

# ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REPORT

PROPOSED PART 8 DEVELOPMENT AT

WOODPARK, DÚN LAOGHAIRE, CO. DUBLIN



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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 EXECUTIVE SUMMARY**

### **1.1 Introduction**

Traynor Environmental Ltd. were commissioned by Dun Laoghaire-Rathdown County Council, to undertake an Environmental Impact Assessment (EIA) Screening of a proposed development at Woodpark, Sallynoggin Road, Dún laoghaire, Co. Dublin. Traynor Environmental Ltd. have, as part of this commission, carried out this Screening for EIA to determine whether the preparation of an Environmental Impact Assessment Report (EIAR) is required for the proposed development. The findings of the EIA screening assessment are presented in this report.

### **1.2 Proposed Development**

Planning permission is being sought for both permanent and temporary Traveller Accommodation Units and ancillary works. Permission for the works will be sought under Part 8 of the Planning and Development Regulations 2001. The need for these works was identified within the Dún Laoghaire–Rathdown County Council Traveller Accommodation Programme 2019 – 2024.

### **1.3 Methodology**

This screening assessment has been carried out having regard to the following documents:

- Environmental Impact Assessment (EIA) Guidelines for Consent Authorities Regarding Sub-Threshold Development (DEHLG, 2003);
- Environmental Impact Assessment of Projects Guidance on Screening (European Commission, 2017); and
- Guidelines on information to be contained in EIS (Environmental Protection Agency, 2002).
- The following draft guidance document has also been consulted:
- Guidelines on the Information to be Contained in Environmental Impact Assessment Reports, Draft August 2017 (EPA, 2017)

### **1.4 Screening Conclusions**

The Project does not meet the thresholds for which the preparation of an EIAR is a mandatory requirement. The legislative requirements that deem whether an EIA is mandatory for a project are outlined in Schedule 5 of the Planning and Development Regulations 2001-2015. Additionally, the thresholds listed in Part 2(10) of Schedule 5 in relation to "Infrastructure Projects" are not met as the proposed development will not be:

(a) Industrial estate development projects, where the area would exceed 15 hectares.

- (b)
- i. Construction of more than 500 dwelling units.
  - ii. Construction of a carpark providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.
  - iii. Construction of a shopping centre with a gross floor space exceeding 10,000 square metres.

- 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."

The characteristics of the Project which must be considered to determine whether the Project should be subject to an EIA are outlined within Annex III of the EIA Directive 2014/52/EU, and include the following:

- a) The size and design of the whole project;
- b) Cumulation with other existing and/or approved projects;
- c) The use of natural resources, in particular land, soil, water and biodiversity;
- d) The production of waste;
- e) Pollution and nuisances;
- f) 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;
- g) The risks to human health (for example due to water contamination or air pollution).

There are no designated sites of national or international conservation importance or European designated sites within the Project boundary. A Screening for Appropriate Assessment (AA) pursuant to Regulation 42(1) of the Habitats Regulations and Planning and Development Act, 2000 (as amended) was prepared by Traynor Environmental in conjunction with Whitehill Environmental Ltd in December 2021 in accordance with current guidance (DEHLG, 2010). The AA Screening assessed and addressed all issues regarding the construction and operation of the proposed Project in order to inform and allow the competent authority to comply with Article 6(3) of the Habitats Directive.

It has been concluded, in view of best scientific knowledge, that the proposed Project, on its own or in combination with other plans or projects, does not have the potential to give rise to likely significant effects on any Special Conservation Interests/ Qualifying Interests of any Natura 2000 site. Significant effects are not likely to arise as a result of construction works for the proposed Project and direct impacts can be objectively ruled out. The AA Screening concluded that the construction of the proposed development was "screened out" and a Stage 2: Appropriate Assessment was not required.

Owing to the nature and scale of the Project and its location, the magnitude of the potential impact is moderate. It is clear that any effect on the site as a whole will be slight to moderate. Moreover, given that the timeframe for potential impacts is limited to the construction phase (e.g. disturbance), any effect on the site will be of a short duration. The proposed development will be designed and constructed in accordance with the Environmental Assessment and Construction Guidelines (EACG) and other best practice guidelines. Adherence to these guidelines will ensure that the likelihood of significant environmental effects will be minimised.

Traynor Environmental Ltd. recommends that Dún Laoghaire–Rathdown County Council determine that the proposed Project does not have the potential to have likely significant effects on the environment. It is concluded that an EIAR is not required for the proposed Project.

## **2.0 INTRODUCTION**

### **2.1 Project Brief**

The Proposed development is consistent with planning policy in the Dún Laoghaire–Rathdown County Development Plan 2022 - 2028. Having regard to the location of the proposed site, the availability to public services, it is considered that the project is in accordance with proper planning and sustainable development of the area. Therefore, once the proposed development complies with safety standards during the construction and operation of the development, it is not expected that the proposal would have significant environmental impacts.

This report has been prepared by Traynor Environmental Ltd and Whitehill Environmental Ltd. in accordance with published guidance to document the Screening of whether an Environmental Impact Assessment is required for the development.

### **2.2 Methodology**

Screening is a process used to establish whether an EIA is required for a proposed development. There are a number of steps in the screening process. The mandatory requirement for an EIA is generally based on the nature or scale of a proposed development, as set out in the Directive and the Planning & Development Regulations 2001, as amended.

The Regulations identify certain types and scales of development, generally based on thresholds of scale, for which EIA is mandatory. In addition, there is sometimes a requirement for EIA of 'sub-threshold' developments and, in this respect, it may be necessary to undertake a screening exercise to assess whether the proposed development requires the preparation of an EIAR. A methodology was developed to formally screen the proposed development, which is based on 'Environmental Impact Assessment (EIA), Guidance for Consent Authorities regarding Sub-threshold Development' (Department of the Environment, Heritage and Local Government (DoEHLG), 2003). This screening exercise also takes account of the requirements of EIA Directive 2014/52/EU in relation to screening, as referred to in the 'Transposition of 2014 EIA Directive (2014/52/EU) in the Land Use Planning and EPA Licencing Systems: Key Issues Consultation Paper' issued by the Department of Housing, Planning, Community and Local Government (DHPCLG) in May 2017.



### 3.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT

#### 3.1 Overview

The proposed development consists of the provision of a Traveller Accommodation Unit at Woodpark, Sallynoggin Road, Dún Laoghaire, Co. Dublin. Three detached permanent units will be provided at this site, along with gardens, footpaths and all ancillary site works and services. In addition to the construction of the three permanent units, a temporary accommodation site will also be set up on lands to the immediate north of the permanent site. The temporary unit will consist of two temporary dwellings, and it will also include parking, a service block and all associated site services. This site will be decommissioned and returned to pre-work conditions upon completion of works on the permanent site.

#### 3.2 Site Location and surrounding environment

The application site is approximately 0.2ha, including both the proposed temporary and permanent site. The site is located in an urban area, and access will be provided by an existing access road into the site and this is located just off the Sallynoggin Road. The site is 965m south-west of Sallynoggin and it is 2.4km south of Dún Laoghaire. The site is bounded to the south-west by the R828 Rochestown Ave, to the south-east by Sallynoggin Road, to the north-west by a motor services business and to the north-east by Sallynoggin Park amenity area. The land use surrounding the site is predominantly sub-urban residential. The dominant habitats associated with these areas include buildings and artificial surfaces and amenity grasslands and gardens. Other habitats represented locally include hedgerows, treelines and scattered trees and parkland.

