



Parks & Landscape Services Section, Municipal Services Department

**Proposed Development of a Running Track
& Associated Facilities at St. Thomas Estate,
Tibradden Road, Rathfarnham, Dublin 16 in
Proximity to a Protected Structure (St.
Thomas House)
PC/PKS/01/19**

**Appendix 2 – Environmental Impact Assessment
Screening Report**

ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REPORT

for

Running track & associated sports facilities at St. Thomas Estate

for: Parks, Municipal Services Department

Dún Laoghaire-Rathdown County Council
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1. INTRODUCTION

This Environmental Impact Assessment (EIA) screening report has been prepared for a proposed sports facility at the St Thomas Estate, Tibbradden Road, Whitechurch, Dublin 16. CAAS have been engaged by Dún Laoghaire Rathdown County Council to screen the proposed development to establish whether or not it requires Environmental Impact Assessment (EIA) and as a result, if an Environmental Impact Assessment Report (EIAR) should be prepared in respect of it.

The screening process includes an assessment of the details of the proposal with reference to the relevant EIA legislation including the Planning & Development Regulations 2001 (as amended)¹, the EIA Directive 2011/92/EU (as amended by Directive 2014/52/EU) and relevant EU Guidance including *Interpretation of definitions of project categories of annex I and II of the EIA Directive*, EU, 2015 and *Environmental Impact Assessment of Projects Guidance on Screening*, EU, 2017.

The EIA screening covers:

- (i) Description of the proposed development
- (ii) The legislative basis for EIA
- (iii) Screening considerations
- (iv) Conclusions

2. THE SITE AND THE PROPOSED DEVELOPMENT

St. Thomas Estate is located in the south western rural part of the County on the Tibbradden Road within 500m of the south western corner of Marlay Park. Dundrum South Dublin Athletics Clubs were granted planning for a change of use of part of the site to sports and recreation and associated works in 2015 (D15A/0255). It is proposed to develop a regional multi-use sports facility with public access on the site.

Full details of the proposed development can be found in Section 4 of the Part 8 Report submitted as part of the application. The main characteristics are:

- Two new pedestrian entrances– one at the existing gates at the bottom of Kilmashogue Lane and the other close to the existing access point to St. Thomas's House on the Tibbradden Road.
- A pedestrian link through the site from the bottom of Kilmashogue Lane at the existing access gate close to the roundabout.
- A shared surface pedestrian and cycle path parallel to the Tibbradden Road from the roundabout up to the existing access gate to St. Thomas House
- A 6m wide vehicular entrance in close proximity to the existing farm entrance gate.
- A car park for approximately 109 car parking spaces, 5 disabled spaces and adequate spaces for set down and coach parking.
- 120 bicycle parking spaces (some covered)
- An eight lane, 400m running track with the associated field events in the western part of the site.

¹ by the Planning and Development Regulations 2015 and the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018

- A 1.1m high green boundary paladin security fence will be installed around the perimeter of the track with pedestrian and maintenance access controlled at the building.
- The lighting design uses 4 21.34m and 2 18.29m high galvanised steel columns similar to those used in DLRs all-weather pitches. Associated civil works (ducting, foundations for columns, installation of mini pillars etc.) will be undertaken whilst all electrical controls and switches will be brought to the buildings
- 60m sprint track,
- Multi-use hall, gymnastics space.
- Jogging and walking routes will be provided around the perimeter of the fields.
- Excess material from the earthworks will be placed around the site to create natural mounding and additional running mounds for training.
- The surface drainage for the running track will consist of a drainage channel adjacent to the inside lanes where it will be then directed into a soakaway in the field area or into the permeable stone below the track.
- Excess surface water drainage from the building will be directed into a naturalised attenuation wetland/depression which will infiltrate into ground.
- The car park surface water drainage will retain its existing fall and be directed into the bank of mature trees along the boundary of the site. All car parking spaces will be permeable reinforced grass.
- As a foul sewer is not available in the local network, foul drainage will be accommodated within the site via a treatment plant and percolation area.
- Where the shared pedestrian/cycle path enters the site at Tibbradden Road, the existing wall will be brought down to a maximum height of 1.2m for security purposes. A new boundary will be set back within the site which will separate the site from the public road and become part of the public access to the public access to the site.
- Existing 38kv and 10kv lines running through and across the site will be undergrounded in ducts in liaison with ESB. Galvanised steel poles are required at the boundaries where the 10kv lines enter the site.
- A new sub-station will be located within the site close to the car park. This will be powder coated steel and can be screened from direct view using tree/hedge planting.
- The site will be heavily planted with a woodland screen mix to add biodiversity and interest to the site and to screen the lands from the prevailing winds.
- Seating will be placed around the perimeter amenity routes at appropriate locations and other suitable locations around the building and track.
- Sensory spaces will be developed in appropriate locations along with age friendly initiatives.

