

ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REPORT

AT
THE BOYLAN CENTRE,
DÚN LAOGHAIRE,
CO. DUBLIN



Prepared for

Dún Laoghaire-Rathdown County Council

Prepared by

Traynor Environmental Ltd

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This report refers, within the limitations stated, to the condition of the site at the time of the report. No warranty is given as to the possibility of future changes in the condition of the site. The report as presented is based on the information sources as detailed in this report, and hence maybe subject to review in the future if more information is obtained or scientific understanding changes.

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1.0 INTRODUCTION

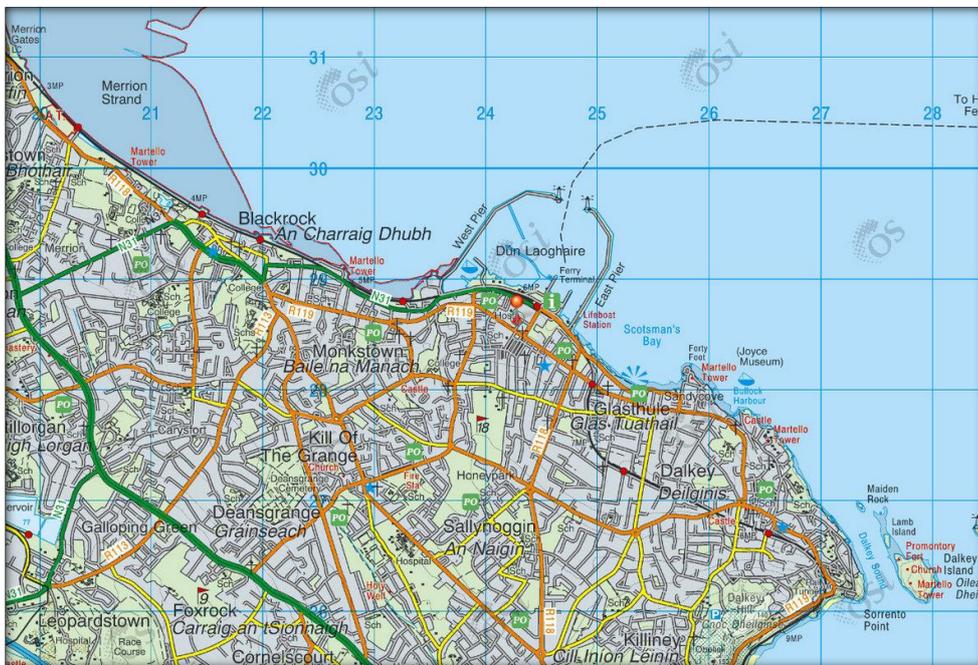
Traynor Environmental Ltd. has prepared the following Environmental Impact Assessment ('EIA') Screening Report for the proposed development at the Boylan Centre Dún Laoghaire, Co. Dublin for Dún Laoghaire-Rathdown County Council ('the Applicant').

"The proposed development works will include:

"Proposed demolition of community building at 10 Eblana Avenue and demolition of community and commercial building and removal of on-street parking at 10 Sussex Street. Construction of a new community facility and housing development comprising of 39nr. 1-bed apartments, 16nr. 2-bed apartments and 4nr. 3-bedroom houses and provision of 1nr. accessible parking space, an accessible drop-off area, 66nr. cycle parking spaces and all associated site works on Sussex Street and Eblana Avenue, Dún Laoghaire, Co. Dublin."

Dún Laoghaire intends to undergo the planning procedure as set out in the requirements of the Planning and Development Act 2000, as amended, and its supporting regulations."

Figure 1.1: Site Location Map (complete)



The purpose of this report is to provide the information required under Schedule 7A, having regard to the criteria set out in Schedule 7 of the Planning and Development Regulations 2001, as amended. This information will enable a screening determination in respect of the need for an Environmental Impact Assessment Report ('EIA') for the proposed development.

It is the responsibility of the competent authority to make a decision as to whether there is a requirement for the preparation of an Environmental Impact Assessment Report (EIA) with the information required under Schedule 7A of the Planning and Development Regulations 2001, as amended, to enable the competent authority to determine in light of the criteria set out under Schedule 7 of those regulations whether the proposed development is likely to have significant effects on the environment.

There is a mandatory requirement for an EIA to accompany a planning application for some types of development that meet or exceed the "thresholds" specified in Schedule 5 to the Planning and Development Regulations. In addition to the mandatory requirement, there is a case-by-case assessment necessary for sub-threshold developments as they may be likely to have significant effects on the environment. If a sub-threshold development is determined to be likely to have significant effect on

the environment, then an EIAR will be required. The second reason for this report is to document the studies undertaken by the Applicant, and the design team, to consider whether the development would be likely to have significant effects on the environment. The proposed development and component parts have been considered, as documented in Section 2, against the thresholds for EIA as outlined in the Planning and Development Regulations 2001 (as amended).

1.1 EIA SCREENING LEGISLATION AND GUIDANCE

The legislation and guidance listed below has informed this report and the method to EIA Screening:

- Guidelines on the Information to be contained in Environmental Impact Assessment Reports. (2022). Environment Protection Agency.
- Environmental Impact Assessment Screening, OPR Practice Note PN02 (Office of the Planning Regulator, 2021).
- European Union (Planning & Development) (Environmental Impact Assessment) Regulations 2018.
- Environmental Impact Assessment of Projects – Guidance on Screening. (2017). European Commission.
- Environmental Impact Assessment of Projects - Guidance on the preparation of the Environmental Impact Assessment Report. (2017) European Commission.
- Guidelines for Planning Authorities on carrying out Environmental Impact Assessment. (August 2018). Department of Housing, Planning and Local Government.
- Advice Notes for preparing Environmental Impact Statements. (Draft, September 2015). Environment Protection Agency.
- Interpretation of definitions of project categories of Annex I and II of the EIA Directive. (2015) European Commission.
- European Union Environmental Impact Assessment (EIA) Directive 2011/92/EU as amended by 2014/52/EU.
- Planning and Development Act, 2000 (as amended).
- Planning and Development (Housing) and Residential Tenancies Act 2016
- Planning and Development Regulations 2001 (as amended).

The national requirements to provide an EIA with a planning application are outlined in *Planning and Development Act 2000 as amended* ('the Act') and *Planning and Development Regulations, 2001 as amended* ('the Regulations'). In addition to the national legislation there are requirements set out in the EIA Directive (Directive 2011/92/EU as amended by 2014/52/EU); for relevant purposes, the EIA Directive has been transposed into Irish planning legislation through amendments to the Act and the Regulations.

This includes: the criteria set out Schedule 7 of the Regulations; the information set out at Schedule 7A; any further relevant information on the characteristics of the development and its likely significant effects on the environment submitted by the applicant; any mitigation measures proposed by the applicant; the available results, where relevant, of preliminary verifications or assessments carried out under other relevant EU environmental legislation, including information submitted by the applicant on how the results of such assessments have been taken into account, and; the likely significant effects on certain sensitive ecological sites.

The screening process followed in this report is in accordance with the EIA Directive 2011/92/EU of the European Parliament and of the Council as amended by 2014/52/EU and as transposed by the Act and the Regulations and follows the format as per Section 3.2 of the EPA Guidelines (2022). The potential for significant effects of the proposed Project has been considered against the criteria under Schedule 7 of the *Planning and Development Regulations, 2001 as amended*. In producing this report due regard has been paid to other EIA guidance including the European Commission's 2017 *EIA of Projects Guidance on Screening* as well as the published *Guidelines for Planning Authorities* and the OPR Practice Note PN02 Environmental Impact Assessment Screening.

Preliminary Screening for EIA

The Planning and Development Regulations 2001 (as amended) provide for the preliminary examination for EIA. The Departmental Guidelines (August 2018) state as follows in relation to such a preliminary examination:

"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.

1.2 SCREENING METHODOLOGY

The screening process followed in this report is in accordance with the EIA Directive 2011/92/EU of the European Parliament and of the Council as amended by 2014/52/EU and follows the format as per Section 3.2 of the EPA Guidelines (2022).

The key steps to screen for an EIA are set out in Section 3.2 of the EPA Guidelines are as follows:

1. Is the development a type that that requires EIA?
2. Is it of a type that requires mandatory EIA?
3. Is it above the specified threshold?
4. Is it a type of project that could lead to effects? and/or
5. Is it a sensitive location? and/or
6. Could the effects be significant?

The information required to be submitted to make a determination on EIA Screening is set out in Schedule 7A of the Regulations of 2001 (see also Annex IIA of the EIA Directive).

However, it is important to note that Schedule 7A states '*The compilation of the information at paragraphs 1 to 3 [of Schedule 7A] shall take into account, where relevant, the criteria set out in Schedule 7.*' Having regard to this for the purposes of compiling the relevant information on the likely effects of the proposed development and to address points 4 to 6 above, an evaluation of the characteristics of the project, the sensitivity of the location of the proposed development, and the potential for significant impacts has been made with regard to Schedule 7 of the Regulations.

Schedule 7 of the Regulations of 2001 sets out the criteria to determine whether a development would or would not be likely to have significant effects on the environment. The criteria are broadly set out under the three main headings:

- 1) *Characteristics of proposed development* (Section 3.0)
 - 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* (Section 4.0)
 - 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 (Section 5)

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.*

However, it is important to note that Schedule 7A states 'The compilation of the information at paragraphs 1 to 3 [of Schedule 7A] shall take into account, where relevant, the criteria set out in Schedule 7.' The main body of this report (Sections 3.0, 4.0 and 5.0) will cover Schedule 7A fully, but it has been set out to present the information under the headings provided for in Schedule 7 in order to assist the Planning Authority in its screening assessment.

1.3 CONTRIBUTORS TO THE EIAR SCREENING REPORT

This EIA Screening Report has been informed by the enclosed documents (and the relevant listed mitigation measures as included therein). The preparation and co-ordination of this screening report has been completed by Traynor Environmental Ltd. and has relied on specialist input from the design team including Noreen Mc Loughlin (Ecologist) and the Architect's Office of Dún Laoghaire-Rathdown County Council. The various reports address a variety of environmental issues and assess the impact of the proposed development and demonstrate that subject to the various construction and design related mitigation measures recommended that the proposed development will not have a significant impact on the environment. This EIAR Screening Report should also be read in conjunction with the plans and particulars submitted with the proposal including the AA Screening.

2.0 SCREENING EVALUATION

2.1 IS THE DEVELOPMENT A PROJECT

The first step in screening is to examine whether the proposal is a project as understood by the EU Directive. For the purposes of the EU Directive, 'project' means: *"the execution of construction works or of other installations or schemes, or other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources."*

The EPA Guidance (2022) states that if a proposed project is not of a type covered by the Directive, there is no statutory requirement for it to be subject to environmental impact assessment. In determining if the proposed project is of a type covered by the Directive it may be necessary to go beyond the general description of the project and to consider the component parts of the project and/or any processes arising from it.

If any such parts or processes are significant and, in their own right fall within the class of development covered by the Directive, the proposed Project as a whole may fall within the requirements of the Directive. Each element of the proposed development has been examined and the development clearly meets the definition of a Project as understood by the EU Directive.

2.2 IS THE DEVELOPMENT A PROJECT THAT REQUIRES A MANDATORY EIA

The next step is to determine if the proposed development is of a *project type* that requires mandatory EIA (i.e., is the proposed development of a project type in which a threshold does not exist). The types of projects to which thresholds do not apply are types that are considered to always be likely to have significant effects.

The type of projects for which an EIA is mandatory is set out in Schedule 5 Part 1 and Part 2 of the Regulations. An EIA is deemed mandatory under Section 172 of the Act to accompany a planning application for development for the types of projects set out in Schedule 5. This list was developed from Annex I and Annex II of the EIA Directive. The EPA Guidance (2022) requires an assessment beyond the general description of the project and to consider the component parts of the project and/or any processes arising from it.

In considering the wider context and the component parts of the project of the proposed development the thresholds of relevance to the proposal from Part 2 of Schedule 5 are set out below:

10. Infrastructure projects –

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

(In this paragraph, 'business district' means a district within a city or town in which the predominant land use is retail or commercial use).

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.