**Figure 1 – Site Location Map**





Figure 2 – Site Location Map (Site Outlined in Red)



Figure 3 – Aerial Photograph of the Site (Outlined in Red) and its Surrounding Habitats.



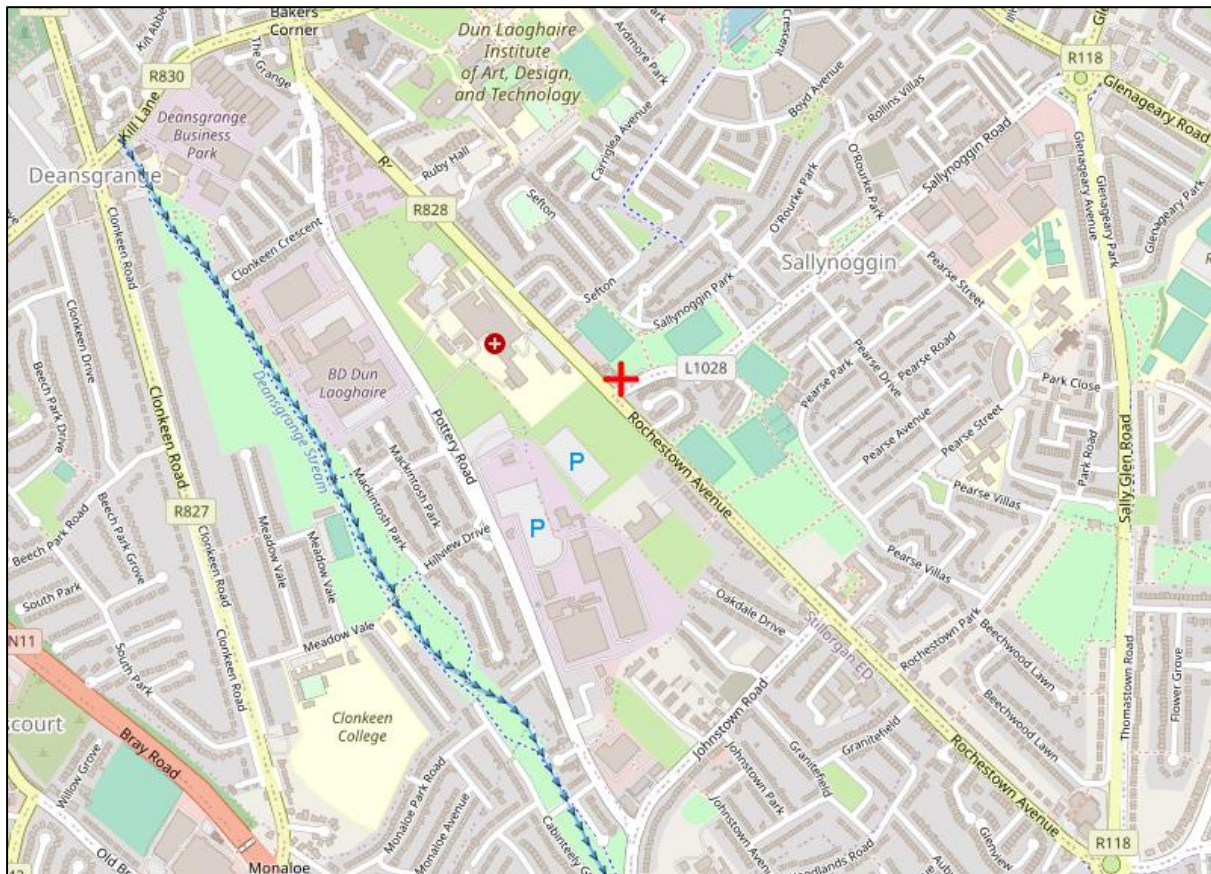


### 3.3 Water Features and Quality

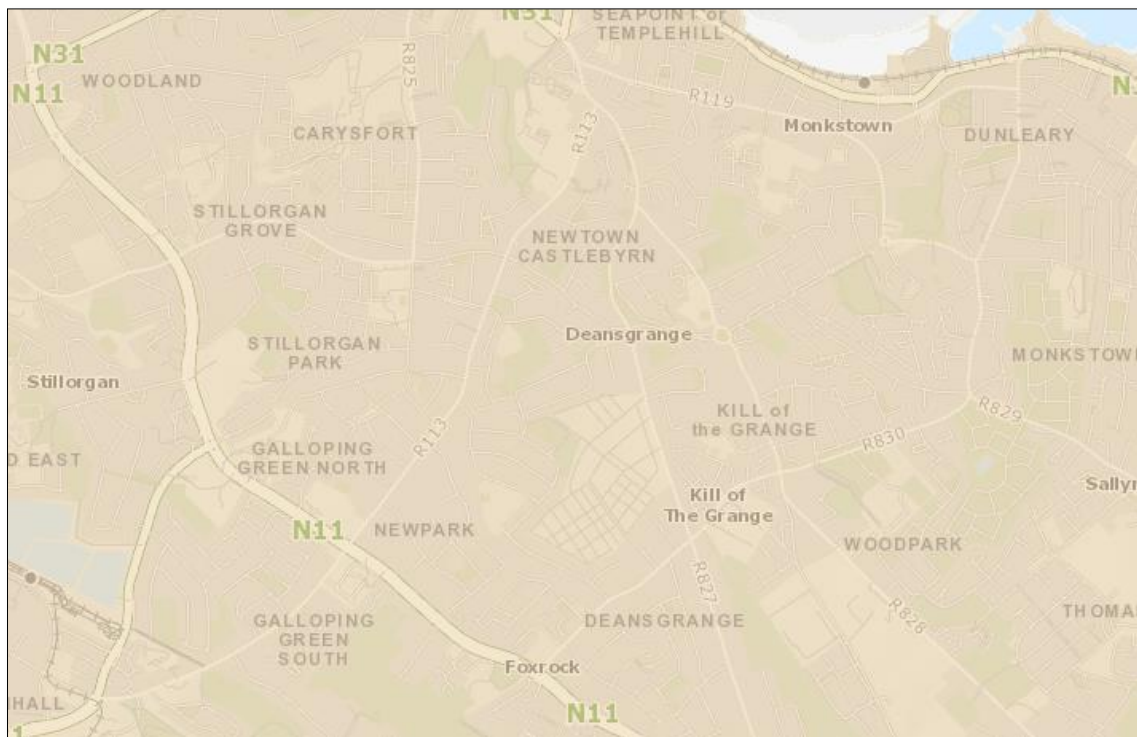
The application site lies within the Liffey and Dublin Bay Catchment (09), the Dodder Sub-Catchment (010) and the Brewery Stream Sub-Basin (010). There are no watercourses within or adjacent to the application site. The closest watercourse to the site is the Kill of the Grange stream and this is 540m south-west of the site. This stream flows south-east, through Cabinteely and close to Loughlinstown until it enters the sea near Killiney.