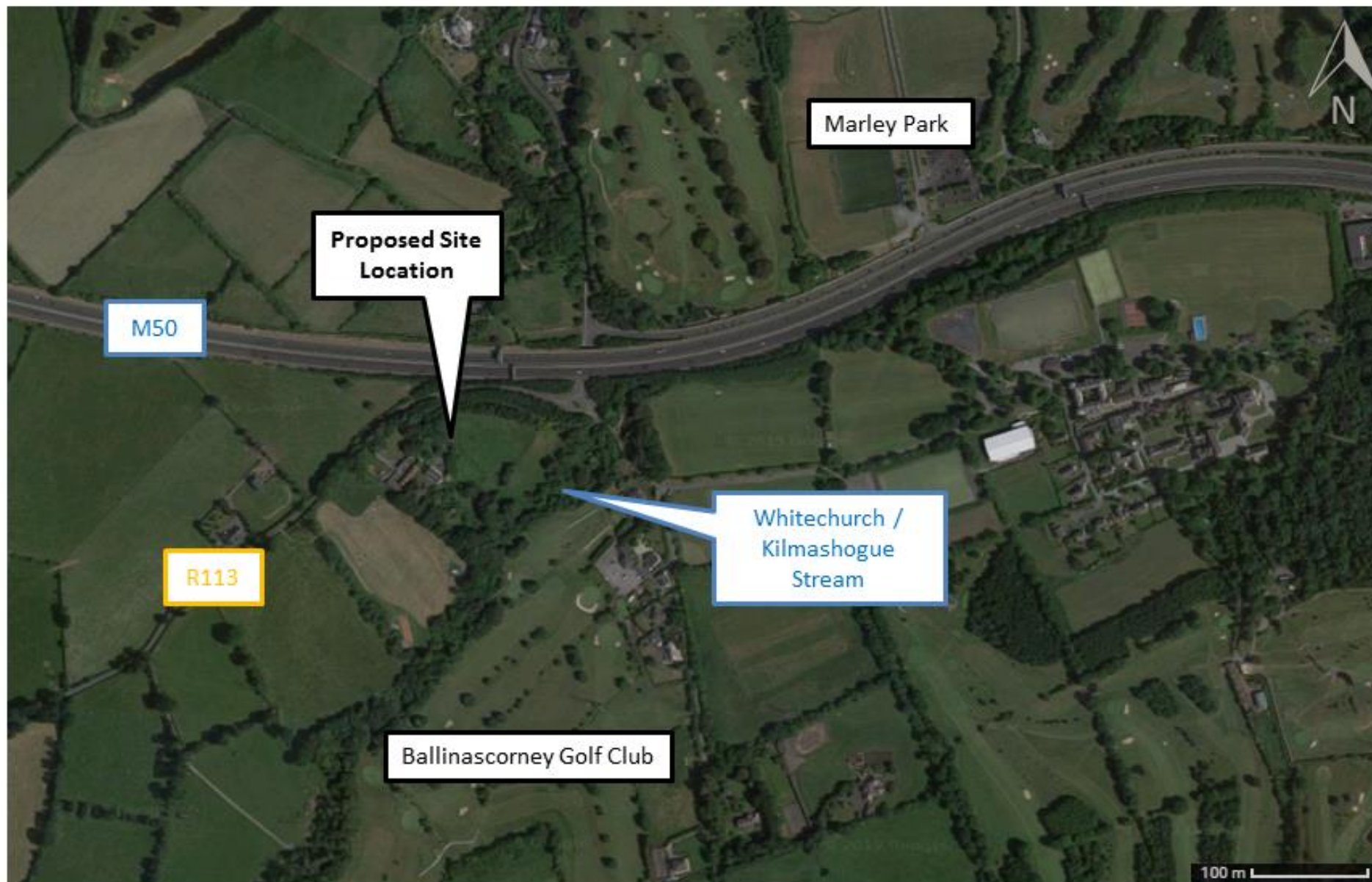


Figure 1 Location Map



Figure 2 Proposed Site Layout²

² See Landscape Master Plan Drawing No.DRP 2434-01 for full description of project elements and scale

3. LEGISLATIVE BASIS FOR EIA

EIA requirements derive from the EIA Directive (Directive 2011/92/EU (as amended)). These requirements have been transposed into domestic planning legislation in Part X of the Planning and Development Acts 2000-2010 and Part 10 and Schedules 5, 6 and 7 of the Planning and Development Regulations 2001, as amended³. Part 1 of Schedule 5 of the Planning and Development Regulations lists project types included in Annex I of the Directive which automatically require EIA. Part 2 lists project types included in Annex II. Corresponding developments automatically require EIA if no threshold is given or if they exceed a given threshold. Developments which correspond to Part 2 project types but are below the given threshold must be screened to determine whether they require EIA or not. This is done by consideration of criteria set out in Schedule 7.

³ Including SI 296 of 2018, the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018

4. SCREENING CONSIDERATIONS

Class of Development

In the first instance it is necessary to determine whether the project is of a type (or 'class') that requires an EIAR. The project does not correspond to any of the types listed in Part 1 of Schedule 5. The closest types from Part 2 are listed and discussed below.

<i>Project type</i>	10 (b) (ii) Construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.
<i>Relevance</i>	The (approx. 114 space) car park that is proposed is incidental to the primary purpose of the development thus it does not correspond to this project type.