For the project types of Class 10 (iv) an EIA is mandatory only if the project equals or exceeds as the case may be, a limit, quantity or threshold set out.

2.3 IS THE PROJECT ABOVE THE THRESHOLD FOR EIA

An EIAR is required to accompany an application for permission of a class set out in Schedule 5 Part 1 and Part 2 of the Regulations which equals or exceeds, as the case may be, a limit, quantity or threshold set for that class of development. A development that does not exceed a limit, quantity or threshold set for that class of development in Schedule 5 of the Regulations is known as a 'sub-threshold development'.

The proposed development and component parts have been considered against the thresholds outlined in Schedule 5, Part 2, Class 10 (a) to (m). The most relevant project type in the context of the proposed development is Class 10 (b) (iv) noted in Section 2.2 above.

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. As the site location is not within a business district but is within a built-up area. The conservative and pragmatic approach is to consider the area to have a predominant land use for residential use rather than business use.

The proposed development comprises the:

"Proposed demolition of community building at 11 Eblana Avenue and demolition of community and commercial building and removal of on-street parking at 10 Sussex Street. Construction of a new community facility and housing development comprising of 39nr. 1-bed apartments, 16nr. 2-bed apartments and 4nr. 3-bedroom houses and provision of 1nr. accessible parking space, an accessible drop-off area, 66nr. cycle parking spaces and all associated site works on Sussex Street and Eblana Avenue, Dún Laoghaire, Co. Dublin."

The proposed development site is not equal to, nor does it exceed the limit, quantity or threshold set out in Class 10 (b) (iv); therefore, an EIA is not mandatory.

2.4 CONCLUSION – SUB THRESHOLD DEVELOPMENT

The proposed development is 'of a type set out in Part 2 of Schedule 5 [in the Planning and Development Regulations, 2001 (as amended)] 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'. The development is outside the mandatory requirements for EIA and is considered to be sub-threshold for the relevant project type.

An EIA Screening Report is still required to accompany a sub-threshold development which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7. Therefore, the final step in the screening process is to consider whether the development would be likely to have significant effects on the environment and therefore require an EIAR to be submitted and EIA carried out.

Directive 2014/52/EU requires the developer to provide information on the characteristics of the project and its likely significant effects on the environment, to allow the competent authorities to make a determination on the requirement for an EIA. The information required is set out in the Directive and transposed Schedule 7A of the Regulations. The remainder of this report presents the information required by Schedule 7A to demonstrate the likely effects on the environment, having regard to the criteria set out in Schedule 7.

The following Sections 3.0, 4.0 and 5.0 will provide information on the characteristics of the proposed development, the location and context, and its likely impact on the environment. These sections present the information required under Schedule 7A of the Regulations, broadly set out in the structure Schedule 7 to ensure that each aspect for consideration is robustly addressed.

3.0 CHARACTERISTICS OF PROPOSED DEVELOPMENT

This section addresses the characteristics of proposed development by describing the physical characteristics of the whole proposed development and a description of the location of the proposed development. The proposed works will include:

- Assessment and removal of organic and chemical contaminants on the site.
- Removal of Asbestos containing materials identified on the site in Refurbishment & Demolition Asbestos Survey carried out by About Safety Ltd. In December 2023.
- Full or Partial Demolition of existing buildings.
- Potential relocation of existing underground utilities.

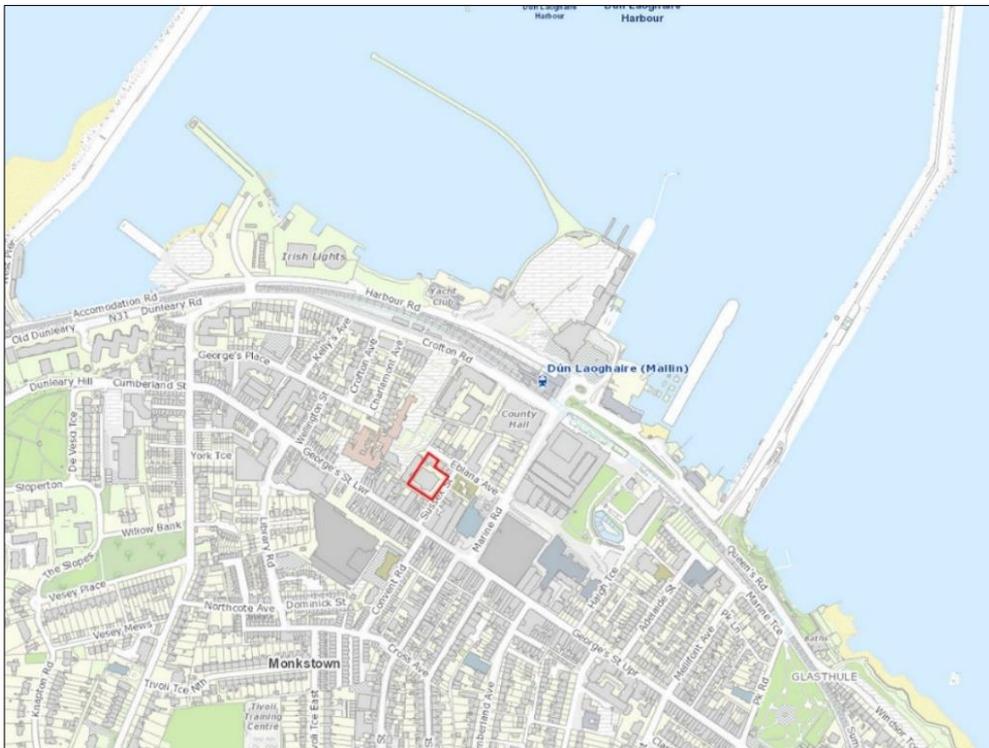
The site was formally utilised as the Boylan Centre, a premises which was run by the local St. Michael's Parish and was operated by Crosscare to provide community services.

3.1 SIZE AND DESIGN OF THE PROPOSED DEVELOPMENT

The application site is 0.25ha and it encompasses the existing Boylan Centre, which is a premises ran by the local St. Michael's Parish and is run by Crosscare to provide a range of community services. The site is surrounded by an urban environment and the main habitats present locally include buildings and artificial surfaces (residential and commercial areas, along with roads and car parks), amenity gardens and grasslands, and scattered trees and parkland.

The marine and coastal habitats of Dún Laoghaire harbour are within 300m north of the site. The site is in Dun Laoghaire town centre, to the North of George's St Lower. The site is bounded to the east by Sussex St, by Eblana Avenue and neighbouring residential units to the north, by the grounds of St Michael's Hospital to the west and by a local access road to the south (Done).

Figure 3.3 –Site Location - Application site outlined in red



3.2 CUMULATION WITH OTHER EXISTING OR PERMITTED DEVELOPMENT

This section outlines the potential cumulation with other existing or permitted developments. As part of the assessment of the impact of the proposed development, account has been taken of any relevant developments that are currently permitted, or under construction and substantial projects for which planning has been submitted within the surrounding areas, as well as existing local land uses. A preliminary assessment of potential cumulative effects on the environment is facilitated via the Source-Pathway-Receptor (SPR) model which is a multi-step process. The SPR methodology is a tool that ensures the most cautious means of assessment at the preliminary stages of a proposed development. The use of this tool ensures that all possible impacts are identified at a very early stage thus enabling further studies, mitigation measures or ameliorative actions to be put in place. The inherent use of the precautionary principle within the SPR methodology means that all potential for environmental impacts can be identified at a preliminary stage without any need for detailed studies, but rather upon available desktop information.

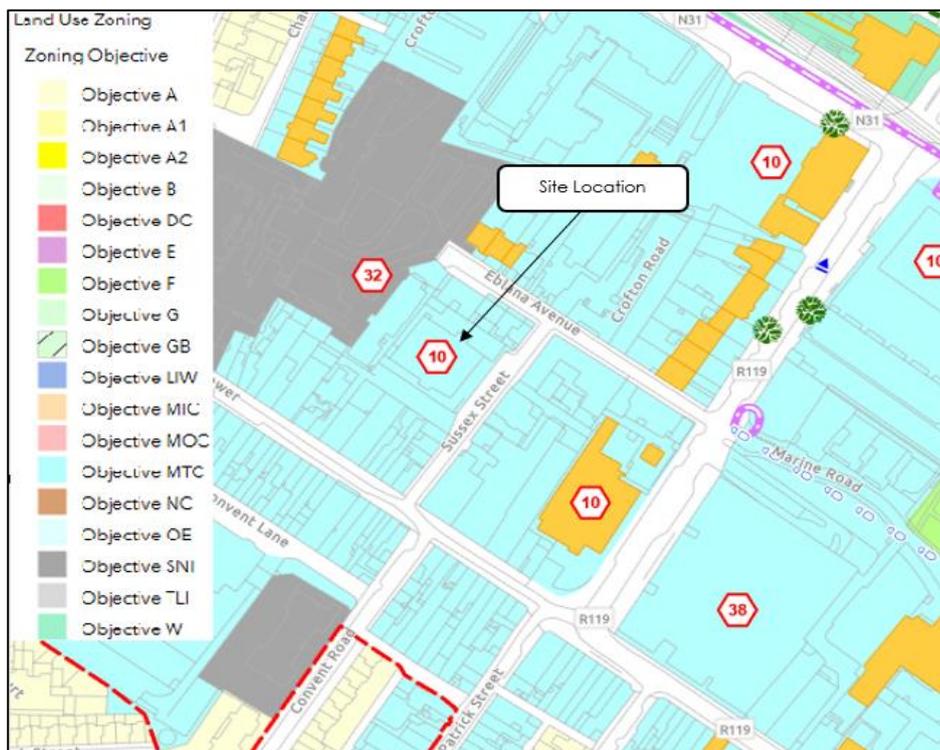
In order for there to be a potential cumulative effect all three elements of the SPR elements need to be present. If there is no pathway or functional link (direct or indirect) between the proposed development and a receptor, there is no potential for effect. Additionally, if there is no receptor within the area of a potential impact, there is similarly no effect as it does not cause harm to the environment due to the lack of a receptor.

There is no specific guidance available for a generic zone of influence to focus the assessment of existing land use and/or permitted projects that may result in cumulative effects. The research area has been established using expert judgement and based on the accessibility of data and taking into consideration the potential zone of influence of the potential environmental impacts of the proposed development. In considering the potential effects of the proposed development (Section 5), it can be established that the closer to the works, there is a greater the potential for impacts. The most significant environmental impacts are likely to be confined within 50-150 m of the proposed development. The project being considered, is not expected to have Regional, National, or International, or Transboundary impacts.

3.2.1 Existing Development

The site, as shown in Figure 3.4, is zoned in the Dún Laoghaire-Rathdown County Development Plan 2022-2028 as Zoning Objective 'F' 'To preserve and provide for open space with ancillary active recreational amenities.

Figure 3.4: Land Use Zoning Map (Source – Dún Laoghaire-Rathdown County Development Plan 2022 - 2028)



Population

Table 1 compares population change in the State and Dublin between the 2016 and 2022 census.

Table 3.1. Population Changes 2016 - 2022

Population Change 2016 – 2022			
Location	2016	2022	% Change 2016 - 2022
State	4,761,865	5,123,536	+7.6%
Dublin	1,347,359	1,450,701	+7.7%

3.2.2 Permitted Development

The Site is within the administrative jurisdiction of Dún Laoghaire-Rathdown County Council.

The planning history for the Site of the Proposed Development was reviewed from data sources including:

- Dún Laoghaire-Rathdown County Council planning website, <https://www.dlrccoco.ie>.
- An Bord Pleanála website, <http://www.pleanala.ie/>.
- EIA Portal, as provided by the Department of Housing, Planning and Local

Please refer to Table 5.3 details planning applications within the Proposed Development site.