The EPA have classified the ecological status of the Kill of the Grange Stream as poor for its entire length. Under the requirements of the Water Framework Directive, this is unsatisfactory and good status must be achieved in this watercourse within a specified time frame. Water quality in Killiney Bay and beyond is classed as high.

**Figure 4 – Local Watercourses and flow Directions (GIS EPA Maps)**

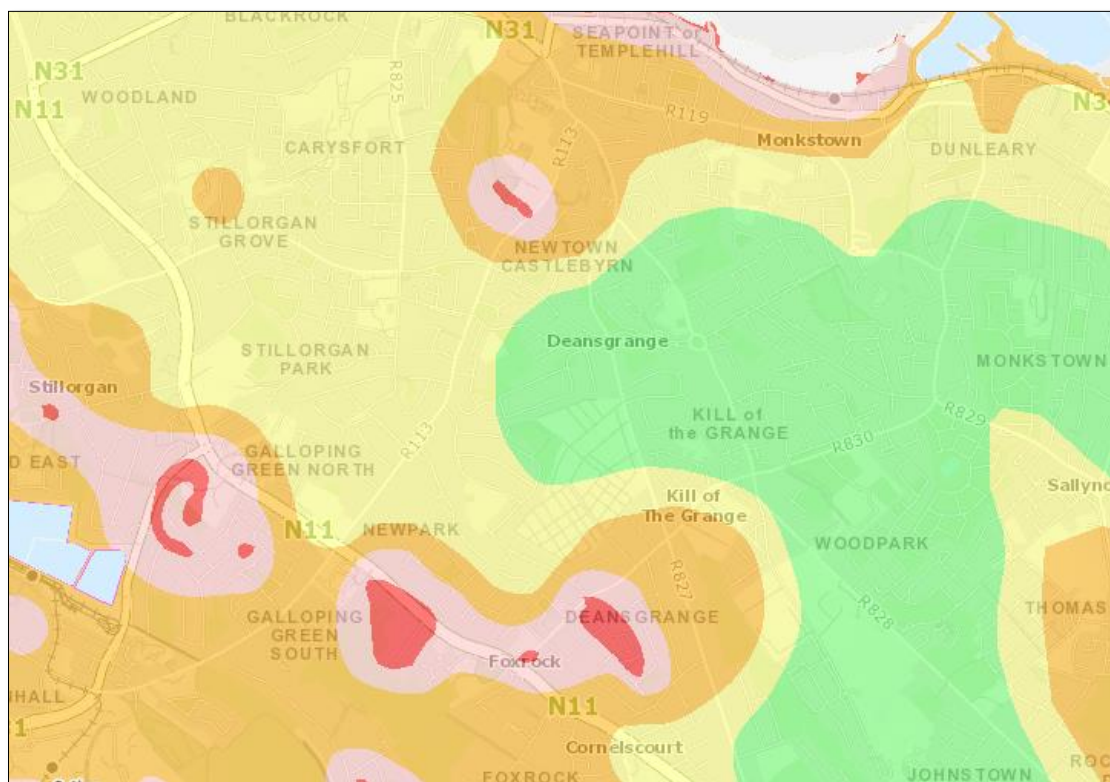


**Figure 5 - Groundwater/Aquifer Map**



From the GSI Groundwater Aquifer Map this Site is classified as a As Lm - Locally Important Aquifer - Bedrock which is Generally Moderately Productive

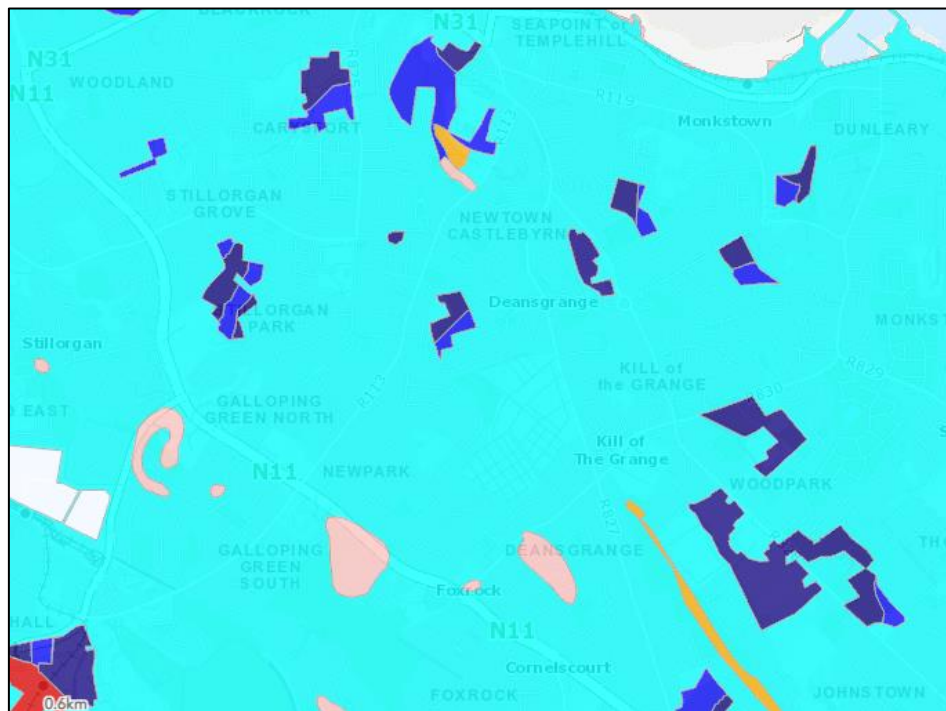
**Figure 6 - Vulnerability Map**



Groundwater data Viewer, GSI Vulnerability Map this site is classified as L - Low



**Figure 7 - Teagasc Subsoil Map**



Geographical Survey Ireland (GSI) indicates sub-soil permeability classification as Urban - Made ground.

### **3.4 Construction Methodology**

The construction sequence will generally be as follows:

1. Site clearance;
2. Drainage works (including services);
3. Foundations;
4. Structural works; and,
5. Ground works, including surfacing and landscaping.

### **3.5 Drainage**

In accordance with the Dún Laoghaire-Rathdown County Council SUDs policies, surface water from the site will be infiltrated on site using appropriate SUDS methods. Excess surface water will then be attenuated on site and discharged via petrol interceptor and hydrobrake to the existing stormwater network which runs along Sallynoggin Road.

### **Wastewater Management**

Wastewater from the temporary units will be emptied as necessary into the underground wastewater storage tank. This tank will be emptied regularly by a registered contractor. It will be brought for treatment to a local wastewater treatment plant.