<i>Project type</i>	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.
<i>Relevance</i>	EC guidance ⁴ states that it can be assumed that sports stadiums fall within this category. The subject proposal which is sports facility but not a sports stadium. A sports stadium would be significantly more intensive and would involve a high proportion of the site becoming hard surfaced. In the subject proposal the proportion of the site that will be hard surfaced is quite low. It can thus be taken that this project type is not applicable. Notwithstanding, if the type were taken to be applicable, the area of the site being built on is a small part of the total 20.93 hectares site and well below the 20 hectare threshold for size of urban developments outside built-up areas.

Sub-threshold Development

As the proposal does not fall into any of the prescribed project types it cannot be considered to be 'sub-threshold' development. Having regard to the 'wide scope and broad purpose' of the Directive it is nonetheless appropriate to consider if it is likely to cause significant environmental impacts by reference to the relevant criteria for determining same, as set out in Schedule 7.

Schedule 7 specifies 'Criteria for determining whether Development listed in Part 2 of Schedule 5 should be subject to an Environmental Impact Assessment' under these three headings:

1. Characteristics of proposed development
2. Location of proposed development
3. Types and characteristics of potential impacts

The tables below sets out these considerations using both the main and sub-criteria which are specified in Schedule 7.

⁴ Interpretation of definitions of project categories of annex I and II of the EIA Directive, EC, 2015.