Table 3.1 Planning Applications in the Vicinity of the proposed development site (check to make sure all right)

Reg. No	Applicant name and Development address	Proposed Development	Location (relative to proposed development site)
D23A/0787	Declan Kennedy 11, Eblana Avenue, Dún Laoghaire Co. Dublin A96 N7F2	Permission for change of use from office to single family dwelling including formation of window to side of rear return at first floor level and internal alterations.	12 meters north of the proposed site
D23A/0762	VCX Limited 1-4 Sussex Street, Dun Laoghaire, Co. Dublin A96 K242	Permission is sought out for the change of the use of part of the previously approved café to a one-bedroom apartment and the remainder of the square to retail (32 sqm)	19 meters southeast of the proposed site
D19A/0925	Niall Lawlor 89 Georges Street Lower, Dún Laoghaire, Co. Dublin, A96 YE98	Permission for the change of use of first and second floor of the existing 3 storey over basement building from commercial (first floor) and vacant (second floor) to residential.	10 meters west of the proposed site

3.3 NATURE OF ANY ASSOCIATED DEMOLITION WORKS

The proposed development will involve the full or partial Demolition of existing buildings at the site.

Figure 3.5: Existing Building to be Demolished



3.4 USE OF NATURAL RESOURCES (LAND, SOIL, WATER, BIODIVERSITY)

This section describes the proposed development in terms of the use of natural resources, in particular land, soil, water, biodiversity. In the overall context of Dún Laoghaire, the proposed development there will not be a significant consumption of natural resources during proposed development.

3.4.1 Land and Soil

The proposed development will require the removal of soil and materials. Any soil to be removed off site, prior to being exported off-site, shall be classified as inert, non-hazardous or hazardous in accordance with the EPA's Waste Classification Guidance – List of Waste & Determining if Waste is Hazardous or Non-Hazardous document dated 1st June 2015 to ensure that the waste material is transferred by an appropriately permitted waste collection permit holder and brought to an appropriately permitted or licensed waste facility. Materials that can be reused will be notified to the EPA as a by-product. This ensures that waste and other materials removed from the site will have no significant effect on the environment.

3.4.2 Water Consumption

The proposed works will not use such a quantity of water to cause concern in relation to significant effects on the environment. During the proposed works at the site, water will be required for offices, welfare facilities, this will be provided by either tanker or temporary connection to the public main by agreement with Uisce Éireann. The proposed development will not use such a quantity of water to cause concern in relation to significant effects on the environment.

3.4.3 Biodiversity Resources

Investigations into the implications on existing biodiversity including species and habitats has been undertaken through the Appropriate Assessment (AA) Screening Report and Ecological Impact Assessment (EclA) prepared by Noreen Mc Loughlin MSc, MCIEEM Ecologist.

Natural Heritage Areas (NHAs/pNHAs) are national designations under the Wildlife Act 1976, as amended. A Natural Heritage Area (NHA) is designated for its wildlife value and receives statutory protection. A list of proposed NHAs (pNHAs) was published on a non-statutory basis in 1995, but these have not since been statutorily proposed or designated.

The proposed development site is not located within any NHA or pNHA. There are a number of pNHAs in the vicinity of the proposed development site. The accompanying AA Screening Report has assessed the potential for significant impacts of the proposed works on Natura 2000 sites and habitat loss/alteration, habitat/species fragmentation, disturbance and/or displacement of species, change in population density and changes in water quality. There are eighteen Natura 2000 Sites within 15km of the Proposed Development, this site is summarised in Table 3.2.

Table 3.2 – Natura 2000 Sites Within 15km of the Application Site

Site Name & Code	Distance from Site	Qualifying Interests	Screened In / Out
South Dublin Bay and River Tolka Estuary SPA 004024	714m north-west	<ul style="list-style-type: none"> • Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) • Oystercatcher (<i>Haematopus ostralegus</i>) • Ringed Plover (<i>Charadrius hiaticula</i>) • Grey Plover (<i>Pluvialis squatarola</i>) • Knot (<i>Calidris canutus</i>) • Sanderling (<i>Calidris alba</i>) • Dunlin (<i>Calidris alpina</i>) • Bar-tailed Godwit (<i>Limosa lapponica</i>) • Redshank (<i>Tringa totanus</i>) • Black-headed Gull (<i>Chroicocephalus ridibundus</i>) • Roseate Tern (<i>Sterna dougallii</i>) 	<p>Screened Out - There is no potential for direct effects as the proposed works area is located entirely outside the boundary of this SPA.</p> <p>There are no watercourses on the site, therefore there are no source-pathway-receptor linkages between the application site and this SPA and significant effects arising from pollution during construction or operation can be ruled out.</p> <p>As determined following an assessment of the site by an ornithologist, the site does not support sufficient or suitable habitat that could be used by the QIs of this SPA (especially brent geese) and significant effects upon these species will not arise.</p>
South Dublin Bay SAC 000210	1.1km north-west	<ul style="list-style-type: none"> • Mudflats and sandflats not covered by seawater at low tide • Annual vegetation of drift lines • Salicornia and other annuals colonising mud and sand • Embryonic shifting dunes 	<p>Screened Out - There is no potential for direct effects as the proposed works area is located entirely outside the boundary of this SAC.</p> <p>There are no watercourses on the site, therefore there are no source-pathway-receptor linkages between the application site and this SAC and significant effects arising from pollution during construction or operation can be ruled out.</p> <p>There will be no direct or indirect impacts or significant effects upon the QIs of this SAC.</p>
Knocksink Wood SAC 000725	10.1km south	<ul style="list-style-type: none"> • Petrifying springs with tufa formation (Cratoneurion) • Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, Alnion incanae, Salicion albae) 	<p>Screened Out - There is no potential for direct effects as the proposed works area is located entirely outside the boundary of this SAC.</p> <p>There are no watercourses on the site, therefore there are no source-pathway-receptor linkages between the application site and this SAC and significant effects arising from pollution during construction or operation can be ruled out.</p> <p>There will be no direct or indirect impacts or significant effects upon the QIs of this SAC.</p>

<p>Ballyman Glen SAC 000713</p>	<p>9.7km south</p>	<ul style="list-style-type: none"> • Petrifying springs with tufa formation (Cratoneurion) • Alkaline fens 	<p>Screened Out - There is no potential for direct effects as the proposed works area is located entirely outside the boundary of this SAC.</p> <p>There are no watercourses on the site, therefore there are no source-pathway-receptor linkages between the application site and this SAC and significant effects arising from pollution during construction or operation can be ruled out.</p> <p>There will be no direct or indirect impacts or significant effects upon the QIs of this SAC.</p>
<p>Wicklow Mountains SAC 002122</p>	<p>11.3km south-west</p>	<ul style="list-style-type: none"> • Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) • Natural dystrophic lakes and ponds • Northern Atlantic wet heaths with <i>Erica tetralix</i> • European dry heaths • Alpine and Boreal heaths • Calaminarian grasslands of the <i>Violetalia calaminariae</i> • Species-rich <i>Nardus</i> grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) • Blanket bogs (* if active bog) • Siliceous scree of the montane to snow levels (<i>Androsacetalia alpinae</i> and <i>Galeopsietalia ladani</i>) • Calcareous rocky slopes with chasmophytic vegetation • Siliceous rocky slopes with chasmophytic vegetation • Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles • <i>Lutra lutra</i> (Otter) 	<p>Screened Out - There is no potential for direct effects as the proposed works area is located entirely outside the boundary of this SAC.</p> <p>There are no watercourses on the site, therefore there are no source-pathway-receptor linkages between the application site and this SAC and significant effects arising from pollution during construction or operation can be ruled out.</p> <p>There will be no direct or indirect impacts or significant effects upon the QIs of this SAC.</p>
<p>Wicklow Mountains SPA 004040</p>	<p>11.6km south-west</p>	<ul style="list-style-type: none"> • Merlin (<i>Falco columbarius</i>) • Peregrine (<i>Falco peregrinus</i>) 	<p>Screened Out - There is no potential for direct effects as the proposed works area is located entirely outside the boundary of this SPA.</p> <p>There are no watercourses on the site, therefore there are no source-pathway-receptor linkages between the application site and this SPA and significant effects arising from pollution during construction or operation can be ruled out.</p> <p>The site does not support any habitat that could be used by the QIs of this SPA and significant effects upon these species will not arise.</p>
<p>Rockabill to Dalkey Island</p>	<p>6.6km east</p>	<ul style="list-style-type: none"> • Reefs 	<p>Screened Out - There is no potential for direct effects as the proposed works area</p>

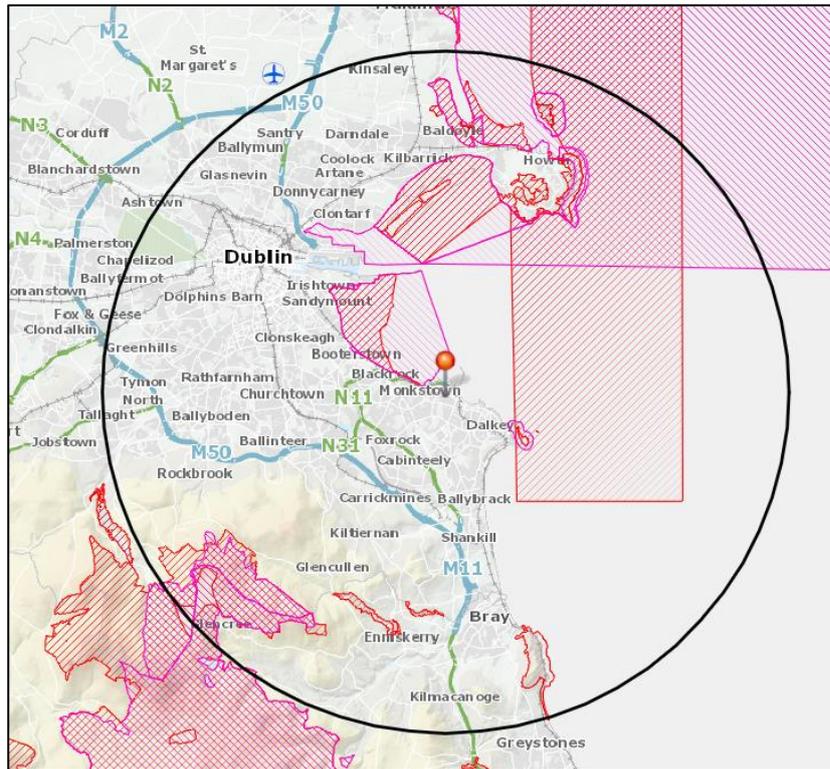
SAC 003000		<ul style="list-style-type: none"> • <i>Phocoena phocoena</i> (Harbour Porpoise) 	<p>is located entirely outside the boundary of this SAC.</p> <p>There are no watercourses on the site, therefore there are no source-pathway-receptor linkages between the application site and this SAC and significant effects arising from pollution during construction or operation can be ruled out.</p> <p>There will be no direct or indirect impacts or significant effects upon the QIs of this SAC.</p>
Dalkey Island SPA 004172	3.2km north-east	<ul style="list-style-type: none"> • Roseate Tern (<i>Sterna dougallii</i>) • Common Tern (<i>Sterna hirundo</i>) • Arctic Tern (<i>Sterna paradisaea</i>) 	<p>Screened Out - There is no potential for direct effects as the proposed works area is located entirely outside the boundary of this SPA.</p> <p>There are no watercourses on the site, therefore there are no source-pathway-receptor linkages between the application site and this SPA and significant effects arising from pollution during construction or operation can be ruled out.</p> <p>The site does not support any habitat that could be used by the QIs of this SPA and significant effects upon these species will not arise.</p>
Bray Head SAC 000714	11.2km south	<ul style="list-style-type: none"> • Vegetated sea cliffs of the Atlantic and Baltic coasts • European dry heaths 	<p>Screened Out - There is no potential for direct effects as the proposed works area is located entirely outside the boundary of this SAC.</p> <p>There are no watercourses on the site, therefore there are no source-pathway-receptor linkages between the application site and this SAC and significant effects arising from pollution during construction or operation can be ruled out.</p> <p>There will be no direct or indirect impacts or significant effects upon the QIs of this SAC.</p>
North Bull Island SPA 004006	5.7km north	<ul style="list-style-type: none"> • Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) • Shelduck (<i>Tadorna tadorna</i>) • Teal (<i>Anas crecca</i>) • Pintail (<i>Anas acuta</i>) • Shoveler (<i>Anas clypeata</i>) • Oystercatcher (<i>Haematopus ostralegus</i>) • Golden Plover (<i>Pluvialis apricaria</i>) • Grey Plover (<i>Pluvialis squatarola</i>) • Knot (<i>Calidris canutus</i>) • Sanderling (<i>Calidris alba</i>) • Dunlin (<i>Calidris alpina</i>) • Black-tailed Godwit (<i>Limosa limosa</i>) • Bar-tailed Godwit (<i>Limosa lapponica</i>) • Curlew (<i>Numenius arquata</i>) 	<p>Screened Out - There is no potential for direct effects as the proposed works area is located entirely outside the boundary of this SPA.</p> <p>There are no watercourses on the site, therefore there are no source-pathway-receptor linkages between the application site and this SPA and significant effects arising from pollution during construction or operation can be ruled out.</p> <p>As determined following an assessment of the site by an ornithologist, the site does not support sufficient or suitable habitat that could be used by the QIs of this SPA</p>