Waste water from the permanent site will be directed to the existing foul drainage network

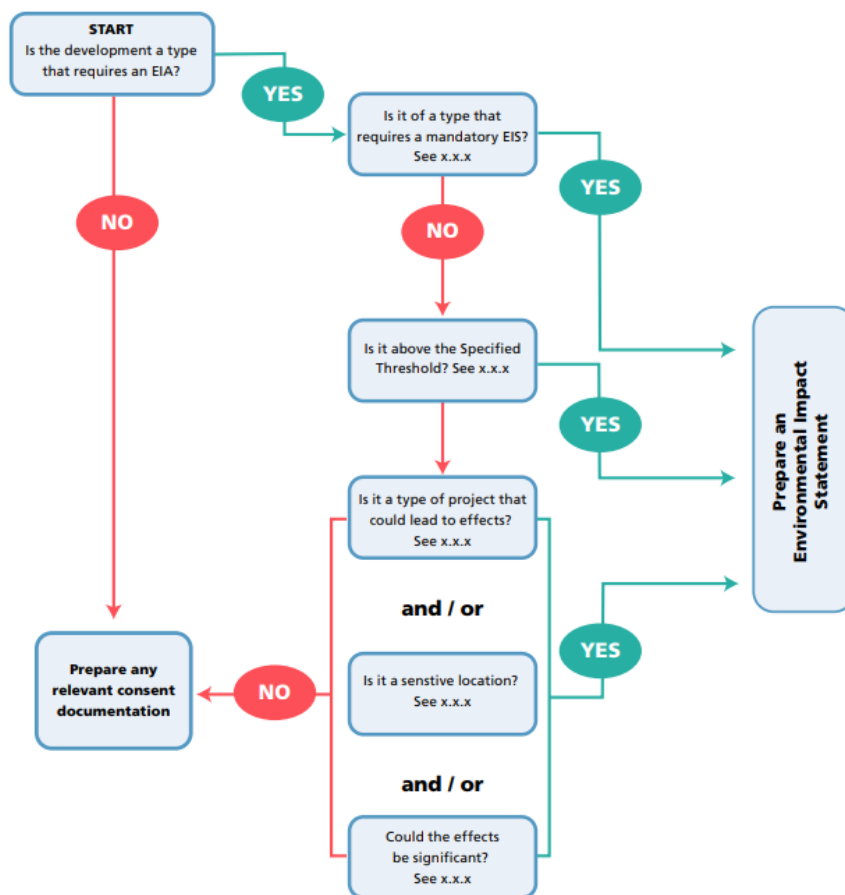
## 4.0 EIA SCREENING PROCESS

### 4.1 Introduction

This EIA Screening Report has been prepared by Traynor Environmental Ltd and Whitehill Environmental Ltd. on behalf of Dún Laoghaire-Rathdown County Council, with the aim of documenting the significant environmental effects, positive and negative, which the proposed development is likely to have on the receiving environment. The reference documents used to inform the process are summarised in Section 2.2 Methodology.

The Environmental Impact Assessment of Projects, Guidance on Screening (European Commission, 2017) provides a flow diagram of the Steps in Screening and this is the process generally followed in this Screening Report (See Figure 8).

**Figure 8 - Flow Diagram of the Steps in Screening (Source: European Commission Environmental Impact Assessment of Projects, Guidance on Screening, 2017)**



#### 4.1.1 Legislation

EIA requirements derive from Council Directive 85/337/EEC (as amended by Directives 97/11/EC, 2003/35/EC and 2009/31/EC) and as codified and replaced by Directive 2011/92/EU of the European Parliament and the Council on the assessment of the effects of certain public and private projects on the environment and as amended in turn by Directive 2014/52/EU.

The legislative requirements which deem whether an EIA is mandatory for a project are outlined in Schedule 5 of the Planning and Development Regulations 2001, as amended. All projects can be placed into one of the following two categories:

- Those that exceed the thresholds laid down and therefore have a mandatory requirement to prepare an EIAR; and
- Those projects that are sub-threshold and must be assessed on a case-by-case basis to determine whether or not they are likely to have significant effects on the environment.

#### **4.1 Methodology**

Screening is the process of deciding whether a development requires an EIA. The mandatory and discretionary provisions within Schedule 5 of the Planning and Development Regulations 2001 as amended deem whether an EIA is mandatory for a project.

#### **4.3 Mandatory EIA**

As per Schedule 5 of the Planning and Development Regulations 2001, as amended, the proposed development does not meet the thresholds to require a mandatory EIA.

#### **4.4 Sub-Threshold Development**

Where a decision is being made on whether a proposed development would or would not be likely to have significant effects on the environment, regard must be given to the following project characteristics outlined in Annex III of the EIA Directive 2014/52/EU:

- (a) The size and design of the whole project;
- (b) Cumulation with other existing and/or approved projects;
- (c) The use of natural resources, in particular land, soil, water and biodiversity;
- (d) The production of waste;
- (e) Pollution and nuisances;
- (f) 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;
- (g) The risks to human health (for example due to water contamination or air pollution).

Additionally, the screening process can be aided using the checklists contained within the European Commission publication Environmental Impact Assessment of Projects, Guidance on Screening (2017). Table 1. the criteria are taken from Annex III of the Directive, Section 2.



## 4.5 Characteristics of the Proposed Development

### 4.5.1 Size of the Development

The proposed development will comprise of both permanent and temporary Traveller Accommodations Units.

**Table 1 - Criteria for determining whether a development would or would not be likely to have significant effects on the environment.**

<p><b>1. Characteristics of the proposed development</b></p> <p>The characteristics of the proposed development, in particular:</p> <ul style="list-style-type: none"><li>- the size of the proposed development</li><li>- the cumulation with other proposed development</li><li>- the use of natural resources</li><li>- the production of waste</li><li>- pollution and nuisances</li><li>- the risk of accidents, having regard to substances or technologies used.</li></ul>
<p><b>2. Location of proposed development</b></p> <p>The environmental sensitivity of geographical areas likely to be affected by proposed development, having regard in particular to:</p> <ul style="list-style-type: none"><li>- the existing land use</li><li>- the relative abundance, quality and regenerative capacity of natural resources in the area</li><li>- the absorption capacity of the natural environment, paying particular attention to the following areas:<ul style="list-style-type: none"><li>(a) wetlands</li><li>(b) coastal zones</li><li>(c) mountain and forest parks</li><li>(d) areas classified or protected under legislation, including special protection areas designated pursuant to Directive 79/40/EEC and 92/43/EEC</li><li>(e) areas in which the environmental quality standards laid down in EU legislation have already been exceeded</li><li>(f) densely populated areas</li><li>(g) landscapes of historical, cultural or archaeological significance</li></ul></li></ul>
<p><b>3. Characteristics of potential impacts</b></p> <p>The potential significant effects of proposed development in relation to criteria set out under paragraphs 1 and 2 above, and having regard in particular to:</p> <ul style="list-style-type: none"><li>- the extent of the impact (geographical area and size of the affected population)</li><li>- the transfrontier nature of the impact</li><li>- the magnitude and complexity of the impact</li><li>- the probability of the impact</li><li>- the duration, frequency and reversibility of the impact</li></ul>

#### **4.5.2 Cumulation with Other Projects**

Information on the site and the area of the proposed development was studied prior to the completion of this statement. The following data sources were accessed in order to complete a thorough examination of all impacts:

- National Parks and Wildlife Service - aerial photographs and maps of designated sites, information on habitats and species within these sites and information on protected plant or animal species; conservation objectives, site synopses and standard data forms for relevant designated sites;
- Environmental Protection Agency (EPA)- Information pertaining to water quality, and geology
- Myplan.ie – Mapped based information
- National Biodiversity Data Centre (NBDC) – Information pertaining to protected plant and animal species within the study area
- Architects Department (DLR - Plans and information pertaining to the development
- Dún Laoghaire-Rathdown County Council (eplan website)– Information on planning history in the area in order to ascertain potential cumulative impacts
- An Bord Pleanála website (planning searches)
- Web search for major infrastructure projects in the Dún Laoghaire-Rathdown Area
- Dún Laoghaire-Rathdown County Development Plan (2022 - 2028)

The cumulative impact of the development in combination with existing baseline actions is not significantly worse than any of the individual impacts associated with the construction and operation of the proposed development.

