

Kilbogget Park Sports Pavilion

EIA Screening Report

2025s1085

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Dún Laoghaire-Rathdown County Council

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This report describes work commissioned by Dún Laoghaire-Rathdown County Council, by an instruction dated 08/07/2025. The Client's representative for the contract was Siobhan Murphy of Dún Laoghaire-Rathdown County Council. Alison Freeley and Tara Saccardo of JBA Consulting carried out this work.

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Abbreviations

AA	Appropriate Assessment
CDP	County Development Plan
DLR	Dún Laoghaire-Rathdown
DLRCC	Dún Laoghaire-Rathdown County Council
EclA	Ecological Impact Assessment
EIA	Environmental Impact Assessment
EIAR	Environmental Impact Assessment Report
MUGA	Multi-Use Games Area
NHA	Natural Heritage Area
NIAH	National Inventory of Architectural Heritage
NMS	National Monuments Service
OPR	Office of the Planning Regulator
pNHA	Proposed Natural Heritage Area
QI	Qualifying Interests
RMP	Record of Monuments and Places
WFD	Water Framework Directive

1 Introduction

JBA Consulting Engineers and Scientists Ltd. (hereafter JBA) has been commissioned by Dún Laoghaire-Rathdown County Council (DLRCC) to prepare an EIA Screening Report for a new sports pavilion comprising a gym, training room, administrative offices, and changing rooms at Killbogget Park, Cabinteely, Co. Dublin (the 'proposed development'). The proposed development, which will be submitted under Part 8 of the Planning and Development Act (2000) as amended, will consist of facilities for the existing clubs within the park that the clubs currently must seek elsewhere, as well as providing toilet facilities and an extended and improved play space to serve the park users.

1.1 Purpose of this Report

The purpose of this report is to identify whether there is a need under the Planning and Development Act 2000, as amended, for an EIAR for the proposed development.

Schedule 5 (Parts 1 and 2) of the Act lists the groups of development projects which are subject to EIA screening under the EIA Directive 2011/92/EU, as amended by Directive 2014/52/EU. Part 1 lists those projects which are automatically subject to an EIAR due to the scale and nature of the project. Part 2 lists projects which are also likely to have significant environmental effects based on the nature and size of the development set out by threshold criteria.

An additional group of projects, which are considered sub-threshold developments under Part 2, may fall below the thresholds set but may, under further analysis, be deemed to have significant effects due to their location within a catchment, size, or proximity to sensitive areas.

This report documents the methodology employed to determine whether the proposed development falls under any of these groups, and therefore will have significant environmental impacts. Rationale has been given for the decision made in reference to the relevant legislation, and additional documents have been referenced where required.

This report is intended for the project as described below. Any significant changes to the project description or location would require preparation of a new EIA screening report.

An Appropriate Assessment (AA) Screening Report and an Ecological Impact Assessment (EclA) Report (dated November 2025) have been prepared by JBA Consulting which identified any potential impacts to Natura 2000 sites and sensitive ecological receptors on site, respectively. This EIA Screening document, along with the AA Screening Report and EclA Report, will be submitted as part of the Part 8 planning process for the proposed development.

2 Description of Proposed Works

2.1 Site Location

The proposed site is located in Kilbogget Park, Cabinteely. The site is located in the northeast of the park adjacent to existing club facilities (both Seapoint Rugby Club and Cabinteely FC) with vehicular and pedestrian access via Churchview Road. The site currently contains several storage containers, a small outbuilding, and a decommissioned Changing Places WC.

The site is bordered by several residential developments to the east, and several schools are in the vicinity.

The site is a mixture of greenfield and hard surfaced areas, and is located in a residential area. Kilbogget Park is accessible through multiple pedestrian entrances, including two which connect to the N11 to the west.