		<ul style="list-style-type: none"> • Redshank (<i>Tringa totanus</i>) • Turnstone (<i>Arenaria interpres</i>) • Black-headed Gull (<i>Chroicocephalus ridibundus</i>) • Wetland and Waterbirds 	<p>(especially brent geese) and significant effects upon these species will not arise.</p>
North Dublin Bay SAC 000206	5.7km north	<ul style="list-style-type: none"> • Mudflats and sandflats not covered by seawater at low tide • Annual vegetation of drift lines • Salicornia and other annuals colonising mud and sand • Atlantic salt meadows (<i>Glaucopuccinellietalia maritima</i>) • Mediterranean salt meadows (<i>Juncetalia arenaria</i>) • Embryonic shifting dunes • Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) • Fixed coastal dunes with herbaceous vegetation (grey dunes) • Humid dune slacks • <i>Petalophyllum ralfsii</i> (Petalwort) 	<p>Screened Out - There is no potential for direct effects as the proposed works area is located entirely outside the boundary of this SAC.</p> <p>There are no watercourses on the site, therefore there are no source-pathway-receptor linkages between the application site and this SAC and significant effects arising from pollution during construction or operation can be ruled out.</p> <p>There will be no direct or indirect impacts or significant effects upon the QIs of this SAC.</p>
North-West Irish Sea SPA 004236	5.6km north	<ul style="list-style-type: none"> • Red-throated Diver (<i>Gavia stellata</i>) • Great Northern Diver (<i>Gavia immer</i>) • Fulmar (<i>Fulmarus glacialis</i>) • Manx Shearwater (<i>Puffinus puffinus</i>) • Cormorant (<i>Phalacrocorax carbo</i>) • Shag (<i>Phalacrocorax aristotelis</i>) • Common Scoter (<i>Melanitta nigra</i>) • Little Gull (<i>Larus minutus</i>) • Black-headed Gull (<i>Chroicocephalus ridibundus</i>) • Common Gull (<i>Larus canus</i>) • Lesser Black-backed Gull (<i>Larus fuscus</i>) • Herring Gull (<i>Larus argentatus</i>) • Great Black-backed Gull (<i>Larus marinus</i>) • Kittiwake (<i>Rissa tridactyla</i>) • Roseate Tern (<i>Sterna dougallii</i>) • Common Tern (<i>Sterna hirundo</i>) • Arctic Tern (<i>Sterna paradisaea</i>) • Little Tern (<i>Sterna albifrons</i>) • Guillemot (<i>Uria aalge</i>) • Razorbill (<i>Alca torda</i>) • Puffin (<i>Fratercula arctica</i>) 	<p>Screened Out - There is no potential for direct effects as the proposed works area is located entirely outside the boundary of this SAC.</p> <p>There are no watercourses on the site, therefore there are no source-pathway-receptor linkages between the application site and this SAC and significant effects arising from pollution during construction or operation can be ruled out.</p> <p>There will be no direct or indirect impacts or significant effects upon the QIs of this SAC.</p>
Glen of the Downs SAC 000719	13.3km south	<ul style="list-style-type: none"> • Old sessile oak woods with Ilex and Blechnum in the British Isles 	<p>Screened Out - There is no potential for direct effects as the proposed works area is located entirely outside the boundary of this SAC.</p> <p>There are no watercourses on the site, therefore there are no source-pathway-receptor linkages between the application site and this SAC and significant effects arising from pollution during construction or operation can be ruled out.</p> <p>There will be no direct or indirect impacts or significant effects upon the QIs of this SAC.</p>

<p>Howth Head SAC 000202</p>	<p>8.3km north-east</p>	<ul style="list-style-type: none"> • Vegetated sea cliffs of the Atlantic and Baltic coasts • European dry heaths 	<p>Screened Out - There is no potential for direct effects as the proposed works area is located entirely outside the boundary of this SAC.</p> <p>There are no watercourses on the site, therefore there are no source-pathway-receptor linkages between the application site and this SAC and significant effects arising from pollution during construction or operation can be ruled out.</p> <p>There will be no direct or indirect impacts or significant effects upon the QIs of this SAC.</p>
<p>Howth Head Coast SPA 004113</p>	<p>9.3km north-east</p>	<ul style="list-style-type: none"> • Kittiwake <i>Rissa tridactyla</i> 	<p>Screened Out - There is no potential for direct effects as the proposed works area is located entirely outside the boundary of this SPA.</p> <p>There are no watercourses on the site, therefore there are no source-pathway-receptor linkages between the application site and this SPA and significant effects arising from pollution during construction or operation can be ruled out.</p> <p>The site does not support any habitat that could be used by the QIs of this SPA and significant effects upon these species will not arise.</p>
<p>Baldoyle Bay SAC 000199</p>	<p>11km north</p>	<ul style="list-style-type: none"> • Mudflats and sandflats not covered by seawater at low tide • Salicornia and other annuals colonising mud and sand • Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>) • Mediterranean salt meadows (<i>Juncetalia maritimi</i>) 	<p>Screened Out - There is no potential for direct effects as the proposed works area is located entirely outside the boundary of this SAC.</p> <p>There are no watercourses on the site, therefore there are no source-pathway-receptor linkages between the application site and this SAC and significant effects arising from pollution during the proposed development can be ruled out.</p> <p>There will be no direct or indirect impacts or significant effects upon the QIs of this SAC</p>
<p>Baldoyle Bay SPA 004016</p>	<p>11km north</p>	<ul style="list-style-type: none"> • Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) • Shelduck (<i>Tadorna tadorna</i>) • Ringed Plover (<i>Charadrius hiaticula</i>) • Golden Plover (<i>Pluvialis apricaria</i>) • Grey Plover (<i>Pluvialis squatarola</i>) • Bar-tailed Godwit (<i>Limosa lapponica</i>) • Wetland and Waterbirds 	<p>Screened Out - There is no potential for direct effects as the proposed works area is located entirely outside the boundary of this SPA.</p> <p>There are no watercourses on the site, therefore there are no source-pathway-receptor linkages between the application site and this SPA and significant effects arising from pollution during the proposed development can be ruled out.</p>

			<p>There will be no direct or indirect impacts or significant effects upon the QIs of this SAC</p>
Ireland's Eye SPA 004117	12.3km north	<ul style="list-style-type: none"> • Cormorant (<i>Phalacrocorax carbo</i>) • Herring Gull (<i>Larus argentatus</i>) • Kittiwake (<i>Rissa tridactyla</i>) • Guillemot (<i>Uria aalge</i>) • Razorbill (<i>Alca torda</i>) 	<p>Screened Out - There is no potential for direct effects as the proposed works area is located entirely outside the boundary of this SPA.</p> <p>There are no watercourses on the site, therefore there are no source-pathway-receptor linkages between the application site and this SPA and significant effects arising from pollution during the proposed development can be ruled out</p> <p>There will be no direct or indirect impacts or significant effects upon the QIs of this SAC</p>
Ireland's Eye SAC 002193	12.7km north	<ul style="list-style-type: none"> • Perennial vegetation of stony banks • Vegetated sea cliffs off the Atlantic and Baltic Coasts 	<p>Screened Out - There is no potential for direct effects as the proposed works area is located entirely outside the boundary of this SAC.</p> <p>There are no watercourses on the site, therefore there are no source-pathway-receptor linkages between the application site and this SAC and significant effects arising from pollution during the proposed development can be ruled out.</p> <p>There will be no direct or indirect impacts or significant effects upon the QIs of this SAC</p>

Figure 3.6. Location of the proposed development boundary and Natura 2000 sites located within a 15km radius of the site.



The habitats recorded on site are described below, no Annex I habitats were recorded within the proposed development site. The site habitats have been defined using Fossitt's 'A Guide to Habitats in Ireland'. The application site does not lie within or adjacent to any area that has been designated for nature conservation purposes.

Site habitats using the Fossitt's Guide to Habitats in Ireland were identified. The dominant habitat types identified:

- Buildings and Artificial Surfaces - (BL3).
- Flower Beds and Borders (BC4)

It is concluded in the AA Screening that:

"AA of the proposed development is not required as it can be excluded, on the basis of objective information provided in this report, that the proposed development, individually or in combination with other plans or projects, will not have a significant effect on any European sites."

It is concluded in the EclA Screening that:

"With the recommended mitigation measures, it can be concluded that the proposed development at the former Boylan Centre in Dun Laoghaire, Co. Dublin will have a neutral to positive impact upon local ecological receptors. The creation of new habitats on the site will be a positive benefit to local ecology and with proper management of the site and its green areas, then local areas of biodiversity will be allowed to develop."

3.5 PRODUCTION OF WASTE

The waste producer is responsible for waste from the time it is generated through until its legal disposal (including its method of disposal.) Waste contractors will be employed to physically transport waste to the final waste disposal / recovery site. It is therefore imperative that the proposed facilities management company undertake on-site management of waste in accordance with all legal requirements and employ suitably permitted/licensed contractors to undertake off-site management of their waste in accordance with all legal requirements. This includes the requirement that a waste contractor handle, transport, and reuse/recover/recycle/dispose of waste in a manner that ensures that no adverse environmental impacts occur as a result of any of these activities.

3.6 POLLUTION AND NUISANCES

There are potential short-term nuisances such as dust, noise, as well as the potential for pollution of surface water/ groundwater associated with construction and demolition activities. The proposed work activities shall only take place in accordance with standard construction times or permitted times, for example 07:00 hrs to 19:00 hrs Monday to Friday and 08:00 hrs to 16:30 hrs Saturday and not at all on Sundays and public holidays. No activity, which would reasonably be expected to cause annoyance to residents/users in the vicinity, will take place outside of these hours.

3.7 RISK OF MAJOR ACCIDENTS AND/OR DISASTERS

3.7.1 Landslides, Seismic Activity and Volcanic Activity

There have been no recorded landslide events at the site. Due to the local topography and the underlying strata, there is a negligible risk of a landslide event occurring at the site. There is a very low risk of seismic activity at the proposed development site. There are no active volcanoes in Ireland so there is no risk from volcanic activity.

3.7.2 Flooding/Sea Level Rise

The potential risk of flooding on the site was conducted by reviewing historical information, identifying sources of potential flood risk to the site, and using predictive information.

All relevant flood maps for the area have been reviewed for the proposed development which assessed the potential flood risk associated with fluvial, groundwater, coastal and pluvial flooding. Overall, the flood risk to and from the development as proposed is considered to be Low. The development as proposed is not predicted to result in an adverse impact to the existing hydrological regime of the area or increase flood risk elsewhere and is therefore considered to be appropriate from a flood risk perspective.

3.7.3 Major Accidents/Hazards

The potential interaction with sites registered under the Seveso Directive (Directive 82/501/EEC, Directive 96/82/EC, Directive 2012/18/EU) and the Chemicals Act (Control of Major Accident Hazards involving Dangerous Substances) Regulations 2015 (S.I. No. 209 of 2015) (the "COMAH Regulations"), which implement the latest Seveso III Directive (2012/18/EU) has been considered in respect to notified installations and their proximity to the proposed development site.

Due to the proposed development falling >6 km from the closest Seveso site, the site will not form a constraint to the proposed development at this location.

3.7.4 Minor Accidents/Leaks

There is a potential impact on the receiving environment as a result of minor accidents/leaks of fuel/oils during the proposed development works. However, the implementation of the mitigation measures set out in the CMP will ensure that the residual effect on the environment is imperceptible.