#### **4.5.3 Use of Natural Resources**

While exact quantities of materials required during the construction phase have not been determined at this stage, the amount of aggregates and materials that will be imported to the site during construction will be moderate.

#### **4.5.4 Production of Waste**

Excavation works will be required for the construction of foundations. The quantity of waste will be small however and will not likely cause significant environmental effects. The proposed development has the potential to result in a small increase in waste generated. Waste products from construction are an inevitable part of development. This process will identify best working practices appropriate for the site with the intention of avoiding significant or unnecessary environmental effects, minimising the production of waste and maximising recycling and reuse of materials. On this basis the waste generation will not be of a level of significance that would require EIA. Once completed the

development would generate domestic waste. Recycling facilities will be installed at the site during construction works to minimise the proportion of waste being sent to landfill. The types of waste arisings and the method of treatment are commonplace and would not necessitate an EIA to evaluate waste impacts.

#### **4.5.5 Risk of Major Accidents and/or Disasters**

The risk of accidents associated with this development would not cause unusual, significant or adverse effects of a type that would, in themselves, require an EIA. During the construction stage, the likelihood of an accidental spillage of construction materials into the aquatic environment will be managed through the adoption of strict best practice construction management.

#### **4.5.6 Risk to Human Health**

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

#### **4.6 Location of Project**

The second criterion included in Annex III of the EIA Directive relates to the geographical location of projects, having regard in particular to:

- (a) The existing and approved land use
- (b) The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;
- (c) The absorption capacity of the natural environment, paying particular attention to the following areas:
  - (i) Wetlands, riparian areas, river mouths;
  - (ii) Coastal zones and the marine environment;
  - (iii) Mountain and forest areas;
  - (iv) Nature reserves and parks;
  - (v) Areas classified or protected under national legislation; Natura 2000 areas designated by Member States pursuant to the Habitats Directive;
  - (vi) Areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation 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.

#### **4.6.1 Existing and Approved Land Use**

The land use surrounding the site is predominantly sub-urban residential. The dominant habitats associated with these areas include buildings and artificial surfaces and amenity grasslands and gardens. Other habitats represented locally include hedgerows, treelines and scattered trees and parkland.

#### **4.6.2 Relative Abundance, Availability, Quality and Regenerative Capacity of Natural Resources**

The proposed development will have minimum impact on the quality and regenerative capacity of natural resources in the area. The site is entirely developed and the only habitat within it is buildings and artificial surfaces. All construction material will be imported for the construction of the proposed development.

#### **4.6.3 The Absorption Capacity of the Natural Environment**

##### **4.6.3.1 Overview**

The application site is approximately 0.2ha, including both the proposed temporary and permanent site. The site is located in an urban area, and access will be provided by an existing access road into the site and this is located just off the Sallynoggin Road. The site is 965m south-west of Sallynoggin and it is 2.4km south of Dún Laoghaire. The site is bounded to the south-west by the R828 Rochestown Ave, to the south-east by Sallynoggin Road, to the north-west by a motor services business and to the north-east by Sallynoggin Park amenity area.

##### **Habitats**

The application site does not lie within or adjacent to any area that has been designated for nature conservation purposes. The south-western area (proposed permanent site) is currently dominated by the buildings and artificial surfaces of the existing dwellings that will be demolished. The north-eastern area (proposed temporary site) consists of an area of amenity grassland which is currently part of Sallynoggin Park. There are a number of scattered ornamental trees along the access road into the site.

The trees were surveyed during a daytime inspection, in accordance with Collins(2016) with reference to potential features deemed suitable for roosting bats, on the 8th March 2022 by Dr. Tina Aughney of Bat Eco Services . This assessment also took into consideration the presence and value of bat habitat in the immediate area of the treeline. None of the trees are considered to have a potential bat roost (PBR) value. While damage was noted on the tree marked for inspection by the heritage Officer, this damage did not result on causing a roosting feature.

##### **Notable Species**

An examination of the website of the National Biodiversity Data Centre, revealed that there are records for the presence of three protected mammal species from the relevant 1km square (O2326) of this proposed development site. These species include the red squirrel (*Sciurus vulgaris*), the pipistrelle (*Pipistrellus pipistrellus sensu lato*) and the hedgehog (*Erinaceus europaeus*). All these species are protected under the Irish Wildlife Acts. A custom polygon revealed that these records do not pertain to the application site itself.

In order to determine the potential suitability of the site for wintering birds, most notably breet geese, a walkover of the site was undertaken by ornithologist Hugh Delaney on the morning of March 7th, 2022. Mr. Delaney is extremely familiar with the site and passes it regularly. Water Features and Quality Recent observations of species at the site by Mr. Delaney (winter 2021-2022) comprise species typical foraging of playing fields in a suburban environment in Dublin, this would namely include Gulls (at this site Black-headed, Herring and occasional Mediterranean Gulls). Typically, at this site about 20-40 Black-headed Gull would be present foraging on the playing field area (more in poor weather), with occasional Herring Gulls also. Other species foraging in the greens would be Corvids (Hooded Crow, Magpie, Jackdaw and Rooks). Small numbers of Woodpigeon regularly forage on the green area. In a two-hour observation on the morning of 7th March 2022, an average of 20-25 Black-headed Gull, small numbers (<5) of Herring Gull were observed mostly on the main playing field area to the right of outlined area.

No Brent Geese have been observed foraging on the green area of the site or adjacent playing field areas this winter, and no goose scat was found on a check of the site on March 7th. In the winters of 2019-2021, a small flock of Brent Geese (5-8 birds) was observed on two occasions on the main playing field to the right of the site, however this was an exceptional observation. It is not a regular foraging area and this was the only observation of Geese here in many years. The site is heavily frequented by the public traversing through it and around the site and it lacks sufficient size for Brent Geese to have enough 'buffer' space to utilize it with the public present (unlike for example the much bigger Killbogget Park in Ballybrack, that is frequently visited by Geese). Also, Brent Geese have not been observed at any time on the adjacent Joe's Football Club playing fields in Sallynoggin on the opposite side of Sallynoggin Road from the site. The closest Brent Geese foraging sites are Killbogget Park in Ballybrack, Clonkeen College and Blackrock College and Park. Occasional flocks of Brent Geese have been observed passing overhead in transit close to site (likely birds going to Killbogget Park) but not over the site itself and not with great regularity.

#### **4.6.3.2 Mountains and Forest Areas**

There are no mountains or areas of forestry within the study area of the proposed development.

#### **4.6.3.3 Nature Reserves and Parks**

There are no nature reserves or parks affected by the proposed development.

