

# Environmental Impact Assessment Screening Report

for proposed

## Boxing Facility at Mounttown Community Centre Dún Laoghaire

**for: Dún Laoghaire Rathdown County Council**

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## Document Control

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| <b>prepared by</b> | Paul Fingleton and Clare O'Doherty                     | Various dates to 15 October 2020 |
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## 1. Introduction

CAAS has been appointed by Dún Laoghaire Rathdown County Council to prepare this Environmental Impact Assessment Screening Report for the proposed development of a new boxing facility at Mounttown Community Centre, Dún Laoghaire. This report has been prepared to form an opinion as to whether or not the proposed development should be subject to Environmental Impact Assessment (EIA) and if so, whether an Environmental Impact Assessment Report (EIAR) should be prepared in respect of it.

The screening assesses the proposed development with reference to the relevant EIA legislation<sup>1</sup> including the EIA Directive, the Planning & Development legislation and relevant EU Guidance including *Interpretation of definitions of project categories of annex I and II of the EIA Directive, 2015*, EU and *Environmental Impact Assessment of Projects - Guidance on Screening, 2017*, EC. It also has regard to relevant parts of *EIA Guidance for Consent Authorities regarding sub-threshold development, 2003*.

The consideration of potential impacts covers direct, indirect and secondary impacts as relevant, with reference to the guidance and in compliance with the legislation, including consideration of:

- (i) Characteristics of the proposal
- (ii) Location of the proposal
- (iii) Characteristics of potential impacts

Where used, descriptions of impacts follow the statutory EPA (draft) *Guidelines on the information to be contained in Environmental Impact Assessment Reports (2018)*. For ease of reference, these standardised descriptions are reproduced in Appendix I of this report.

Information on the development has been obtained from Dun Laoghaire Rathdown County Council's Parks, Municipal Services Department, comprising scheme drawings (plans and sections) and a brief written description.

The following sections of this report cover:

- The proposed development (s2)
- The legislative basis for EIA (s3)
- Screening considerations (s4)
- Conclusion (s5)

An overview of the author's competency is provided in Appendix II.

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<sup>1</sup> see section 3 for details

## 2. The proposed development

### Overview of the proposed development

The proposed development comprises a new boxing facility for Monkstown Boxing Club, which is currently located on the top floor of Mounttown Community Centre, Fitzgerald Park. Due to the increase in popularity in the boxing club, the Council has decided to propose a new facility on the ground floor of the community building to facilitate the increase in demand in the club's facilities.

The selected site has an area of 259.8m<sup>2</sup> and lies to the rear of the community building, adjacent to housing constructed by Dún Laoghaire Rathdown County Council. The site is currently used as a staff/overflow car park for the community centre and accommodates two storage sheds.

### Details of Proposal

The proposal comprises:

- Construction of single floor boxing hall facility, comprising two boxing rings and a training area.
- Construction of locker rooms, showers, toilets, medical room and entrance area.
- Connection of foul and surface water from the proposed building to the main foul and surface water sewers which currently run to the front of the community centre.
- All ancillary works including raising of existing site levels in areas by 450mm.