Table A Size & Design

Table (b) Cumulative Effects ENVIRONMENTAL SENSITIVITY OF GEOGRAPHICAL AREAS LIKELY TO BE AFFECTED Annex III Criteria Notes		WILL THE PROPOSED DEVELOPMENT SIGNIFICANTLY AFFECT THE FOLLOWING CHARACTERISTICS OF THE EXISTING ENVIRONMENT?									
		LANDUSES	NATURAL RESOURCES	NATURAL ABSORPTION CAPACITY							
		the existing and approved land use	the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground	the absorption capacity of the natural environment, paying particular attention to the following areas							
		Are there existing land uses on or around the location which could be affected by the project?	Will construction or the operation of the project use or affect natural resources such as land, water, materials or energy, especially any resources which are non-renewable or are in short supply?	wetlands, riparian areas, river mouths	coastal zones and the marine environment	mountain and forest areas	nature reserves and parks	areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive	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	densely populated areas	landscapes and sites of historical, cultural or archaeological significance
		Are there any plans for future land uses on or around the location which could be affected by the project?		Are there any such areas on or around the location that are important or sensitive for reasons of their ecology or other beneficial uses such as water supply, assimilative capacity, landscape or amenity that could be affected by the project?	Are there any such areas on or around the location that are important or sensitive for reasons of their ecology or amenity value that could be affected by the project?	Are there any such areas on or around the location that are important or sensitive for reasons of their ecology, amenity value or commercial forestry activity that could be affected by the project?	Are there any such areas on or around the location that are important or sensitive for reasons of their ecology or amenity value that could be affected by the project?	Could any such areas be affected by the project?	Are there any areas within or around the location which are already subject to pollution or environmental damage e.g. where existing legal environmental standards are exceeded, that could be affected by the Project?	Are there densely populated or built-up areas around the location which could be affected by the project?	
PROJECT CHARACTERISTICS Annex III Criteria / Notes	(b) cumulation with other existing development	No significant potential for impacts	The potential impacts are anticipated to be negligible given the nature of the proposed development	Design considerations included in the Engineering Design ensure potential impacts are anticipated to be negligible during both operation and construction	-	-	-	The Appropriate Assessment Screening Report (CAAS, April 2019) concludes that the proposed development is not foreseen to give rise to any significant adverse effects on designated European sites.	-	The nearest densely populated areas are approximately 800 m to the north and 1290 m to the east. At these distances potential significant effects are unlikely.	The cumulative impacts are anticipated to be negligible given the scale of the proposed 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 EIA Directive by or under any other enactment	Impact Significance									
		0 ✓	0 ✓	0 ✓	0 ✓	0 ✓	0 ✓	0 ✓	0 ✓	0 ✓	0 ✓
		1	1	1	1	1	1	1	1	1	1
		2	2	2	2	2	2	2	2	2	2
		?	?	?	?	?	?	?	?	?	?

Table B Cumulative Effects

Table (c)
Demolition
Works

ENVIRONMENTAL
SENSITIVITY OF
GEOGRAPHICAL
AREAS LIKELY TO
BE AFFECTED

Annex III Criteria

Notes

(c) the nature
of any
associated
demolition
works

Nature of any
demolition works

PROJECT
CHARACTERISTICS
Annex III Criteria / Notes

Table (c) Demolition Works		WILL THE PROPOSED DEVELOPMENT SIGNIFICANTLY AFFECT THE FOLLOWING CHARACTERISTICS OF THE EXISTING ENVIRONMENT?									
		LANDUSES	NATURAL RESOURCES	NATURAL ABSORPTION CAPACITY							
		the existing and approved land use	the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground	the absorption capacity of the natural environment, paying particular attention to the following areas							
				wetlands, riparian areas, river mouths	coastal zones and the marine environment	mountain and forest areas	nature reserves and parks	areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive	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	densely populated areas	landscapes and sites of historical, cultural or archaeological significance
ENVIRONMENTAL SENSITIVITY OF GEOGRAPHICAL AREAS LIKELY TO BE AFFECTED		Are there existing land uses on or around the location which could be affected by the project?	Will construction or the operation of the project use or affect natural resources such as land, water, materials or energy, especially any resources which are non-renewable or are in short supply?	Are there any such areas on or around the location that are important or sensitive for reasons of their ecology or other beneficial uses such as water supply, assimilative capacity, landscape or amenity that could be affected by the project?	Are there any such areas on or around the location that are important or sensitive for reasons of their ecology or amenity value that could be affected by the project?	Are there any such areas on or around the location that are important or sensitive for reasons of their ecology, amenity value or commercial forestry activity that could be affected by the project?	Are there any such areas on or around the location that are important or sensitive for reasons of their ecology or amenity value that could be affected by the project?	Could any such areas be affected by the project?	Are there any areas within or around the location which are already subject to pollution or environmental damage e.g. where existing legal environmental standards are exceeded, that could be affected by the Project?	Are there densely populated or built-up areas around the location which could be affected by the project?	
		Are there any plans for future land uses on or around the location which could be affected by the project?									
Annex III Criteria											
Notes											
PROJECT CHARACTERISTICS Annex III Criteria / Notes	(c) the nature of any associated demolition works Nature of any demolition works	-	-	-	-	-	-	-	-	-	-
		As no demolition works are required, there is no potential for significant effects on the listed characteristics of the existing environment due to demolition works.									
		Impact Significance									
		0 ✓	0 ✓	0 ✓	0 ✓	0 ✓	0 ✓	0 ✓	0 ✓	0 ✓	0 ✓
		1	1	1	1	1	1	1	1	1	1
		2	2	2	2	2	2	2	2	2	2
		?	?	?	?	?	?	?	?	?	?