#### **4.6.3.4 Nationally Designated Sites & European Sites**

The proposed development lies outside the boundaries of the Natura 2000 sites identified in Section 4.7.9. There will be no reduction of designated habitat area. There will be no interference with the boundaries of any designated site.

#### **4.6.3.5 Environmental Quality Standards**

There are no known areas in which the environmental quality standards shall be exceeded.

#### **4.6.3.6 Densely Populated Areas**

The development is not expected to affect any densely populated areas. The area is zoned under the DLR County Development Plan. The existing Traveller Accommodation site is located on lands zoned TA "to provide accommodation for the Travelling Community". The additional extension of land 0.034 Ha is zoned Objective 'F' - To preserve and provide for open space with ancillary active recreational amenities. Under the DLR County Development Plan, Traveller Accommodation is permitted in principal under this zoning objective.

It is unlikely that there will be negative impacts to the surrounding area due to the construction of the proposed development due to its scale and the implementation of best practice guidelines. Given the size and scale of the development there is not likely to be any significant impact on road users as a result of the proposed development. The additional increase in traffic as a result of the development will be minimal.

#### **4.6.3.7 Landscapes and Sites of Historical, Cultural or Archaeological Significance**

There are no known architectural or archaeological sites or structures within the site area or in the immediate environs of the site.

#### **4.6.3.8 Designated Focal Points/Views**

There will be no views, prospects or scenic routes affected by the proposed development.

### **4.7 Characteristics of the Potential Impacts**

#### **4.7.1 Extent of the Impact**

The application site is 0.2ha and it is located in an urban area. It is located at Woodpark, Sallynoggin Road, Co. Dublin.

#### **4.7.2 Transfrontier Nature of the Impact**

There are no trans frontier impacts associated with the proposed development.

#### **4.7.3 Magnitude and Complexity of the Impact**

The nature of the building does not fall into the project types mentioned in Schedule 5 of the Planning and Development Regulations 2001.

#### **4.7.4 Air Quality and Climate**

It is considered that the scale of construction traffic required for a project of this size will have a Low impact on the local air quality and climate. The proposed development may result in moderate-low generation of dust. A programme of dust monitoring should be put in place and mitigation measures carried out.

#### **4.7.5 Noise and Vibration**

An increase in noise and vibration levels is expected during the construction phase but the impact is likely to be temporary in nature. Furthermore, construction works will be carried out in compliance with BS5228:



Part 1 and the European Communities (Noise Emission by Equipment for Use Outdoors) Regulations, 2001 which will ensure a controlled level of noise during the construction phase. Once construction begins, it should be complete within 6 months to 1 year. Operation of the site will be ongoing. Due to the scale of the project it is considered that the construction and operation of the project will not result in any significant levels of noise or vibration.

#### **4.7.6 Soils and Geology**

There will be no land-take from any designated sites. There will be no interference with the boundaries of any designated site. Excavated material from the construction will be used on site. Bare soil will be reseeded straight away where appropriate. Any remaining soil will be disposed of in a responsible manner in a licensed facility away from any designated sites. Due to the moderate scale of the project and the nature of excavation required, it is anticipated that there will be moderate impacts to soils and geology as a consequence of the construction / operation of the project.

#### **4.7.7 Hydrology**

The application site does not lie within or adjacent to any area that has been designated for nature conservation purposes. The south-western area (proposed permanent site) is currently dominated by the buildings and artificial surfaces of the existing dwellings that will be demolished. The north-eastern area (proposed temporary site) consists of an area of amenity grassland which is currently part of Sallynoggin Park. There are a number of scattered ornamental trees along the access road into the site.

#### **4.7.8 Hydrogeology**

Hydrogeological assessment addresses the potential impact of the proposed project on groundwater features and groundwater flow regime. During construction plant and machinery will be required on site and as a result it is appropriate to adopt best working practices and measures to protect the underlying groundwater. Accidental spillage of fuels or chemical reagents on site pose a potential contamination risk. The proposed development will involve cut or fill, however, it is considered that there will be moderate impact on the groundwater regime during either construction or operation. Mitigation measures should be put in place.

#### **4.7.9 Biodiversity**

##### **Natura 2000 Sites Identified**

In accordance with the guidelines issued by the Department of the Environment and Local Government, a list of Natura 2000 sites within 15km of the proposed development have been identified and described according to their site synopsis, qualifying interests and conservation objectives. In addition, any other sites further than this, but potentially within its zone of interest were also considered. The zone of impact may be determined by an assessment of the connectivity between the application site and the designated areas by virtue of hydrological connectivity, atmospheric emissions, flight paths, ecological corridors etc.

There are eighteen Natura 2000 designated sites within 15km of the application site. These designated areas and their closest points to the application site are summarised in Table 1 and a map showing their locations relative to the application site is shown in Figure 9. A full description of all these sites can be read on the website of the National Parks and Wildlife Service (npws.ie).

**Table 1 – Table 1 – Natura 2000 Sites Within 15km of the Proposed Site**

Site Name & Code	Distance from Site	Qualifying Interests	Significant Effects
South Dublin Bay and River Tolka Estuary SPA 004024	2.3km north	<ul style="list-style-type: none"> <li>• Light-bellied Brent Goose (<i>Branta bernicla hrota</i>)</li> <li>• Oystercatcher (<i>Haematopus ostralegus</i>)</li> <li>• Ringed Plover (<i>Charadrius hiaticula</i>)</li> <li>• Grey Plover (<i>Pluvialis squatarola</i>)</li> <li>• Knot (<i>Calidris canutus</i>)</li> <li>• Sanderling (<i>Calidris alba</i>)</li> <li>• Dunlin (<i>Calidris alpina</i>)</li> <li>• Bar-tailed Godwit (<i>Limosa lapponica</i>)</li> <li>• Redshank (<i>Tringa totanus</i>)</li> <li>• Black-headed Gull (<i>Chroicocephalus ridibundus</i>)</li> <li>• Roseate Tern (<i>Sterna dougallii</i>)</li> <li>• Common Tern (<i>Sterna hirundo</i>)</li> <li>• Arctic Tern (<i>Sterna paradisaea</i>)</li> <li>• Wetland and Waterbirds</li> </ul>	<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>

South Dublin Bay SAC 000210	2.3km north	<ul style="list-style-type: none"> <li>• Mudflats and sandflats not covered by seawater at low tide</li> <li>• Annual vegetation of drift lines</li> <li>• Salicornia and other annuals colonising mud and sand</li> <li>• Embryonic shifting dunes</li> </ul>	<p><i>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.</i></p> <p><i>There will be no direct or indirect impacts or significant effects upon the QIs of this SAC.</i></p>
Dalkey Island SPA 004172	3.5km east	<ul style="list-style-type: none"> <li>• Roseate Tern (<i>Sterna dougallii</i>)</li> <li>• Common Tern (<i>Sterna hirundo</i>)</li> <li>• Arctic Tern (<i>Sterna paradisaea</i>)</li> </ul>	<p><i>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.</i></p> <p><i>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.</i></p>
Rockabill to Dalkey Island SAC 003000	3.8km east	<ul style="list-style-type: none"> <li>• Reefs</li> <li>• <i>Phocoena phocoena</i> (Harbour Porpoise)</li> </ul>	<p><i>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.</i></p> <p><i>There will be no direct or indirect impacts or significant effects upon the QIs of this SAC.</i></p>