Figure 1 - Location of proposed facility



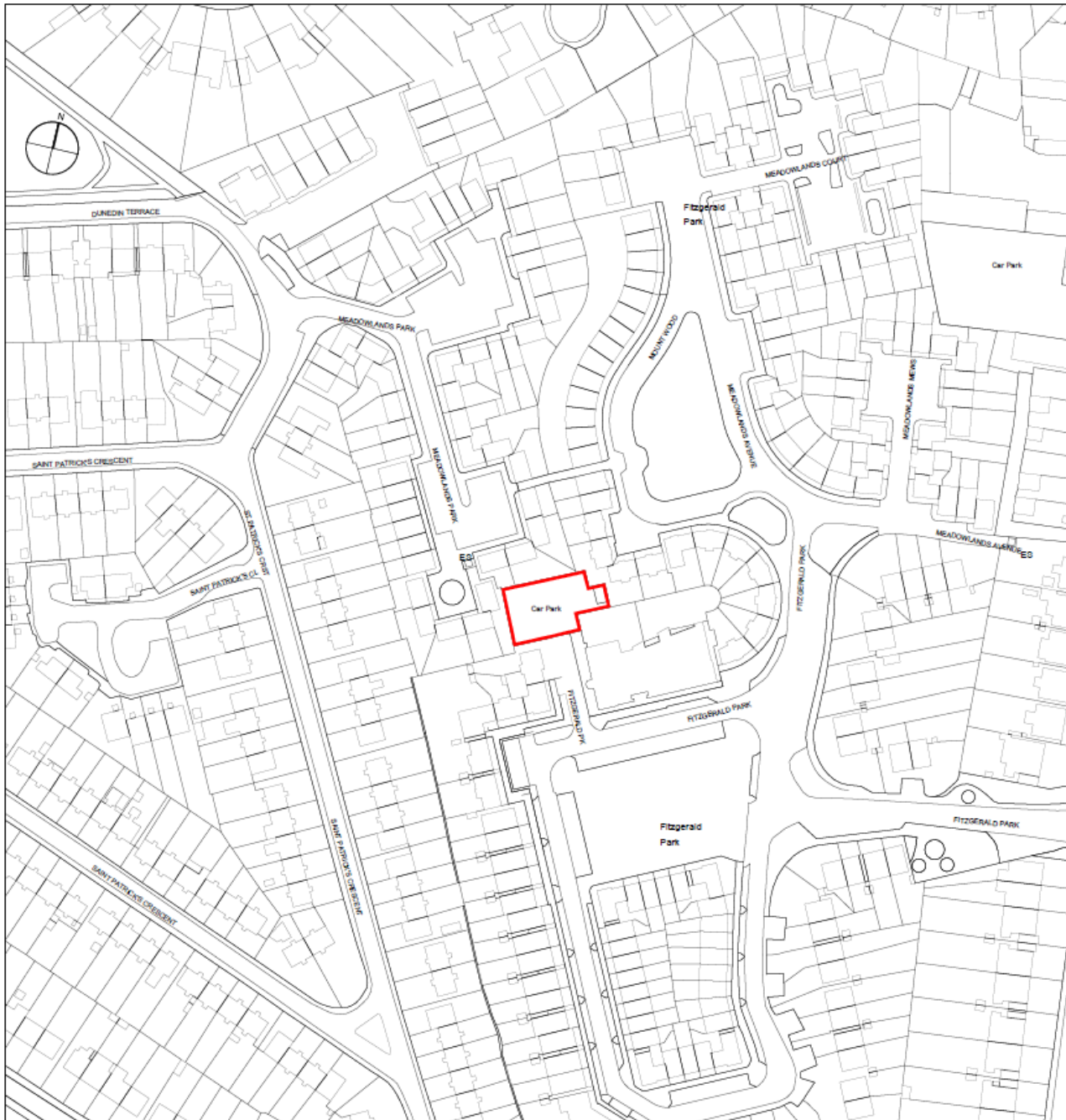


Figure 2 - Map of environs





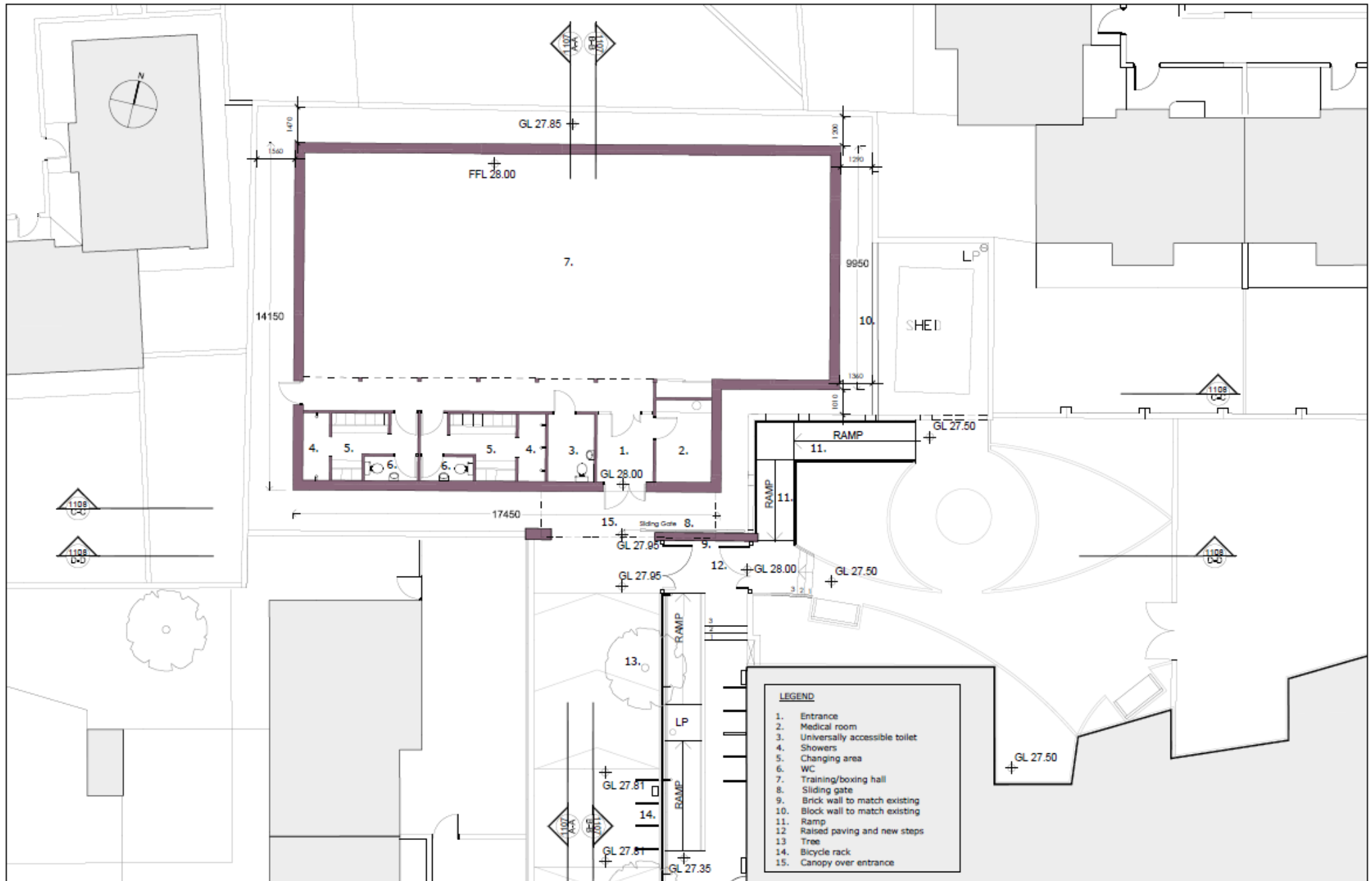


Figure 4 - Proposed site plan

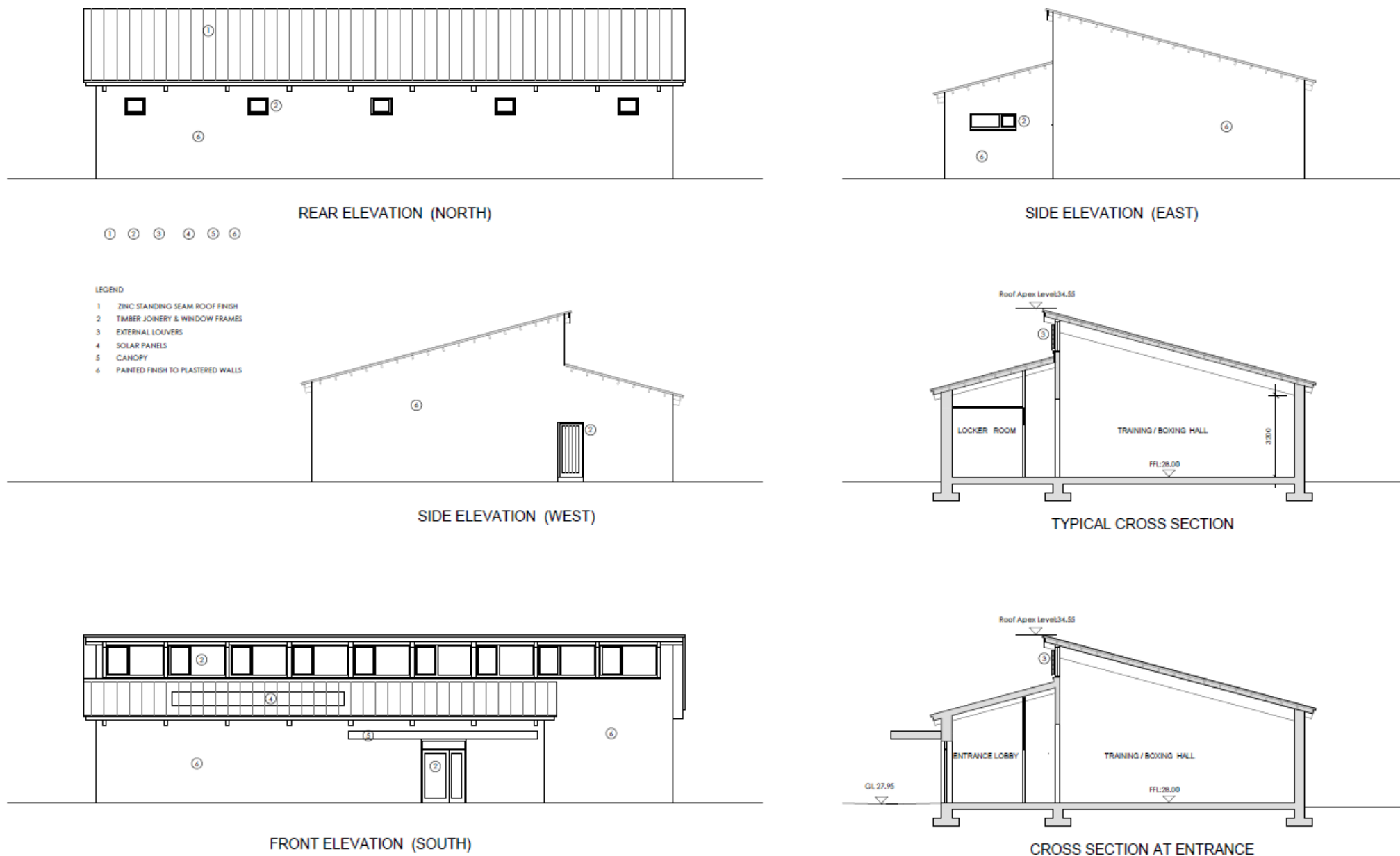


Figure 5 - Proposed elevations and sections

### 3. Legislative Basis for EIA

EIA requirements derive from EU Directive 2011/92/EU (as amended by Directive 2014/52/EU) on the assessment of the effects of certain public and private projects on the environment. The Directive has been transposed into the following Irish legislation.

- The Planning and Development Acts 2000-2020 (Part X), as amended by, *inter alia*, the:
  - Planning and Development Regulations 2001 (S.I. 600/2001)
  - European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018) (S.I. 296/2018)

Part 1 of Schedule 5 of these regulations lists projects included in Annex I of the Directive which automatically require EIA.