Table C Demolition Works

Table (d) Natural Resources ENVIRONMENTAL SENSITIVITY OF GEOGRAPHICAL AREAS LIKELY TO BE AFFECTED Annex III Criteria Notes		WILL THE PROPOSED DEVELOPMENT SIGNIFICANTLY AFFECT THE FOLLOWING CHARACTERISTICS OF THE EXISTING ENVIRONMENT?									
		LANDUSES	NATURAL RESOURCES	NATURAL ABSORPTION CAPACITY							
		the existing and approved land use	the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground	the absorption capacity of the natural environment, paying particular attention to the following areas							
		Are there existing land uses on or around the location which could be affected by the project? Are there any plans for future land uses on or around the location which could be affected by the project?	Will construction or the operation of the project use or affect natural resources such as land, water, materials or energy, especially any resources which are non-renewable or are in short supply?	wetlands, riparian areas, river mouths Are there any such areas on or around the location that are important or sensitive for reasons of their ecology or other beneficial uses such as water supply, assimilative capacity, landscape or amenity that could be affected by the project?	coastal zones and the marine environment Are there any such areas on or around the location that are important or sensitive for reasons of their ecology or amenity value that could be affected by the project?	mountain and forest areas Are there any such areas on or around the location that are important or sensitive for reasons of their ecology, amenity value or commercial forestry activity that could be affected by the project?	nature reserves and parks Are there any such areas on or around the location that are important or sensitive for reasons of their ecology or amenity value that could be affected by the project?	areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive Could any such areas be affected by the project? In the case of European Sites, will such effects be addressed by assessment carried out in compliance with the Habitats Directive?	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 Are there any areas within or around the location which are already subject to pollution or environmental damage e.g. where existing legal environmental standards are exceeded, that could be affected by the Project?	densely populated areas Are there densely populated or built-up areas around the location which could be affected by the project?	landscapes and sites of historical, cultural or archaeological significance
PROJECT CHARACTERISTICS Annex III Criteria / Notes	(d) the use of natural resources, in particular land, soil, water and biodiversity, What natural resources will be used by the construction and operation of the project?	The potential impacts are anticipated to be negligible given the nature of the proposed development.	The potential impacts are anticipated to be negligible given the nature of the proposed development	Design considerations included in the Engineering Design ensure potential impacts are anticipated to be negligible during both operation and construction.	-	-	-	The Appropriate Assessment Screening Report (CAAS, April 2019) concludes that the proposed development is not foreseen to give rise to any significant adverse effects on designated European sites	-	-	-
		Impact Significance									
		0	0✓	0✓	0✓	0✓	0✓	0✓	0✓	0✓	0✓
		1✓	1	1	1	1	1	1	1	1	1
		2	2	2	2	2	2	2	2	2	2
		?	?	?	?	?	?	?	?	?	?