Ballyman Glen SAC 000713	7.5km south	<ul style="list-style-type: none"> <li>• Petrifying springs with tufa formation (Cratoneurion)</li> <li>• Alkaline fens</li> </ul>	<p><i>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.</i></p> <p><i>There will be no direct or indirect impacts or significant effects upon the QIs of this SAC.</i></p>
North Dublin Bay SAC 000206	7.8km north	<ul style="list-style-type: none"> <li>• Mudflats and sandflats not covered by seawater at low tide</li> <li>• Annual vegetation of drift lines</li> <li>• Salicornia and other annuals colonising mud and sand</li> <li>• Atlantic salt meadows (Glaucopuccinellietalia maritima)</li> <li>• Mediterranean salt meadows (<i>Juncetalia arenaria</i>)</li> <li>• Embryonic shifting dunes</li> <li>• Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes)</li> <li>• Fixed coastal dunes with herbaceous vegetation (grey dunes)</li> <li>• Humid dune slacks</li> </ul>	<p><i>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.</i></p> <p><i>There will be no direct or indirect impacts or significant effects upon the QIs of this SAC.</i></p>

		<ul style="list-style-type: none"> <li>• <i>Petalophyllum ralfsii</i> (Petalwort)</li> </ul>	
North Bull Island SPA 004006	7.8km north	<ul style="list-style-type: none"> <li>• Light-bellied Brent Goose (<i>Branta bernicla hrota</i>)</li> <li>• Shelduck (<i>Tadorna tadorna</i>)</li> <li>• Teal (<i>Anas crecca</i>)</li> <li>• Pintail (<i>Anas acuta</i>)</li> <li>• Shoveler (<i>Anas clypeata</i>)</li> <li>• Oystercatcher (<i>Haematopus ostralegus</i>)</li> <li>• Golden Plover (<i>Pluvialis apricaria</i>)</li> <li>• Grey Plover (<i>Pluvialis squatarola</i>)</li> <li>• Knot (<i>Calidris canutus</i>)</li> <li>• Sanderling (<i>Calidris alba</i>)</li> <li>• Dunlin (<i>Calidris alpina</i>)</li> <li>• Black-tailed Godwit (<i>Limosa limosa</i>)</li> <li>• Bar-tailed Godwit (<i>Limosa lapponica</i>)</li> <li>• Curlew (<i>Numenius arquata</i>)</li> <li>• Redshank (<i>Tringa totanus</i>)</li> <li>• Turnstone (<i>Arenaria interpres</i>)</li> <li>• Black-headed Gull (<i>Chroicocephalus ridibundus</i>)</li> <li>• Wetland and Waterbirds</li> </ul>	<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>

Knocksink Wood SAC 000725	7.9km south	<ul style="list-style-type: none"> <li>• Petrifying springs with tufa formation (Cratoneurion)</li> <li>• Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, Alnion incanae, Salicion albae)</li> </ul>	<p><i>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.</i></p> <p><i>There will be no direct or indirect impacts or significant effects upon the QIs of this SAC.</i></p>
Wicklow Mountains SAC 002122	9.4km south-west	<ul style="list-style-type: none"> <li>• Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>)</li> <li>• Natural dystrophic lakes and ponds</li> <li>• Northern Atlantic wet heaths with <i>Erica tetralix</i></li> <li>• European dry heaths</li> <li>• Alpine and Boreal heaths</li> <li>• Calaminarian grasslands of the <i>Violetalia calaminariae</i></li> <li>• Species-rich <i>Nardus</i> grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe)</li> <li>• Blanket bogs (* if active bog)</li> <li>• Siliceous scree of the montane to snow</li> </ul>	<p><i>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.</i></p> <p><i>There will be no direct or indirect impacts or significant effects upon the QIs of this SAC.</i></p>



		<p>levels (Androsacetalia alpinae and Galeopsietalia ladani)</p> <ul style="list-style-type: none"> <li>• Calcareous rocky slopes with chasmophytic vegetation</li> <li>• Siliceous rocky slopes with chasmophytic vegetation</li> <li>• Old sessile oak woods with Ilex and Blechnum in the British Isles</li> <li>• <i>Lutra lutra</i> (Otter)</li> </ul>	
Wicklow Mountains SPA 004040	9.5km south-west	<ul style="list-style-type: none"> <li>• Merlin (<i>Falco columbarius</i>)</li> <li>• Peregrine (<i>Falco peregrinus</i>)</li> </ul>	<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	9.5km south-east	<ul style="list-style-type: none"> <li>• Vegetated sea cliffs of the Atlantic and Baltic coasts</li> <li>• European dry heaths</li> </ul>	<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><i>There will be no direct or indirect impacts or significant effects upon the QIs of this SAC.</i></p>
Howth Head SAC 000202	10.5km north-east	<ul style="list-style-type: none"> <li>• Vegetated sea cliffs of the Atlantic and Baltic coasts</li> <li>• European dry heaths</li> </ul>	<p><i>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.</i></p> <p><i>There will be no direct or indirect impacts or significant effects upon the QIs of this SAC.</i></p>
Howth Head Coast SPA 004113	11.4km north-east	<ul style="list-style-type: none"> <li>• Kittiwake <i>Rissa tridactyla</i></li> </ul>	<p><i>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.</i></p> <p><i>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.</i></p>
Baldoyle Bay SAC 000199	13.2km north	<ul style="list-style-type: none"> <li>• Mudflats and sandflats not covered by seawater at low tide</li> <li>• Salicornia and other annuals colonising mud and sand</li> </ul>	<p><i>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.</i></p>

		<ul style="list-style-type: none"> <li>Atlantic salt meadows (<i>Glaucopuccinellietalia maritima</i>)</li> <li>Mediterranean salt meadows (<i>Juncetalia maritima</i>)</li> </ul>	There will be no direct or indirect impacts or significant effects upon the QIs of this SAC.
Baldoyle Bay SPA 004016	13.2km north	<ul style="list-style-type: none"> <li>Light-bellied Brent Goose (<i>Branta bernicla hrota</i>)</li> <li>Shelduck (<i>Tadorna tadorna</i>)</li> <li>Ringed Plover (<i>Charadrius hiaticula</i>)</li> <li>Golden Plover (<i>Pluvialis apricaria</i>)</li> <li>Grey Plover (<i>Pluvialis squatarola</i>)</li> <li>Bar-tailed Godwit (<i>Limosa lapponica</i>)</li> <li>Wetland and Waterbirds</li> </ul>	<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>
Glenasmole Valley SAC 001209	14.2km south-west	<ul style="list-style-type: none"> <li>Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites)</li> <li>Molinia meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>)</li> <li>Petrifying springs with tufa formation (<i>Cratoneurion</i>)*</li> </ul>	<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>

Ireland's Eye SPA 004016	14.6km north-east	<ul style="list-style-type: none"> <li>• Cormorant (<i>Phalacrocorax carbo</i>)</li> <li>• Herring Gull (<i>Larus argentatus</i>)</li> <li>• Kittiwake (<i>Rissa tridactyla</i>)</li> <li>• Guillemot (<i>Uria aalge</i>)</li> <li>• Razorbill (<i>Alca torda</i>)</li> </ul>	<p><i>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.</i></p> <p><i>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.</i></p>
Glen of the Downs SAC 000719	14.7km south	<ul style="list-style-type: none"> <li>• Old sessile oak woodlands with Ilex and Blechnum in the British Isles.</li> </ul>	<p><i>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.</i></p> <p><i>There will be no direct or indirect impacts or significant effects upon the QIs of this SAC.</i></p>

As there is no hydrological connectivity, this distance is adequate to ensure that there will be no impacts upon these designated sites, or the habitats or species for which these sites are designated.