For projects included in Annex II of the Directive, Part 2 of Schedule 5 provides thresholds, above which EIA is required.

## 4. Screening Considerations

In the first instance it is necessary to determine whether the project is of a type that requires EIA.

Potentially relevant project types prescribed for EIA purposes in the Planning and Development legislation are listed in this table with commentaries of their applicability to the proposed scheme.

Criteria for determining whether or not projects which do not clearly fall into any prescribed project type are also listed and commented upon.

| Project type / criteria   | Comment   | Is EIA required on this basis? |
|---|---|--------------------------------|
| <b>Planning and Development legislation</b><br>S.I. 600/2001, Schedule 5, Pt 2  |   |                                |
| Project type 10. <i>Infrastructure projects (b) (iv)</i>  |   |                                |
| <p><i>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></p> <p><i>(In this paragraph, “business district” means a district within a city or town in which the predominant land use is retail or commercial use.)</i></p> | <p>Commission guidance<sup>2</sup> lists a range of projects, stating that these or other projects with similar characteristics can be considered to be ‘urban development’. These include:</p> <ul style="list-style-type: none"> <li>• Shopping centres</li> <li>• Bus garages</li> <li>• Train depots</li> <li>• Hospitals</li> <li>• Universities</li> <li>• Sports stadiums</li> <li>• Cinemas</li> <li>• Theatres</li> <li>• Concert halls</li> <li>• Other cultural centres</li> <li>• Sewerage or water supply networks</li> </ul> <p>The proposed scheme does not correspond to any of these types of projects but it could be considered that there are similarities in some of its characteristics.</p> <p>At approx. 260m<sup>2</sup> in area however, it is far below both the 10-hectare threshold (2.5 %) which would apply in this context.</p> | No                             |