3.8 RISKS TO HUMAN HEALTH

The EC 2017 Guidance on the preparation of the Environmental Impact Assessment Report outlines that human health is a very broad factor that is highly project dependent. The guidance states: The notion of human health should be considered in the context of the 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.

The EPA guidance explains that the scope of population and human health is project dependent but should consider significant impacts likely to affect aspects such as: convenience (expanded range of transport options); nuisance/ disturbance from

lighting; displaced settlement patterns (residential); employment opportunities; settlement patterns; land use patterns; access for tourism, amenity, health impacts and/or nuisance due to noise, dust, or water pollution; and health and safety.

The characteristics of the proposed development, in terms of the risks to human health (for example, due to water contamination or air pollution) have been considered. The primary potential impacts of the proposed development on human health would be increased air pollution, noise, traffic, visual impact, or pollution of groundwater/nearby watercourses as a result of the proposed development.

The subject site is located in an area zoned in the Dún Laoghaire-Rathdown County Development Plan 2022-2028 as *Objective 'F' 'To preserve and provide for open space with ancillary active recreational amenities*. It is anticipated that the proposed works at this location would not have a significant negative impact on local parks, local tourism or shopping amenities that would pose a risk to human health. The proposed works would only serve to remove asbestos and potential contaminants from the site. There are a variety of public transport options available to visitors and residents in the area, e.g. pedestrian routes, bus routes and cycling path facilities.

Geological Survey Ireland (GSI) data indicates that the site does not lie within a drinking water protection area. The area is serviced by mains water supply therefore wells are not used for potable water supply. The proposed mitigation measures during the proposed works, including the implementation of an outline CMP, will ensure that there is no impact on groundwater or the stormwater mains.

During the Operational Phase, the proposed development design includes an appropriately designed stormwater network, following the principles of Sustainable Urban Drainage Systems best practice. All site facilities during proposed development works will be located entirely within the site. The facilities will include canteen, toilet block and drying room for all staff/workers. These facilities will be connected to the Local Authority sewage system with local authority approval.

4.0 LOCATION AND CONTEXT OF THE PROPOSED DEVELOPMENT

4.1 EXISTING AND APPROVED LAND USE

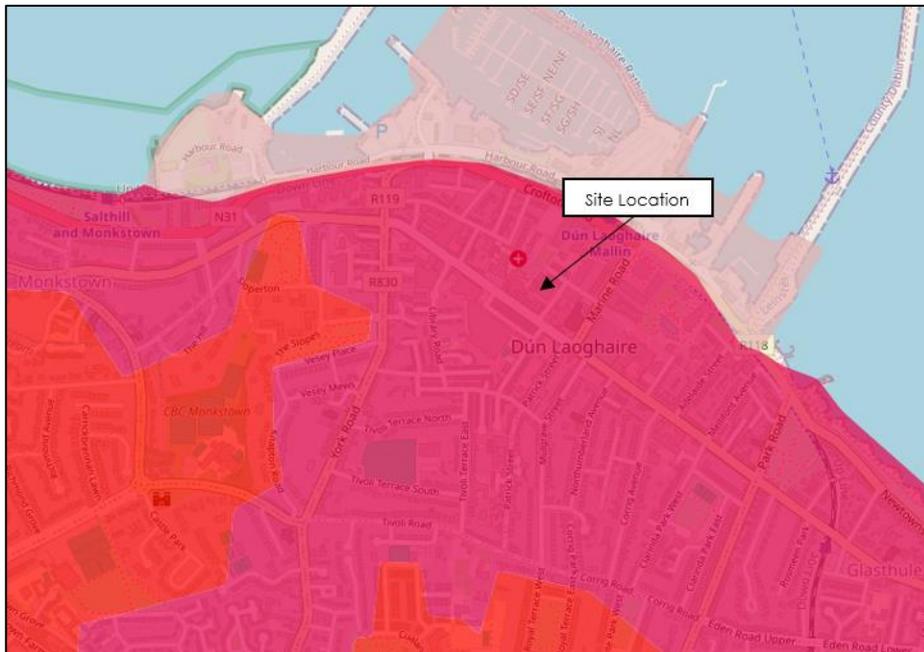
The site is surrounded primarily by the urban lands of south Dublin (commercial, residential and amenity areas), and the dominant habitats associated with these areas include buildings and artificial surfaces, as well as amenity grasslands and gardens. As stated in the Dún Laoghaire-Rathdown County Development Plan 2022-2028 the site is zoned as Objective 'F' 'To preserve and provide for open space with ancillary active recreational amenities.

4.2 RELATIVE ABUNDANCE, AVAILABILITY, QUALITY AND REGENERATIVE CAPACITY OF NATURAL RESOURCES IN THE AREA AND ITS UNDERGROUND

4.2.1 Land Use

According to the EPA Mapping using the "Corine 2018" land cover data indicates that the predominant land use of the site is 'Artificial Surfaces' (Code_111). The lands surrounding the site have similar cover types consisting of discontinues urban fabric. Historical OSI maps 1995-2005 aerial photographs show the site as being undeveloped land and residential housing located to the north, west and east of the site. The Corine Landcover (2018) for the site is presented below Figure 4.1.

Figure 4.1: Corine Landcover (2018) (complete)



4.2.2 Hydrogeology

According to GSI, the Groundwater Vulnerability represents the intrinsic geological and hydrogeological characteristics that determine the ease at which groundwater may be contaminated by human activities. The vulnerability of the groundwater depends on the time travel of infiltrating water, the quantity of contaminants that reach the groundwater and the contaminant attenuation capacity of the geological materials through which the water and contaminants infiltrate. The final vulnerability rating of an area is determined by the permeability and thickness of the subsoils underlying the groundwater, and the type of Recharge sources (diffuse or point source). Therefore, areas where the infiltrating water and contaminants move faster from land to groundwater with high permeability are more vulnerable. According to the GSI the vulnerability classification for the proposed development site is 'Moderate (M)'. There was no karst features identified adjacent to the site. The groundwater vulnerability map for the proposed development site is presented below in Figure 4.2.

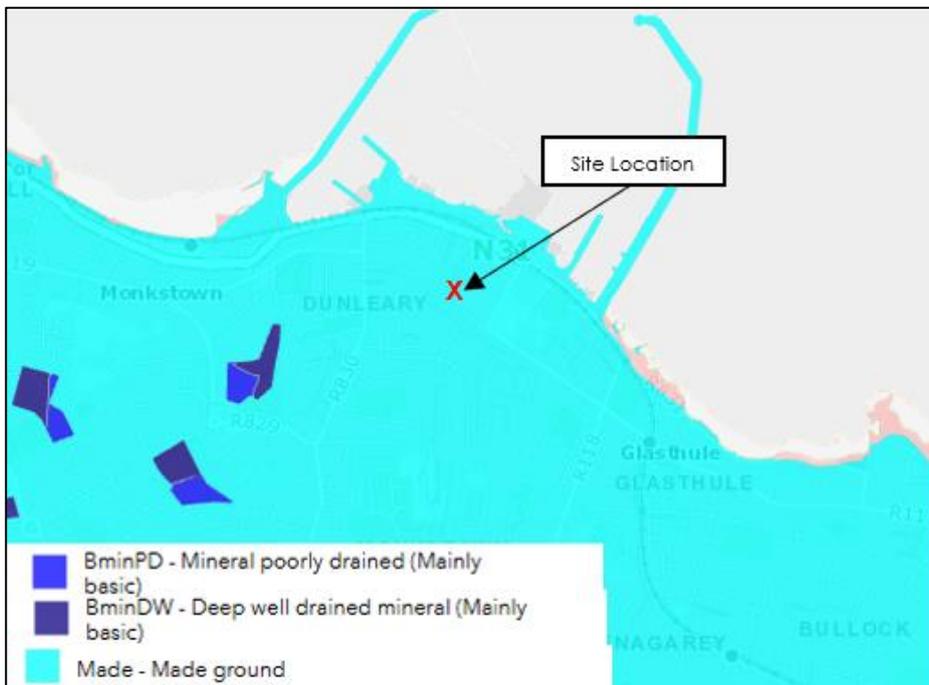
Figure 4.2: Groundwater Vulnerability



4.2.3 Soils

The "Teagasc Soils" from the GSI Mapping indicates the predominant soil type underlying the proposed development area to be made ground. The Soil Cover map for the site is presented below Figure 4. 3.

Figure 4.3: Soil Cover



4.2.4 Quaternary Sediments (start from here).

The quaternary geological period extends from about 1.5 million years ago to the present day and is sub divided into two epochs: the Pleistocene epoch, which covers the Ice Age period, and extends up to 10,000 years ago and the Holocene Epoch, which extends from that time to the present day. Information available on the GSI online Mapping ("Quaternary Sediments") indicate that the proposed development site is classified as 'Till derived from limestones' (refer to Figure 4.4).

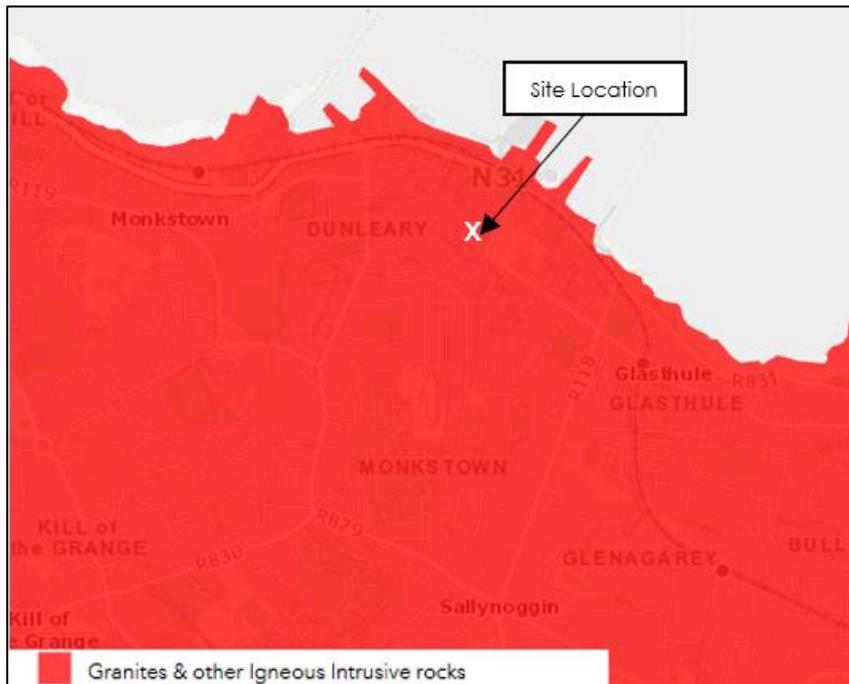
Figure 4.4: Quaternary Sediments



4.2.5 Bedrock Geology / Aquifer

The information obtained from the GSI Map indicates that the proposed development site is predominantly underlain by Granites & other Igneous Intrusive rocks. The Bedrock geology for the proposed site is presented below in Figure 4.5.

Figure 4.5: Bedrock Geology



4.2.6 Hydrology

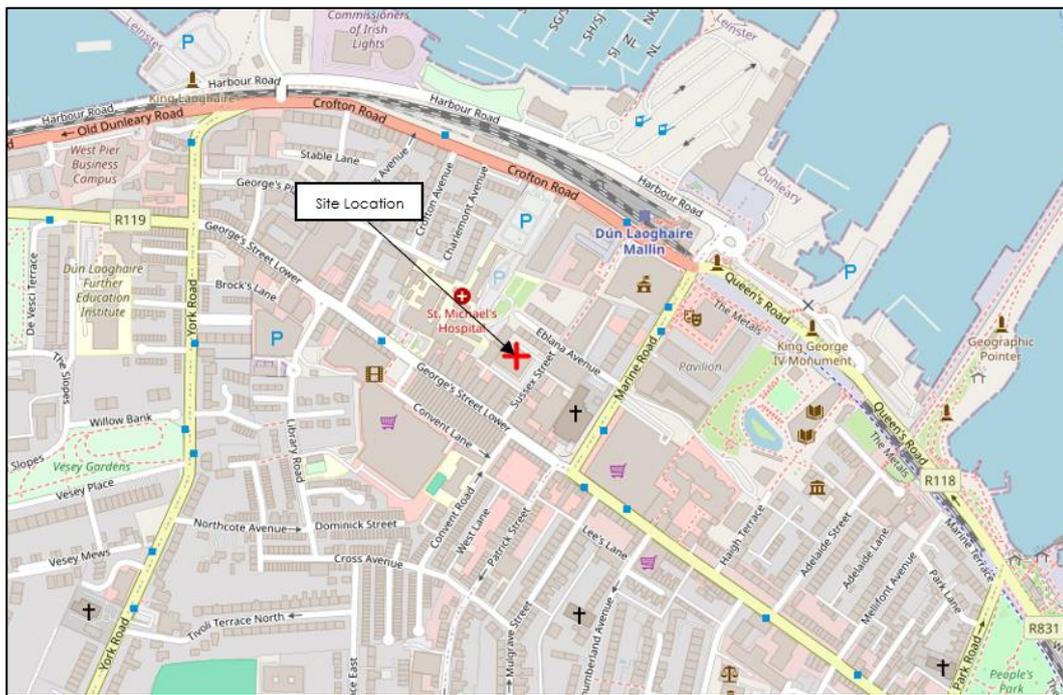
The application site is not within the range of any major lakes or rivers. Dublin Bay is east of the proposed develop and its status is not at risk.