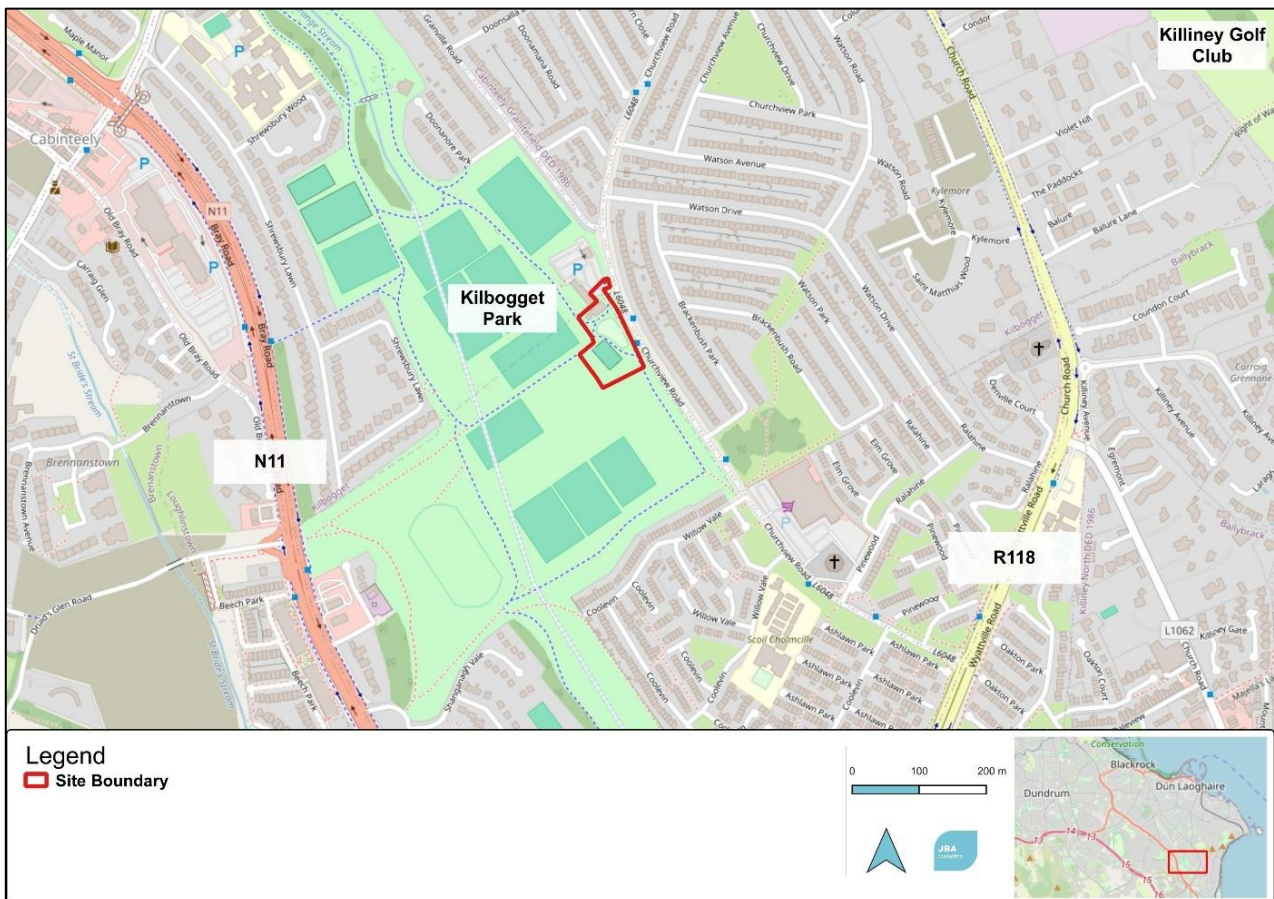


Figure 2-1: Site Location

2.2 Proposed Development

Dún Laoghaire-Rathdown County Council are proposing to construct a new sports pavilion in Kilbogget Park. A need has been identified for a new sports facility providing a gym, training room, administrative offices and changing rooms – all to be shared by existing

sports clubs on site. The aim of the project is to improve facilities for the existing clubs on site by providing accessible, shared gym, training and changing facilities, as well as providing much-needed toilet facilities and extended and improved play spaces to serve members of the public who use the park.

The proposed works involves the expansion of the existing MUGA and outdoor sports area. The extended MUGA and outdoor sports area is to encompass an area of approximately 3299m², while the playground will cover an area of approximately 1756m². The existing sports pavilion will be expanded and will have a net internal area of circa 540m² over two floors. All of the above works are sited on an area of approximately 7813m².

The extension to the existing sports facility comprises of the following:

Ground Floor

- Hallway & stairwell w/ lift - circa 66m²
- 3 no. office spaces - circa 10m² each
- 2 no. own-door team changing spaces w/ shower & storage - circa 39m² each
- 2 no. own-door team changing spaces - circa 22m² each
- Own-door bin store - circa 9m²
- Own-door plantroom - circa 7m²
- 2 no. own-door referee changing spaces w/ WCs & showers - circa 13m² each
- Own-door changing places - circa 15m²
- Own-door WC lobby with gate - circa 8m²
- Accessible WC & baby change - circa 9m²
- 3 no. WCs - circa 4m² each

First Floor

- Stairwell w/ lift - circa 33m²
- Accessible WC - circa 6m²
- Training room - circa 45m²
- Gym circa - 161m²

3 Purpose of Screening

3.1 Legislative Context for EIAR in Ireland

The EU has set out mandatory requirements for Environmental Impact Assessments under the EIA Directive 2011/92/EU (as amended by Directive 2014/52/EU). The Directive identifies certain project types, described under Annex I, that will always have significant environmental effects due to their nature and size. These projects are required to undergo an EIAR in every Member State.

