5.2.4.5 (v) the interaction between the factors mentioned in clauses (I) to (IV)

There is potential for interaction of impacts as identified in the grouping of topics above under Items (I) to (IV) above.

No significant adverse environmental impacts are predicted in relation to these interactions.

5.2.4.6 (vi) Vulnerability of the project to risks of major accidents and/ or disasters

There is no significant risk of major accidents and/or disasters arising for the proposed development at this site.

The proposed development would not involve the use of technologies or substances that would present a significant risk of major accident or environmental disaster at this location.

The application site is not proximate to any Seveso/COMAH designated sites.

The application site is not at risk of flooding in any form, as confirmed by Atkins within the enclosed **Site-Specific Flood Risk Assessment**.

5.3 Conclusion

EIA is a mandatory requirement for development projects of a class specified in Part 1 or 2 of Schedule 5. The proposed development is subthreshold the relevant classes of development.

This EIA Screening Report seeks to assist the Planning Authority in its determination of the likelihood of significant effects on the environment arising from the proposed development.

The criteria set out in schedule 7 of the Regulations, and those at Annex III of the EIA directive 2011/92/EU as amended by 2014/52/EU therefore have to be applied with regard to the characteristics and location of the proposed development, and the type and characteristics of its potential impact.

Having regard to:

- a) *the nature and scale of the proposed development, on zoned lands served by public infrastructure,*
- b) *the absence of any significant environmental sensitivities in the area,*
- c) *the location of the development outside of any sensitive location specified in article 109(3) of the Planning and Development Regulations 2001 (as amended),*

and to the limited nature and extent of the proposed development is not considered likely to result in any long-term significant impacts on its surrounding environment. Consideration has been given to the following: -

- The location of the proposed development in a residential setting
- The emerging pattern of development in the area
- The findings of the following Reports enclosed with this application: -
 - Appropriate Assessment Screening Report, prepared by BSM
 - Daylight and Sunlight Analysis, prepared by Modelworks
 - Engineering Report, prepared by Atkins
 - Site Specific Flood Risk Assessment, prepared by Atkins
 - Traffic and Transportation Assessment, prepared by Atkins
 - Mobility Management Plan, prepared by Atkins

- Planning Report and Statement of Consistency, prepared by Stephen Little and Associates.
- Microclimate Report prepared by AWN
- Resource & Waste Management Plan prepared by AWN
- Operational Waste Management Plan prepared by AWN
- Archaeology letter prepared by IAC
- The mitigation and monitoring measures outlined in the accompanying Reports –
 - Noise and Vibration Report, prepared by AWN
 - Ecological Impact Assessment Report, prepared by BSM
 - Arborist Report, prepared by The Tree File
 - Construction Environmental Management Plan prepared by Atkins

The need for environmental impact assessment can, in our professional opinion, be excluded. However, we recognise that the Planning Authority is the competent authority in this regard.

STEPHEN LITTLE & ASSOCIATES

April 2026

Stephen Little & Associates are committed to progressing and achieving sustainable development goals.

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