The WFD classification scheme for water quality includes five status classes: high, good, moderate, poor, and bad. 'High status' is defined as the biological, chemical, and morphological conditions associated with no or very low human pressure. This is also called the 'reference condition' as it is the best status achievable - the benchmark.

Assessment of quality is based on the extent of deviation from these reference conditions. 'Good status' means a 'slight' deviation from this condition, 'moderate status' means 'moderate' deviation, and so on. The EPA have classified the ecological status of Dublin Bay IE_EA_090_0000 as unpolluted (2018 – 2020), it has also been classed as good status. Under the requirements of the Water Framework Directive, this is satisfactory, and this status must be maintained.

The main hydrological features associated with the site is presented in figure 4.6.

Figure 4.6. Hydrological Features of the Area



4.2.8 Biodiversity

The potential ecological impacts of proposed development have been considered in terms of the sensitivity of the location. The site is surrounded primarily by the urban lands of south Dublin (commercial, residential and amenity areas). No flora or terrestrial fauna species or habitats of national or international conservation importance were noted on site during the survey. Overall, the ecological and biodiversity value of the site is considered to be low according to the EclA completed for the site.

The nearest European sites to the Proposed Development South Dublin Bay and River Tolka Estuary SPA 004024 located 714m east at its closest point. The Proposed Development is located within the Ovoca-Vartry Hydrometric Area (10) and Catchment (10), the Dargle Sub -Catchment (010) and the Carrickmines Stream Sub-Basin (010). A review of aerial photography, Ordnance Survey Ireland (OSI) mapping and OSI Geographical Information System (GIS) data for rivers and streams indicates that there is no notable surface water features onsite and no direct hydrological pathways to offsite surface water bodies.

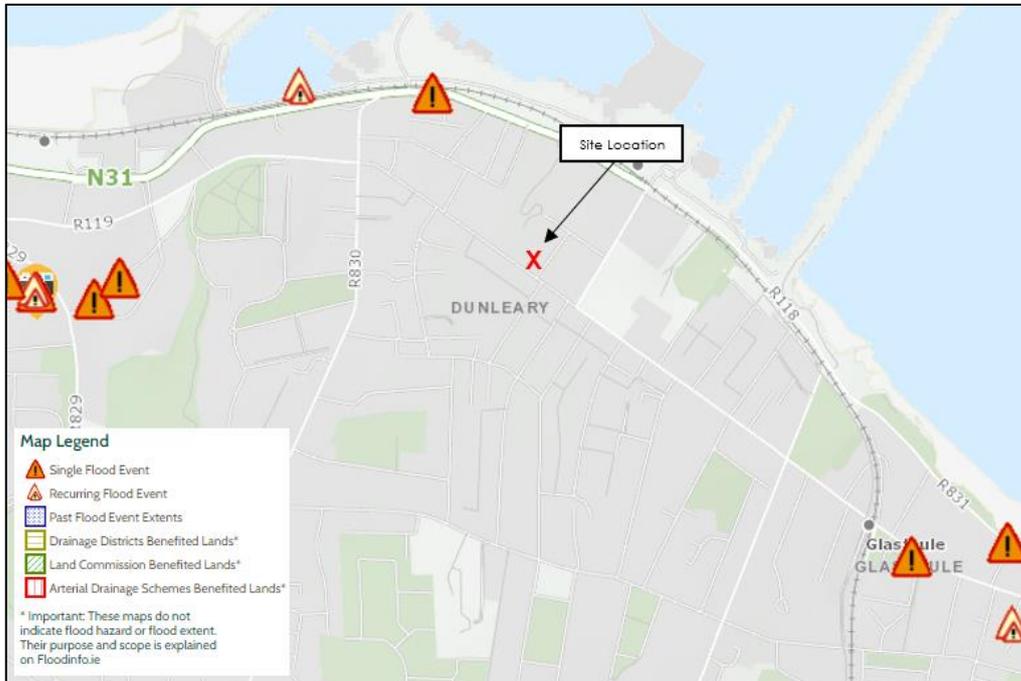
The accompanying AA Screening Report has assessed the potential for significant effects of the proposed development on Natura 2000 sites and habitat loss/alteration, habitat/species fragmentation, disturbance and/or displacement of species, change in population density and changes in water quality. It has been objectively concluded by the Appropriate Assessment (AA) Screening Report that:

"That the proposed development, individually or in combination with other plans or projects, will not have a significant effect on any European sites. Therefore, this proposed project does not need to proceed to Stage II of the Appropriate Assessment Process, i.e., a Natura Impact Statement (NIS)."

4.2.8 Flood Risk

The development site is not identified as an area susceptible to flooding and there is no history of flooding at the site by the Dún Laoghaire-Rathdown County Development Plan and CFRAM mapping.

Figure 4.7. Location of Past Flood Events (Site Marked at X)



4.3 ABSORPTION CAPACITY OF THE NATURAL ENVIRONMENT

Due to the size and localised nature of the proposed works they will not have any effect on wetlands, riparian areas, river mouths, coastal zones, marine environments, mountain or forest areas, nature reserves, or densely populated areas.

The development site is not located within or adjoining an Architectural or General Conservation Area and is not located within or adjoining a Native Woodland Trust and is not covered by protected views, scenic routes, or viewpoints.

5.0 TYPES AND CHARACTERISTICS OF POTENTIAL IMPACTS

This section sets out the likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2 (as set out in Sections 4 and 5 above), 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 (as amended).

The quality, magnitude and duration of potential impacts are defined in accordance with the criteria provided in the Guidelines on Information to be Contained in Environmental Impact Assessment Reports (EPA, 2022) this criterion is duplicated in Table 5.1.

Table 5.1 Description of Effects

Characteristic	Term	Description
<p>Quality of Effects</p> <p>It is important to inform the non-specialist reader whether an effect is positive, negative, or neutral</p>	Positive	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).
	Neutral	No effects or effects that are imperceptible, within normal bounds of variation or within the margin of forecasting error.
	Negative/Adverse	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>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 Determining Significance).</p>	Imperceptible	An effect capable of measurement but without significant consequences.
	Not significant	An effect which causes noticeable changes in the character of the environment but without significant consequences.
	Slight Effects	An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.
	Moderate Effects	An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.
	Significant Effects	An effect, which by its character, magnitude, duration, or intensity alters a sensitive aspect of the environment.
	Very Significant	An effect which, by its character, magnitude, duration, or intensity significantly alters most of a sensitive aspect of the environment.
	Profound Effects	An effect which obliterates sensitive characteristics
<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>	Extent	Describe the size of the area, the number of sites, and the proportion of a population affected by an effect.
	Context	Describe whether the extent, duration, or frequency will conform or contrast with established (baseline) conditions (is it the biggest, longest effect ever?)

Describing the Probability of Effects 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	Likely Effects	The effects that can reasonably be expected to occur because of the planned project if all mitigation measures are properly implemented.
	Unlikely Effects	The effects that can reasonably be expected not to occur because of the planned project if all mitigation measures are properly implemented.

Characteristic	Term	Description
Describing the Duration and Frequency of Effects 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.	Momentary Effects	Effects lasting from seconds to minutes
	Brief Effects	Effects lasting less than a day
	Temporary Effects	Effects lasting less than a year
	Short-term Effects	Effects lasting one to seven years.
	Medium-term Effects	Effects lasting seven to fifteen years
	Long-term Effects	Effects lasting fifteen to sixty years
	Permanent Effects	Effects lasting over sixty years
	Reversible Effects	Effects that can be undone, for example through remediation or restoration
Frequency of Effects	Describe how often the effect will occur. (Once, rarely, occasionally, frequently, constantly – or hourly, daily, weekly, monthly, annually)	

5.1 POPULATION AND HUMAN HEALTH

5.1.1 Construction & Demolition Works

The potential impacts of the proposed development on population human health and populations would be nuisances such as increased air pollution (dust), noise, traffic, and visual impacts of the construction and demolition phase. The likely potential impact of the proposed development with respect to population and human health during the demolition works can be considered to be **negative, moderate to significant and short-term**.

The potentially significant short-term impacts (due to air pollution (dust), noise, traffic) during the construction and demolition phase will be mitigated in accordance with the CMP at demolition stage, and through implementation of binding hours of construction.

The construction and demolition of the buildings will provide for the temporary employment of construction workers which will provide benefits for local businesses providing retail or other services to construction workers and potential additional employment in the area.

The residual impact of the proposed development with respect to population human health during the construction and demolition after the implementation of mitigation measures set out in this report, is **neutral, not significant, and short-term**.

Having regard to the foregoing, there is no real likelihood of significant effects on the environment arising from the proposed development in respect of population and human health impacts during the construction and demolition phase. Therefore, a requirement for subthreshold EIA does not arise.

5.1.2 Operational Phase

The proposed development will not result in any off-site exceedance of the relevant ambient air quality standards. The proposed development will not generate significant outward noise.

There are no planned direct discharges to water or land. The proposed works comprise the full or partial demolition of the existing building on site, construction of a new community facility and housing development, which is not expected to significantly add to the current noise level of the surrounding environment. Noise and Vibration impacts are discussed further.

The residual impact of the proposed development with respect to populations and human health during the operational phase is positive, not significant, and long-term. Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of population and human health impacts. Therefore, a requirement for subthreshold EIA does not arise.

5.2 LAND, SOILS, GEOLOGY, HYDROGEOLOGY, HYDROLOGY

5.2.1 Construction & Demolition Works

Potential for increased sediment and runoff from excavation, soil handling, removal, and compaction

Earthworks and excavations will be required for the proposed works to facilitate the demolition and construction works. This will include the excavation of soil and subsoils. The proposed development works will alter the current drainage regime from the site and the rate and volume of direct surface run-off. The potential impact of this is a possible increase in surface water run-off and sediment loading, which could potentially impact local drainage if not adequately mitigated.

Excavations will remain open for as little time as possible. This will help to minimise the potential for water ingress into excavations.

Soil will be kept onsite where possible, if any material is to be exported it needs to be brought off site by an approved collector or moved with the benefit of an Article 27 declaration. Any material, which is exported from site, if not correctly managed or handled, could impact negatively on human beings (onsite and offsite) as well as water and soil environments.

In the event that soil is required to be taken off site, prior to removal, all excavated materials will be visually assessed for signs of possible contamination such as staining or strong odours. Should any unusual staining or odour be noticed, samples of this soil will be analysed for the presence of possible contaminants in order to ensure that historical pollution of the soil has not occurred. Should it be determined that any of the soil excavated is contaminated, this will be disposed of by a licensed waste disposal contractor.

In respect of the foregoing, the residual impact as a result of the potential for increased sediment and runoff from excavation works on, land, soils, geology, hydrogeology, and hydrology during construction is considered to be negative, imperceptible, and short-term.

Potential for contamination from Accidental Spills and Leaks

There is potential for water to become contaminated with pollutants associated with the proposed works activity. Contaminated water which arises from construction sites can pose a significant short-term risk to water quality for the duration of the construction if contaminated water is allowed to percolate to the aquifer or accidental discharges into surface water.