<sup>2</sup> Interpretation of definitions of project categories of annex I and II of the EIA Directive, 2015, EU

| Project type / criteria   | Comment   | Is EIA required on this basis? |
|---|---|--------------------------------|
| <i>Project type 13. Changes, extensions, development and testing</i>  |   |                                |
| <p><i>(a) Any change or extension of development which would:-</i></p> <p><i>(i) result in the development being of a class listed in Part 1 or paragraphs 1 to 12 of Part 2 of this Schedule, <u>and</u></i></p> <p><i>(ii) result in an increase in size greater than-</i></p> <ul style="list-style-type: none"> <li>- 25 per cent, or</li> <li>- an amount equal to 50 per cent of the appropriate threshold, whichever is the greater</li> </ul> | <p>The changes covered by the proposed scheme will not result in:</p> <p style="padding-left: 40px;">(i) the development being of a listed class*</p> <p>* In this context <i>class</i> refers to the type <u>and</u> scale of the project. As the proposal is far below the closest relevant scale threshold, the percentage increase in size is not relevant.</p> | No                             |

### Subthreshold Development

As the scheme could be considered to fall into project type 10 (b) (iv) of Part 2 of Schedule 5 it can be considered to comprise 'sub-threshold development'<sup>3</sup> for EIA screening purposes.

Notwithstanding, it is far below the closest applicable threshold and can be reasonably considered as having no real likelihood to cause significant environmental effects. Therefore, detailed review of its characteristics, location or of its potential impacts to determine whether it should be subject to EIA (as provided for in Annex II of the EIA Directive (2011/92/EU, as amended) and in Schedule 7 of the Planning and Development Regulations) is not required.

## 5. Conclusions

It is considered that the proposed development of a boxing facility at Mounttown Community Centre, Fitzgerald Park does not need to be subject to Environmental Impact Assessment and no Environmental Impact Assessment Report is required for it.

This conclusion is based on an objective review of the proposed development, including its characteristics, location and the likelihood of it causing significant environmental impacts. The screening has followed the relevant legislation and has had regard to the relevant guidance.

<sup>3</sup> As defined in Article 92 of the Regulations of 2001, as amended



## Appendix I – Standard Descriptions of Effects

(from *Guidelines on the information to be contained in Environmental Impact Assessment Reports*, 2018 draft, EPA)

|  |   |
|--|---|
| <p><b>Quality of Effects</b></p> <p>It is important to inform the non-specialist reader whether an effect is positive, negative or neutral</p>   | <p><b>Positive Effects</b></p> <p>A change which improves the quality of the environment (for example, by increasing species diversity; or the improving reproductive capacity of an ecosystem, or by removing nuisances or improving amenities).</p>           |
|  | <p><b>Neutral Effects</b></p> <p>No effects or effects that are imperceptible, within normal bounds of variation or within the margin of forecasting error.</p>   |
|  | <p><b>Negative/adverse Effects</b></p> <p>A change which reduces the quality of the environment (for example, lessening species diversity or diminishing the reproductive capacity of an ecosystem; or damaging health or property or by causing nuisance).</p> |
| <p><b>Describing the Significance of Effects</b></p> <p>“Significance” is a concept that can have different meanings for different topics – in the absence of specific definitions for different topics the following definitions may be useful (also see <i>Determining Significance</i> below.).</p> | <p><b>Imperceptible</b></p> <p>An effect capable of measurement but without significant consequences.</p>   |
|  | <p><b>Not significant</b></p> <p>An effect which causes noticeable<sup>2</sup> changes in the character of the environment but without significant consequences.</p>  |
|  | <p><b>Slight Effects</b></p> <p>An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.</p>  |
|  | <p><b>Moderate Effects</b></p> <p>An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.</p>   |
|  | <p><b>Significant Effects</b></p> <p>An effect which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment.</p>  |
|  | <p><b>Very Significant</b></p> <p>An effect which, by its character, magnitude, duration or intensity significantly alters most of a sensitive aspect of the environment.</p>   |
|  | <p><b>Profound Effects</b></p> <p>An effect which obliterates sensitive characteristics</p>   |
| <p><b>Describing the Extent and Context of Effects</b></p> <p>Context can affect the perception of significance. It is important to establish if the effect is unique or, perhaps, commonly or increasingly experienced.</p>   | <p><b>Extent</b></p> <p>Describe the size of the area, the number of sites, and the proportion of a population affected by an effect.</p>   |
|  | <p><b>Context</b></p> <p>Describe whether the extent, duration, or frequency will conform or contrast with established (baseline) conditions (is it the biggest, longest effect ever?)</p>  |