Table D Natural Resources

Table (e) Wastes		WILL THE PROPOSED DEVELOPMENT SIGNIFICANTLY AFFECT THE FOLLOWING CHARACTERISTICS OF THE EXISTING ENVIRONMENT?									
		LANDUSES	NATURAL RESOURCES	NATURAL ABSORPTION CAPACITY							
		the existing and approved land use	the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground	the absorption capacity of the natural environment, paying particular attention to the following areas							
				wetlands, riparian areas, river mouths	coastal zones and the marine environment	mountain and forest areas	nature reserves and parks	areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive	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	densely populated areas	landscapes and sites of historical, cultural or archaeological significance
ENVIRONMENTAL SENSITIVITY OF GEOGRAPHICAL AREAS LIKELY TO BE AFFECTED		Are there existing land uses on or around the location which could be affected by the project?	Will construction or the operation of the project use or affect natural resources such as land, water, materials or energy, especially any resources which are non-renewable or are in short supply?	Are there any such areas on or around the location that are important or sensitive for reasons of their ecology or other beneficial uses such as water supply, assimilative capacity, landscape or amenity that could be affected by the project?	Are there any such areas on or around the location that are important or sensitive for reasons of their ecology or amenity value that could be affected by the project?	Are there any such areas on or around the location that are important or sensitive for reasons of their ecology, amenity value or commercial forestry activity that could be affected by the project?	Are there any such areas on or around the location that are important or sensitive for reasons of their ecology or amenity value that could be affected by the project?	Could any such areas be affected by the project?	Are there densely populated or built-up areas around the location which could be affected by the project?		
		Are there any plans for future land uses on or around the location which could be affected by the project?						In the case of European Sites, will such effects be addressed by assessment carried out in compliance with the Habitats Directive?			Are there any areas within or around the location which are already subject to pollution or environmental damage e.g. where existing legal environmental standards are exceeded, that could be affected by the Project?
PROJECT CHARACTERISTICS Annex III Criteria / Notes	e) the production of waste What wastes will arise from the construction and operation of the project?	The potential impacts are anticipated to be negligible given the nature of the proposed development.	The potential impacts are anticipated to be negligible given the nature of the proposed development	Design considerations included in the Engineering Design ensure potential impacts are anticipated to be negligible during both operation and construction.	-	-	-	The Appropriate Assessment Screening Report (CAAS, April 2019) concludes that the proposed development is not foreseen to give rise to any significant adverse effects on designated European sites	-	-	-
		Impact Significance									
		0	0✓	0✓	0✓	0✓	0✓	0✓	0✓	0✓	0✓
		1✓	1	1	1	1	1	1	1	1	1
		2	2	2	2	2	2	2	2	2	2
		?	?	?	?	?	?	?	?	?	?