Machinery activities on site during the proposed development may result in run-off of contaminated waters into surface water networks or ground water. Potential impacts could arise from accidental spillage which could impact surface water if allowed to runoff into surface water systems and/or receiving watercourses or groundwaters.

The potential impacts during the demolition are required to be mitigated by ensuring best practice demolition with respect to storage of any hazardous substances. The construction CMP carried out by Punch Consulting Engineers sets out this best practice construction methodology to manage the risk of accidental spills and leaks. These measures associated with the demolition works are best practice measures and are in no way included to avoid or reduce any potential harmful effects to any European

sites, namely South Dublin Bay and River Tolka Estuary SPA 004024. Given the scale and localised nature of the proposed works, and the lack of impact pathways between the Site and surface water bodies there is no likelihood of significant effects on water quality.

The residual impact in respect of the potential for impacts related to contamination from accidental spills on soils, geology, hydrogeology, and hydrology during the proposed development is considered to be **negative, imperceptible, and short-term**.

Dewatering, Run-off, and Sediment Loading

An Outline CMP and CDWMP carried out by Punch Consulting Engineers details measures to help ensure that the receiving surface water drainage network is sufficiently protected for the duration of the proposed works. Where dewatering is required during the proposed works, dirty water will be fully and appropriately attenuated, through silt bags, before being appropriately discharged to ensure that no silty or contaminated water from the works will be discharged to any stormwater network.

Having regard to the foregoing, there is no real likelihood of significant effects on the environment arising from the proposed development in respect of land, soils, geology, hydrogeology, and hydrology impacts during the demolition works. Therefore, a requirement for sub-threshold EIA does not arise.

5.2.2 Operational Phase

Direct and Indirect Discharges Management

Surface Water Treatment

Information on the surface water proposals for the site have been presented in the Drainage Report that has been prepared by Curtins. The surface water drainage design and SuDS Assessment carried out has been undertaken in compliance with the requirements of the DLR County Development Plan 2022- 2028 and CIRIA documents. Surface water will be attenuated as necessary and discharged to the existing public surface water network along Sussex street into the existing 300mm diameter VC combined sewer. In accordance with the GSDS it is proposed to limit the discharge from the development site to the equivalent of the pre-development Greenfield run-off for the site. The following methods will be employed:

Source Control - Source control is the treatment and management of surface water as close to where the water falls as possible. Green Roofs on each of the apartment buildings, bio retention tree pits, permeable paving and filter drains will be used to provide treatment to surface water at source and will also reduce surface water run-off in low storm events.

Attenuation Tank - An attenuation tank is proposed within the landscaping area of the subject site. The STORMTECH SC-740 attenuation tank consists of a below ground storage area with a top bank level of 18.00 m OD Malin. The bottom of the tank is set at 16.05 m OD Malin.

Foul Water Treatment

It is proposed to discharge the foul water from the proposed apartment block development into the existing public foul sewer network. There are existing 300mm diameter VC foul sewer lines along Sussex Street & Eblana Avenue. It is proposed that foul water from the apartment block will be discharged into the Sussex Street Sewer and the individual dwelling lines will discharge into the Eblana Avenue Line. A Pre-Connection Enquiry form was submitted to Uisce Éireann for 55 Apartments & 4 Houses units, which outlined the proposals for the drainage of wastewater from the development. Uisce Éireann responded with the Confirmation of Feasibility (COF) on 16th October 2025 with a CDS reference number of CDS25006806.

Conclusions

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of land, soil, geological, hydrogeological, and hydrological impacts during the demolition. Therefore, a requirement for sub-threshold EIA does not arise.

5.3 BIODIVERSITY

5.3.1 Construction & Demolition Works

The potential impact from the proposed development on biodiversity with particular attention to species and habitats protected under the Habitats Directive and the Birds Directive has been considered as a part of the EclA and AA Screening Reports. The AA Screening Report for the site has confirmed that the site is not under any wildlife or conservation designation. Furthermore, no rare, threatened or legally protected species are known to occur or have been recorded on the site. Overall the ecological and biodiversity value of the site is noted to be low.

Having regard to the foregoing, there is no real likelihood of significant effects on the environment arising from the proposed development in respect of biodiversity impacts during the proposed development works. Therefore, a requirement for sub-threshold EIA does not arise. Please refer to the accompanying AA Screening.

5.3.2 Operational Phase

The accompanying AA Screening Report has assessed the potential for significant impacts of the operational phases of the proposed development on Natura 2000 sites and habitat loss/alteration, habitat/species fragmentation, disturbance and/or displacement of species, change in population density and changes in water quality.

The development during operation is considered to have no impact on the biodiversity in the area due to the distance from the site to the nearest SACs and site does not lie within or adjacent to any area that has been designated for nature conservation purposes. There are no habitats of biodiversity value on the application site.

Having regard to the foregoing, there is no real likelihood of significant effects on the environment arising from the proposed development in respect of biodiversity impacts during the operational phase. Therefore, a requirement for sub-threshold EIA does not arise.

It can be concluded objectively that this proposed development does not need to proceed to Stage II of the Appropriate Assessment process. There will be no impact upon the integrity, or the conservation objectives of the Natura 2000 sites identified. The habitats and species associated with this site will not be adversely affected.

5.4 AIR QUALITY AND CLIMATE

Air Quality

The Air Quality Standards (AQS) Regulations describe the air quality zoning adopted in Ireland as follows:

- Zone A (Dublin Conurbation)
- Zone B (Cork Conurbation)
- Zone C (16 Cities and Towns with population greater than 15,000); and
- Zone D (Rural Ireland: areas not in Zone A, B and C).

The proposed development is in Zone A. Based on published air quality data for the Zone A area in the vicinity of the subject site, it may be concluded that the air quality at the subject site may be characterised as being good with no exceedances of the Air Quality Regulations 2011 limit values of individual pollutants.

The quality of existing air quality at the subject site must be maintained and improved where possible as a result of the proposed development to ensure that local human health and the ecological environment is not adversely affected.

The EPA manages the National Ambient Air Quality Network. This network sets legislative limits and target values for the protection of human health and vegetation. Air quality in Ireland is generally good, however, there are concerning localised issues that are impacting negatively on the air we breathe. Air quality monitoring results in 2021 showed that fine particulate matter (PM2.5)

mainly from burning solid fuel in our homes, and nitrogen dioxide (NO₂) mainly from road transport, remain the main threats to good air quality. EPA monitoring shows that PM_{2.5} and NO₂ levels are within the current EU legal limits, however these pollutants exceed the World Health Organisation (WHO) Air Quality guidelines (AQGs) for health.

5.4.1 Construction Works

Construction stage traffic and embodied energy of construction materials are expected to be the dominant source of greenhouse gas emissions as a result of the proposed works. Construction vehicles, generators etc., may give rise to some CO₂ and N₂O emissions. However, due to the short-term nature of these works, the impact on climate will be **not significant, and short term**.

There could be in the order of 10 vehicles arriving and departing the site every day during peak demolition activity.

Nevertheless, some site-specific mitigation measures can be implemented during the works of the proposed development to ensure emissions are reduced further. In particular the prevention of on-site or delivery vehicles from leaving engines idling, even over short periods. Minimising waste of materials due to poor timing or over ordering on site will aid to minimise the embodied carbon footprint of the site.

The greatest potential impact on air quality during the proposed works is from dust emissions and the potential for nuisance dust and PM₁₀/PM_{2.5} emissions. While dust tends to be deposited within 350 m of a works site, the majority of the deposition occurs within the first 50 m based on Transport Infrastructure Ireland (TII) guidance (2011).

The scheme has potential for dust impacts during demolition works due to the separation distance between the site and the nearest sensitive receptors. Therefore, during the proposed works, there is potential for dust impacts on these sensitive receptors which would be considered in the absence of mitigation **negative, significant, and short-term**.

The pro-active control of fugitive dust will ensure the prevention of significant emissions, rather than an inefficient attempt to control them once they have been released. The main contractor will be responsible for the coordination, implementation and ongoing monitoring of the dust minimisation measures. The key aspects of controlling dust are listed below. A detailed outline Construction Management Plan (CMP) and Construction & Demolition Waste Management Plan (CDWMP) has been prepared by Punch Consulting Engineers and followed at construction stage by the appointed contractor.

In summary the measures which will be implemented will include:

- A dust minimisation plan will be formulated for the project,
- Vehicles delivering material with dust potential both on and off the site shall be enclosed or covered with tarpaulin at all times to ensure no potential for dust emissions.
- Material handling systems and site stockpiling of materials shall be designed and laid out to minimise exposure to wind. Water misting or sprays shall be used as required if particularly dusty activities are necessary during dry or windy periods.
- At all times, the procedures put in place will be strictly monitored and assessed. In the event of dust nuisance occurring outside the site boundary, satisfactory procedures will be implemented to rectify the problem.
- The dust minimisation plan shall be reviewed at regular intervals during the construction phase to ensure the effectiveness of the procedures in place.

In the event of dust nuisance occurring outside the site boundary, movements of materials likely to raise dust would be curtailed and satisfactory procedures implemented to rectify the problem before the resumption of operations. The residual effects on air quality and climate will be **moderate, negative, short term** during the proposed development. Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of air quality and climate impacts during the proposed works. Therefore, a requirement for sub-threshold EIA does not arise.

5.4.2 Operational Phase

In relation to the operational phase of the proposed development, the proposed development will not result in any significant emissions of air quality pollutants or greenhouse gases once operational. Therefore, the potential impact to air quality from the operational phase of the proposed development is expected to be imperceptible.

Therefore, no site-specific mitigation measures are required. Current EPA guidance states that a development may have an influence on global climate where it represents "a significant proportion of the national contribution to greenhouse gases" (EPA, 2003). The "Guidelines on The Information to Be Contained in Environmental Impact Assessment Reports" (2022) states that impacts relevant to adaptation to climate change should be assessed and that projects should be assessed in terms of their vulnerability to climate change. Therefore, the impact to climate from the operational phase of the proposed Project is expected to be imperceptible in terms of national CO₂ emissions and Ireland's agreed limit under the Kyoto Protocol (Framework Convention on Climate Change, 1997, 1999) and the EU Effort Sharing Agreement ("20-20-20" Targets).

The proposed Project will not result in any impacts relevant to adaptation therefore the project will not be vulnerable to climate change. Based on the above the potential effects on Air Quality are **neutral, imperceptible, and short term** for the operational phase. Therefore, the residual impact of the proposed Project on ambient air quality is deemed to be imperceptible.

Having regard to the foregoing, there is no real likelihood of significant effects on the environment arising from the proposed development in respect of air quality and climate impacts during the development. Therefore, a requirement for sub-threshold EIA does not arise.

5.5 NOISE AND VIBRATION

5.5.1 Construction & Demolition

During the proposed development works there is potential for temporary impacts on the nearest residential, commercial, and industrial properties due to noise emissions from the plant equipment required for demolition. The magnitude of noise generated will be dependent on several factors including the proximity of noise sensitive receptors, demolition methods employed, the selection of plant and demolition programming. A variety of items of construction methods and plant items will be required during the various phases of the project. Noise will be generated primarily from the onsite activities; however, noise can be generated during haulage of construction/demolition and waste materials to and from site.

The potential for noise and vibration effects in the absence of mitigation can be characterised as negative, **moderate to significant, and short term** for the proposed works.

There is no published statutory Irish guidance relating to the maximum permissible noise level that may be generated during the project. The application of avoidance measures, such as binding hours of operation, along with implementation of appropriate noise and vibration control measures, will ensure that noise and vibration impact will not be excessively intrusive. Any impacts will be short term in duration for the demolition works.

The relevant mitigation measures are set out below:

With regard to construction activities, reference will be made to BS 5228-1:2009: Noise control on construction and open sites, which offers detailed guidance on the control of noise and vibration from demolition and construction activities. In particular, it is proposed that various practices be adopted during construction, including:

- limiting the hours during which site activities likely to create high levels of noise or vibration are permitted.
- establishing channels of communication between the contractor/developer, Local Authority and residents.
- appointing a site representative responsible for matters relating to noise and vibration.
- monitoring typical levels of noise and vibration during critical periods and at sensitive locations.
- all site access roads will be kept even, to mitigate the potential for vibration from lorries.
- Construction of 2.4m high hoarding.