The generic conservation objectives of these sites are:

1. To maintain the favourable conservation status of the qualifying interests (outlined above) of these SACs.
2. To maintain the extent, species richness and biodiversity of the entire site.
3. To establish effective liaison and co-operation with landowners, legal users and relevant authorities.

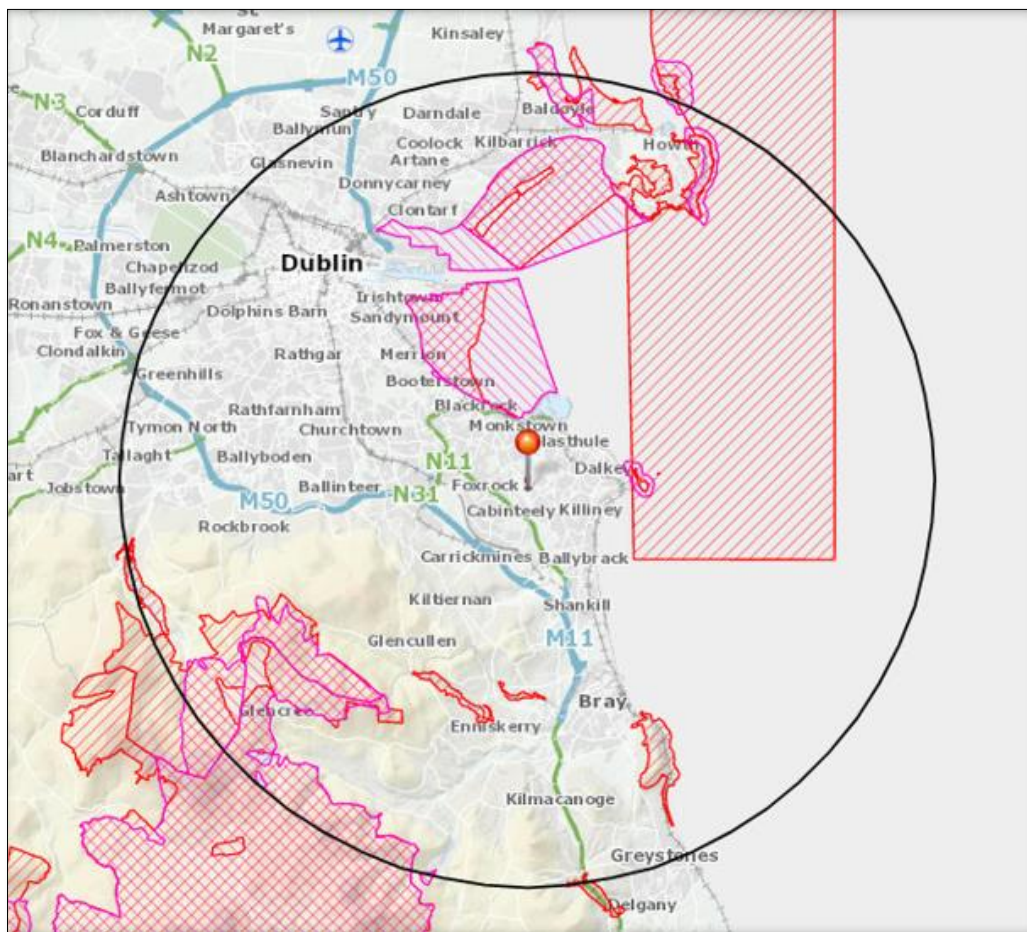
The favourable conservation status of a habitat is achieved when:

- Its natural range and area it covers within that range is stable or increasing and the specific structure and functions which are necessary for its long-term maintenance exist and are likely to continue to exist for the foreseeable future;
- The conservation status of its typical species is favourable.

The favourable conservation status of a species is achieved when:

- The population dynamics data on the species concerned indicate that it is maintaining itself on a long-term basis as a viable component of its natural habitats;
- The natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future;
- There is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis.

**Figure 9 – The Application Site (Red Dot) in relation to the Natura 2000 Sites within 15km**



#### **4.7.10 Archaeology, Architecture and Cultural Heritage**

The proposed development will have no impact on any monuments or structures.

#### **4.7.11 Material Assets and Land**

A construction project may affect material assets if it involves any of the following:

- Acquisition of land;
- Loss of land used by the community;
- Demolition of private property;
- Revaluation of or change in the development potential of adjoining lands / properties.

The proposed development will not require the demolition of existing structures. It will not involve the acquisition or permanent interference with lands used by the community.

#### **4.7.12 Landscape and Visual Amenity**

The construction of the proposed development is not expected to have a significant effect on the visual amenity of the surrounding area. There are no protected views within the area that will be affected by the proposed development and while there may be impacts due to the construction phase, these will be short term in nature and are not likely to be significant.

#### **4.7.13 Population and Human Health**

The objective of any population and human health assessment is to examine the potential impact of the construction and operation of the proposed development on the local community and business activities in the local area.

The operation of the proposed development will have positive impact as a competitively priced housing stock is an economic advantage compared to more urban regions. An increase in accommodation reflects a demand for ensuring all individuals within the area have access to appropriate and secure accommodation. Similarly, during construction, the influx of construction workers will be a positive contributing factor to the local economy.

#### **4.7.14 Resource and Waste Management**

The key phase with regard to resource and waste management is the construction phase. Due to the moderate scale of the proposed development, it is considered that there will not be a significant amount of waste generated during the construction phase and efforts will be made to re-use materials on site where possible, thus minimising waste.

Overall: Environmental impacts associated with the proposed development will be minor and short term and therefore, significant environmental effects can be ruled out without the necessity for further surveys, investigations and assessments.

#### **4.7.15 Interactions**

Whilst there will be interaction between the environmental topics, particularly between human beings and landscape, noise and vibration and air quality and climate, the small scale and nature of these interactions will not result in significant environmental impacts.

### **4.8 Probability of the Impact**

During the construction stage, noise nuisances and air pollution may occur.

#### **4.8.1 Duration, Frequency and Reversibility of the Impact**

The potential impacts during the development will be associated with the construction stage. These impacts will be temporary and one-off.



## **5.0 CONCLUSION**

Under Schedule 5 of the Planning and Development Regulations, 2001 it is considered by Traynor Environmental Ltd that the proposed development does not have potential to have significant effects on the environment for those reasons listed in the previous sections and, as such, it is recommended that an EIAR is not required.