Table E Wastes

Table (f) Pollution & Nuisances		WILL THE PROPOSED DEVELOPMENT SIGNIFICANTLY AFFECT THE FOLLOWING CHARACTERISTICS OF THE EXISTING ENVIRONMENT?												
		LANDUSES	NATURAL RESOURCES	NATURAL ABSORPTION CAPACITY										
		the existing and approved land use	the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground	the absorption capacity of the natural environment, paying particular attention to the following areas										
				wetlands, riparian areas, river mouths	coastal zones and the marine environment	mountain and forest areas	nature reserves and parks	areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive	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	densely populated areas	landscapes and sites of historical, cultural or archaeological significance			
				Are there existing land uses on or around the location which could be affected by the project?	Are there any plans for future land uses on or around the location which could be affected by the project?	Will construction or the operation of the project use or affect natural resources such as land, water, materials or energy, especially any resources which are non-renewable or are in short supply?	Are there any such areas on or around the location that are important or sensitive for reasons of their ecology or other beneficial uses such as water supply, assimilative capacity, landscape or amenity that could be affected by the project?	Are there any such areas on or around the location that are important or sensitive for reasons of their ecology or amenity value that could be affected by the project?	Are there any such areas on or around the location that are important or sensitive for reasons of their ecology, amenity value or commercial forestry activity that could be affected by the project?	Are there any such areas on or around the location that are important or sensitive for reasons of their ecology or amenity value that could be affected by the project?	Could any such areas be affected by the project?	In the case of European Sites, will such effects be addressed by assessment carried out in compliance with the Habitats Directive?	Are there any areas within or around the location which are already subject to pollution or environmental damage e.g. where existing legal environmental standards are exceeded, that could be affected by the Project?	Are there densely populated or built-up areas around the location which could be affected by the project?
ENVIRONMENTAL SENSITIVITY OF GEOGRAPHICAL AREAS LIKELY TO BE AFFECTED	Annex III Criteria	Notes												
	PROJECT CHARACTERISTICS Annex III Criteria / Notes	(f) pollution and nuisances	What emissions will the construction and operation of the project cause?	Potential noise, light, air quality and water pollution impacts are anticipated to be negligible.	-	Design considerations included in the Engineering Design ensure potential impacts are anticipated to be negligible during both operation and construction	-	-	-	-	The Appropriate Assessment Screening Report (CAAS, April 2019) concludes that the proposed development is not foreseen to give rise to any significant adverse effects on designated European sites	-	The potential impacts are anticipated to be negligible given the nature and scale of the proposed development	-
				Impact Significance										
				0✓	0✓	0✓	0✓	0✓	0✓	0✓	0✓	0✓	0✓	0✓
				1	1	1	1	1	1	1	1	1	1	1
				2	2	2	2	2	2	2	2	2	2	2
?	?	?	?	?	?	?	?	?	?	?				

Table F Pollution & Nuisances

Table (g) Accidents/ Disasters ENVIRONMENTAL SENSITIVITY OF GEOGRAPHICAL AREAS LIKELY TO BE AFFECTED Annex III Criteria Notes		WILL THE PROPOSED DEVELOPMENT SIGNIFICANTLY AFFECT THE FOLLOWING CHARACTERISTICS OF THE EXISTING ENVIRONMENT?									
		LANDUSES	NATURAL RESOURCES	NATURAL ABSORPTION CAPACITY							
		the existing and approved land use	the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground	the absorption capacity of the natural environment, paying particular attention to the following areas							
		Are there existing land uses on or around the location which could be affected by the project?		wetlands, riparian areas, river mouths	coastal zones and the marine environment	mountain and forest areas	nature reserves and parks	areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive	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	densely populated areas	landscapes and sites of historical, cultural or archaeological significance
		Are there any plans for future land uses on or around the location which could be affected by the project?	Will construction or the operation of the project use or affect natural resources such as land, water, materials or energy, especially any resources which are non-renewable or are in short supply?	Are there any such areas on or around the location that are important or sensitive for reasons of their ecology or other beneficial uses such as water supply, assimilative capacity, landscape or amenity that could be affected by the project?	Are there any such areas on or around the location that are important or sensitive for reasons of their ecology or amenity value that could be affected by the project?	Are there any such areas on or around the location that are important or sensitive for reasons of their ecology, amenity value or commercial forestry activity that could be affected by the project?	Are there any such areas on or around the location that are important or sensitive for reasons of their ecology or amenity value that could be affected by the project?	Could any such areas be affected by the project? In the case of European Sites, will such effects be addressed by assessment carried out in compliance with the Habitats Directive?	Are there any areas within or around the location which are already subject to pollution or environmental damage e.g. where existing legal environmental standards are exceeded, that could be affected by the Project?	Are there densely populated or built-up areas around the location which could be affected by the project?	
PROJECT CHARACTERISTICS Annex III Criteria / Notes	(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	The potential impacts due to risk of accidents and/or disasters are anticipated to be negligible given the nature of the proposed development.	-	Design considerations included in the Engineering Design ensure potential impacts are anticipated to be negligible during both operation and construction	-	-	-	The Appropriate Assessment Screening Report (CAAS, April 2019) concludes that the proposed development is not foreseen to give rise to any significant adverse effects on designated European sites.	-	-	-
	Will there be risk of accidents and/or disasters during construction or operation of the project, including risks due to climate change effects such as flooding of chemical storage areas, that could significantly affect the environment?	Impact Significance									
		0✓	0✓	0✓	0✓	0✓	0✓	0✓	0✓	0✓	0✓
		1	1	1	1	1	1	1	1	1	1
		2	2	2	2	2	2	2	2	2	2
		?	?	?	?	?	?	?	?	?	?