Furthermore, it is envisaged that a variety of practicable noise control measures will be employed. These may include:

- selection of plant with low inherent potential for generation of noise and/ or vibration.
- erection of barriers as necessary around noisy processes and items such as generators heavy mechanical plant or high duty compressors.
- placing of noisy / vibratory plant as far away from sensitive properties as permitted by site constraints and the use of vibration isolated support structures where necessary.

All personnel must be made aware that noisy construction activities resulting in significant noise levels must be minimised and made aware of the above control measures. During the construction stage the following codes and regulations will be adhered to:

- BS 5228:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites, Part 1, and Part 2.
- SHWW (General Application) Regulations 2007 – 2016, Part 5 Noise and Vibration

Noise and vibration effects on the environment following the implementation of standard construction mitigation measures, the residual impact can be characterised as **negative, slight to moderate, and short term** for the construction phase.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of noise and vibration impacts during the demolition works. Therefore, a requirement for sub-threshold EIA does not arise.

5.5.2 Operational Phase

The operation of the proposed development will remain consistent with the type of activity and buildings in the vicinity of the proposed development site.

The residual effects on noise and vibration are **neutral, imperceptible, and long term** for the operational phase.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of noise and vibration impacts during the operational phase. Therefore, a requirement for sub-threshold EIA does not arise.

5.6 LANDSCAPE AND VISUAL IMPACT

5.6.1 Construction & Demolition Works

The proposed works will give rise to short term and substantially localised effects on landscape character. This effect will be seen through the absence of the building which is proposed to be demolished and the construction of the new residential units. Measures will be undertaken to mitigate any potentially adverse effects on immediately adjoining neighbours, particularly on the residents, commercial and industrial on the adjacent lands. Operation of a well-managed organised and planned site, with adequate control of construction traffic and working activity, will be undertaken which is key to avoiding and minimising impact.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of landscape and visual impacts during the proposed works. Therefore, a requirement for sub-threshold EIA does not arise.

5.6.2 Operational Phase

The proposed works are consistent with the land use zoning designation. In keeping with this context, the proposed works, integrate visually with the existing landscape and the newly planted trees and shrubs should develop and anchor the development in its surrounds and will not give rise to any significant landscape and visual effects. The design and layout of the proposed development is appropriate in terms of the existing site character, zoning, and context.

The residual impact on landscape and visual impact during the proposed development will be long term, and range from **imperceptible to moderate, neutral to positive**.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of landscape and visual impacts during the operational phase. Therefore, a requirement for sub-threshold EIA does not arise.

5.7 CULTURAL HERITAGE, AND ARCHAEOLOGY

5.7.1 Construction & Demolition Works

The Record of Monuments and Places (RMP) and the Sites and Monuments Record (SMR) do not record any monuments within the proposed site. The closest SMR site is DU023-052001- Promontory fort: 'Dun of Dunleary'. located 0.4km northwest of the proposed site.

The proposed development works will be **perceptible, and short term**.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of cultural heritage and archaeological impacts during the proposed works. Therefore, a requirement for sub-threshold EIA does not arise.

5.7.2 Operational Phase

The operational phase of the proposed development is not predicted to have any impact on archaeological, architectural, and cultural heritage.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of cultural heritage and archaeological impacts during the operational phase. Therefore, a requirement for sub-threshold EIA does not arise.

5.8 TRAFFIC AND TRANSPORTATION

5.8.1 Construction & Demolition Works

During the proposed works, there will be additional traffic movements to/from the site from personnel, security staff, professional staff (i.e., design team, utility companies), excavation plant, dumper trucks and deliveries/removal of materials (waste/spoil). In order to transport materials to/from the site in the most efficient and environmentally sensitive manner appropriate routes need to be identified. Having considered the site location, it is proposed that all vehicular access will be via the creation of a new entrance that is just off a local, third-class road.

It is not expected that the proposals will result in a material deterioration of existing road conditions.

After the implementation of mitigation measures the potential impact on Traffic and Transportation are **negative, short term and not significant** for the proposed works.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of traffic and transportation impacts during the proposed works. Therefore, a requirement for sub-threshold EIA does not arise.

5.8.2 Operational Phase

The potential impact on Traffic and Transportation during the operational phase are **neutral, long term and not significant** for the operational phase.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of traffic and transportation impacts during the operational phase. Therefore, a requirement for sub-threshold EIA does not arise.

5.9 MATERIAL ASSETS, INCLUDING WASTE MANAGEMENT

The proposed development will have an impact upon other material assets such as 'built services and infrastructure such as electricity, telecommunications, gas, and water supply.

5.9.1 Construction & Demolition Works

Utilities

Welfare facilities (canteens, toilets etc.) will be available within the construction compound and this will remain in place for the duration of the proposed works. The offices and site amenities will initially need to have their own power supply (generator), water deliveries and foul water collection until connections are made to the mains networks.

Electrical connections will be made by suitably qualified personnel following consultation with the relevant authorities and will be cognisant of subsequent construction works. High voltage connections will be established for heavy duty equipment and site facilities, as required. All electrical work, including connection to the ESB network will be carried out by a suitably qualified contractor. The power and electrical supply requirements during the proposed works are relatively minor, and there is no potential impact anticipated on existing users.

Water supply required for welfare facilities, dust suppression and general construction activities will be sourced from the existing public supplies. Although before connections are established to the water supply it may need to be trucked onto site. As with electrical works, this will be carried out by a suitably qualified contractor. It will be necessary to service the site with a reliable and safe water supply.

In respect of the foregoing, the predicted impacts upon material assets (utilities) are considered to be neutral, imperceptible, and short term.

Waste and Waste Management

There will be waste materials produced in the construction and demolition of the proposed works which will be disposed of using licensed waste disposal facilities and contractors. The scale of the waste production in conjunction with the use of licensed waste disposal facilities and contractors does not cause concern for likely significant effects on the environment.

The Construction and Demolition Waste Management Plan will detail the methodologies employed for the control, management, monitoring, and disposal of waste from the site. A RWMP will be prepared and followed at construction/demolition stage by the appointed contractor.

The plan sets out the measures used to maximise the quantity of waste recycled by providing sufficient waste recycling infrastructure, waste reduction initiatives and waste collection and waste management information to the residents of the development.

All waste arising during the project will be managed and disposed of in a way that ensures compliance with the Waste Management Act 1996 as amended and associated amendments and regulations and the Waste Management Plan. In the event, there is excess material with no defined purpose, it will be transported to an authorised soil recovery site or notified to the EPA as a by-product when it will be beneficially used.

It is considered that the proposed development will not have any significant impact in terms of resources or waste generation.

A carefully planned approach to waste management will ensure that the impact on the environment will be **short-term, neutral, and imperceptible**.

Conclusion

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of material asset impacts during the proposed works. Therefore, a requirement for sub-threshold EIA does not arise.

5.9.2 Operational Phase

Utilities: Foul Sewer, Stormwater and Potable Water

The proposal will have an impact on servicing and utilities infrastructure in the area, requiring connections to water, electricity, supplies, as well as connecting to the existing road network. The proposed works will involve potential relocation of existing underground utilities. Due to the location of the site, the development is well placed to benefit from in-situ infrastructure provision and will therefore constitute a sustainable use at the location. It is proposed that foul water from the apartment block will be discharged into the Sussex Street Sewer and the individual dwelling lines will discharge into the Eblana Avenue Line.

In respect of the foregoing, the predicted impacts upon foul sewer, stormwater and potable water are considered to be neutral, imperceptible, and long term.

Waste and Waste Management

The proposed development will not give rise to a variety of waste streams once the buildings have been demolished, i.e., when the project is completed.

During the operational phase, a structured approach to waste management as set out will promote resource efficiency and waste minimisation. Provided the mitigation measures are implemented, and a high rate of waste prevention, reuse, recycling, and recovery is achieved, the predicted impact of the operational phase on the environment will be long-term, neutral, and imperceptible.

Conclusion

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of material asset impacts during the operational phase. Therefore, a requirement for sub-threshold EIA does not arise.

5.10 POTENTIAL IMPACTS FROM INTERACTIONS

This section discusses the potential interactions and inter-relationships between the environmental factors discussed in the preceding sections.

In accordance with the guidance not only are the individual significant impacts required to be considered when assessing the impact of a development on the environment, but so must the interrelationships between these factors be identified and assessed.

The majority of the interactions that are considered to have a neutral effect (i.e., no effects or effects that are imperceptible, within the normal bounds of variation or within the margin of forecasting error).

There is a potential interaction between land, soil geology, hydrogeology and hydrology, and biodiversity due to the potential for poorly managed surface water run-off during the works. There is a potential for interactions between air quality during construction and demolition activities on human health via dust generation. There is a potential for interactions between noise

and vibration during construction and demolition activities on human health. However, these potential interactions are short-term and associated with the works.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed works in respect of interactions between environmental factors during the construction and demolition works. Therefore, a requirement for sub-threshold EIA does not arise.

5.11 POTENTIAL CUMULATIVE IMPACTS

As part of the assessment of the proposed works, the likelihood of potential cumulative impact of the proposed works has been considered with any future development (as far as practically possible) and the cumulative impacts with developments in the locality (including planned and permitted developments).

This list of significant consented development is shown in Table 5.3. The review did not cover insignificant small extensions/applications, changes of use, retention, and other minor alterations in the vicinity of the proposed works. These proposed and consented development have been, where relevant, considered as a part of the overall project impact.

Cumulative impacts are those impacts that relate to incremental / additive impacts of the planned development in addition to historical, present, or foreseeable future actions. Cumulative impacts can be thought of as occurring through two main pathways: first, through persistent additions or losses of the same materials or resource, and second, through the compounding effects as a result of the coming together of two or more effects.

Each project currently permitted in the wider area is subject to planning conditions which include appropriate mitigation measures to minimise environmental impacts. Provided that mitigation measures for other developments are implemented as permitted, there will be no significant cumulative effects.

Any future development will be required to incorporate appropriate mitigation measures (e.g., noise management, dust management, traffic management, management of water quality in run-off water, landscape, etc) during the proposed works as such any cumulative development will not have a significant effect on human health, material assets, land, soils, geology, hydrogeology, and hydrology.

Any future development proposed on the surrounding lands should be cognisant with the zoning and will be subject to EIA and/or planning conditions which include appropriate mitigation measures to minimise environmental impacts.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed works and the surrounding developments being constructed concurrently in respect of cumulative impacts during the construction and demolition works. Therefore, a requirement for sub-threshold EIA does not arise.

6.0 FINDINGS AND CONCLUSIONS

The purpose of this EIA Screening Report has been to consider whether there is a requirement for the preparation of an Environmental Impact Assessment Report (EIAR) with the information required under Schedule 7A of the Planning and Development Regulations 2001, as amended, to enable the competent authority to determine in light of the criteria set out under Schedule 7 of those regulations whether the proposed development is likely to have significant effects on the environment.

The proposed development and component parts have been considered against the thresholds outlined in Schedule 5, Part 2 Class 10 (iv). The most relevant project type in the context of the proposed development is Class 10 (b) (iv).

10. Infrastructure projects

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.

On the basis of the evaluation set out in Section 2.0 an EIA for the proposed Project is not mandatory. The proposed project is considered to be a sub-threshold development and therefore, the competent authority is required to assess whether the proposed development is likely to have significant effects on the environment in order to determine whether the submission of an EIAR is required. The information necessary to enable this screening assessment has been provided in this report and the methodology used has been informed by the available guidance, legislation, and directives.

Traynor Environmental Ltd has considered the proposed development and assessed the potential for significant environmental effects and the need for an EIAR is documented in Sections 3.0, 4.0 and 5.0. The author of this report acknowledges that it is for the competent authority to reach a determination to whether the submission of an EIAR is required.

Based on the information provided in this report the competent authority, have reached the following determination from above:

It is concluded having regard to the nature, scale, and location of the subject site, that there is no likelihood of significant effects as a result of the proposed development on the environment (direct, indirect, or cumulatively with other development) and therefore it is considered that an Environmental Impact Assessment Report (EIAR) is not required in this instance.