|   |  |
|---|--|
| <b>Describing the Probability of Effects</b><br>Descriptions of effects should establish how likely it is that the predicted effects will occur – so that the CA can take a view of the balance of risk over advantage when making a decision.  | <b>Likely Effects</b><br>The effects that can reasonably be expected to occur because of the planned project if all mitigation measures are properly implemented.  |
|   | <b>Unlikely Effects</b><br>The effects that can reasonably be expected not to occur because of the planned project if all mitigation measures are properly implemented.                                    |
| <b>Describing the Duration and Frequency of Effects</b><br>'Duration' is a concept that can have different meanings for different topics – in the absence of specific definitions for different topics the following definitions may be useful. | <b>Momentary Effects</b><br>Effects lasting from seconds to minutes  |
|   | <b>Brief Effects</b><br>Effects lasting less than a day  |
|   | <b>Temporary Effects</b><br>Effects lasting less than a year   |
|   | <b>Short-term Effects</b><br>Effects lasting one to seven years.   |
|   | <b>Medium-term Effects</b><br>Effects lasting seven to fifteen years.  |
|   | <b>Long-term Effects</b><br>Effects lasting fifteen to sixty years.  |
|   | <b>Permanent Effects</b><br>Effects lasting over sixty years   |
|   | <b>Reversible Effects</b><br>Effects that can be undone, for example through remediation or restoration  |
|   | <b>Frequency of Effects</b><br>Describe how often the effect will occur. (once, rarely, occasionally, frequently, constantly – or hourly, daily, weekly, monthly, annually)                                |
| <b>Describing the Types of Effects</b>  | <b>Indirect Effects (a.k.a. Secondary Effects)</b><br>Impacts on the environment, which are not a direct result of the project, often produced away from the project site or because of a complex pathway. |
|   | <b>Cumulative Effects</b><br>The addition of many minor or significant effects, including effects of other projects, to create larger, more significant effects.   |
|   | <b>'Do-Nothing Effects'</b><br>The environment as it would be in the future should the subject project not be carried out.   |
|   | <b>'Worst case' Effects</b><br>The effects arising from a project in the case where mitigation measures substantially fail.  |
|   | <b>Indeterminable Effects</b><br>When the full consequences of a change in the environment cannot be described.  |

|  |  |
|--|--|
|  | <b>Irreversible Effects</b><br>When the character, distinctiveness, diversity or reproductive capacity of an environment is permanently lost.  |
|  | <b>Residual Effects</b><br>The degree of environmental change that will occur after the proposed mitigation measures have taken effect.  |
|  | <b>Synergistic Effects</b><br>Where the resultant effect is of greater significance than the sum of its constituents, (e.g. combination of SO <sub>x</sub> and NO <sub>x</sub> to produce smog). |

## Appendix II - Competency of Author

The lead author, Paul Fingleton, has an MSc in Rural and Regional Resources Planning (with specialisation in EIA) from the University of Aberdeen. Paul is a member of the International Association for Impact Assessment as well as the Institute of Environmental Management and Assessment. He has over twenty-five years' experience working in the area of Environmental Assessment. Over this period, he has been involved in a diverse range of projects including contributions to, and co-ordination of, numerous complex EIARs and EIA screening reports. He has also contributed to and supervised the preparation of numerous AAs and AA screenings.

Paul is the lead author of the current EPA Guidelines<sup>4</sup> and accompanying Advice Notes<sup>5</sup> on EIARs. He has been involved in all previous editions of these statutory guidelines. He also provides a range of other EIA related consultancy services to the EPA. Paul is regularly engaged by various planning authorities and other consent authorities to provide specialised EIA advice.

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<sup>4</sup> *Guidelines on the information to be contained in Environmental Impact Assessment Reports*, EPA, 2017 (Draft)

<sup>5</sup> *Advice notes on current practice in the preparation of Environmental Impact Assessment Reports*, EPA, 2003