Table G Accidents/Disasters

Table (h) Human Health ENVIRONMENTAL SENSITIVITY OF GEOGRAPHICAL AREAS LIKELY TO BE AFFECTED Annex III Criteria Notes		WILL THE PROPOSED DEVELOPMENT SIGNIFICANTLY AFFECT THE FOLLOWING CHARACTERISTICS OF THE EXISTING ENVIRONMENT?									
		LANDUSES	NATURAL RESOURCES	NATURAL ABSORPTION CAPACITY							
		the existing and approved land use Are there existing land uses on or around the location which could be affected by the project? Are there any plans for future land uses on or around the location which could be affected by the project?	the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground Will construction or the operation of the project use or affect natural resources such as land, water, materials or energy, especially any resources which are non-renewable or are in short supply?	the absorption capacity of the natural environment, paying particular attention to the following areas							
				wetlands, riparian areas, river mouths Are there any such areas on or around the location that are important or sensitive for reasons of their ecology or other beneficial uses such as water supply, assimilative capacity, landscape or amenity that could be affected by the project?	coastal zones and the marine environment Are there any such areas on or around the location that are important or sensitive for reasons of their ecology or amenity value that could be affected by the project?	mountain and forest areas Are there any such areas on or around the location that are important or sensitive for reasons of their ecology, amenity value or commercial forestry activity that could be affected by the project?	nature reserves and parks Are there any such areas on or around the location that are important or sensitive for reasons of their ecology or amenity value that could be affected by the project?	areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive Could any such areas be affected by the project? In the case of European Sites, will such effects be addressed by assessment carried out in compliance with the Habitats Directive?	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 Are there any areas within or around the location which are already subject to pollution or environmental damage e.g. where existing legal environmental standards are exceeded, that could be affected by the Project?	densely populated areas Are there densely populated or built-up areas around the location which could be affected by the project?	landscapes and sites of historical, cultural or archaeological significance Are there any such areas of that could be affected by the project? These areas include areas within or visible from protected views or landscapes, sites of particular cultural significance and archaeological sites and their settings.
PROJECT CHARACTERISTICS Annex III Criteria / Notes	(h) the risks to human health (for example due to water contamination or air pollution) Are there elements of the project that have potential to affect human health through the environmental pathways through which it could be affected, such as effects on water quality, air quality (including odours) or noise?	The risks to human health are anticipated to be negligible given the nature of the proposed development.	-	Design considerations included in the Engineering Design ensure potential impacts are anticipated to be negligible during both operation and construction	-	-	-	The Appropriate Assessment Screening Report (CAAS, April 2019) concludes that the proposed development is not foreseen to give rise to any significant adverse effects on designated European sites.	-	-	-
		Impact Significance									
		0✓	0✓	0✓	0✓	0✓	0✓	0✓✓	0	0	0✓
		1	1	1	1	1	1	1	1	1✓	1
		2	2	2	2	2	2	2	2	2	2
		?	?	?	?	?	?	?	?	?	?

Table H Human Health

5. CONCLUSION

It is considered that the proposal does not come within the scope of any class of project prescribed in Schedule 5 of the Regulations (SI 600 of 2001 as amended).

Having considered the nature, scale and location of the proposal, having regard to the characteristics and location of the proposed development, and having regard to the characteristics of potential impacts it is considered that the project is unlikely to give rise to significant environmental impacts.

It is concluded that there is no requirement for an Environmental Impact Assessment to be carried out for the proposed sports facilities at St. Thomas Estate. Therefore, there is no requirement for an Environmental Impact Assessment Report to be prepared.

ⁱ The *Rating of impact significance* takes account of *Types and characteristics of potential impacts* per Schedule 7, 3 (a) to (h) of the Regulations (SI 600 of 2001) (as amended).