For projects listed under Annex II, the EIA Directive gives Member States discretion to decide the limits of projects requiring an EIAR. In Ireland, mandatory thresholds have been set for projects that would otherwise fall under Annex II, which are described in Schedule 5 of The Planning and Development Regulations 2001 as amended. These thresholds are based on project characteristics including size and location. Projects within these thresholds are always subject to an EIAR. In some circumstances, projects considered below the thresholds set under Schedule 5 Part 2 may still be considered by the Planning Authority to have significant effects on the environment, such as in cases where the projects are in a location of particular environmental sensitivity and may also be subject to an EIAR. These sub-threshold projects are reviewed by the Planning Authority on a case-by-case basis.

The principal piece of legislation under which an EIAR may be undertaken for various developments is The Planning and Development Act 2000, as amended. Further regulations are explained in The Planning and Development (Environmental Impact Assessment) Regulations 2001-2018.

Legislation is examined below as to whether an EIAR will be required for this project.

3.2 The Planning and Development Act 2000 - Mandatory EIAR

The Planning and Development Act 2000, as amended, Section 172 sets out the types of projects that require an Environmental Impact Assessment Report (EIAR):

An environmental impact assessment shall be carried out by the planning authority or the Board, as the case may be, in respect of an application for consent for proposed development where either:

- a. the proposed development would be of a class specified in
 - i. Part 1 of Schedule 5 of the Planning and Development Regulations 2001, and either -
 - I. such development would exceed any relevant quantity, area or other limit specified in that Part, or
 - II. no quantity, area or other limit is specified in that Part in respect of the development concerned, or
 - ii. Part 2 of Schedule 5 of the Planning and Development Regulations 2001 and either -

- I. such development would exceed any relevant quantity, area or other limit specified in that Part, or
- II. no quantity, area or other limit is specified in that Part in respect of the development concerned, or

b.

- i. the proposed development would be a class specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001 but does not exceed the relevant quantity, area or other limit specified in that Part, and
- ii. the planning authority or the Board, as the case may be, determines that the proposed development would be likely to have significant effects on the environment.

3.2.1 Part 1 of Schedule 5 of the Planning and Development Regulations 2001 as amended

Projects which fall under Schedule 5, Part 1 are typically large infrastructure and energy projects and by their nature will always have significant environmental effects. The proposed development does not fall under Schedule 5, Part 1.

3.2.2 Part 2 of Schedule 5 of the Planning and Development Regulations 2001 as amended

With regards to Part 2 projects, the categories and thresholds were examined for the following category:

10. Infrastructure projects

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

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

The proposed development is in a built-up area and the proposed site area is approx. 0.78 hectares. The site therefore does not exceed any of the categories above. The proposed development does not fall under any of the other categories of development in Part 2 of Schedule 5 either. Therefore, an EIAR has not been automatically triggered for this proposed development.

However, it is necessary to consider if this development could result in significant environmental effects under the category of sub-threshold developments.

3.3 Sub-threshold EIAR

In accordance with the requirement to submit an EIAR with sub-threshold planning application (Article 103 of the Planning and Development Regulations 2001-2018), where a planning application for sub-threshold development is not accompanied by an EIAR, and the Planning Authority considers that the development is likely to have significant effects on

the environment it shall, by notice in writing, require the applicant to submit an EIAR. This process therefore occurs after submission of an application, if that application is not accompanied by an EIAR.

The decision as to whether a development is likely to have 'significant effects' on the environment must be taken with reference to the criteria set out in Schedule 7A of the Planning and Development Regulations 2001-2018. Schedule 7A requires that the following information be provided for the purposes of screening sub-threshold development for EIAR:

1. A description of the proposed development, including in particular -
 - a. A description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and
 - b. A description of the location of the proposed development, with regard to the environmental sensitivity of geographical areas likely to be affected.
2. A description of the aspects of the environment likely to be significantly affected by the proposed development.
3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from -
 - a. The expected residues and emissions and the production of waste, where relevant, and
 - b. The use of natural resources, in particular soil, land, water and biodiversity.
 - c. The compilation of the information at paragraphs 1 to 3 shall take into account where relevant, the criteria set out in Schedule 7 of the Planning and Development Regulations 2001-2018 (DHPLG, 2018).

In order to assist planning and other consenting authorities in deciding if significant effects on the environment are likely to arise in the case of development below the national mandatory EIAR thresholds, the Minister for the Environment, Heritage and Local Government published a Guidance document in August 2003, the Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development and the Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (DHPLG, 2018b).

The criteria, as transposed in Irish legislation, are grouped under three headings:

- i. Characteristics of Proposed Development
- ii. Location of Proposed Development
- iii. Characteristics of Potential Impacts

For the purposes of assessing if the development is likely to have significant effects on the environment in reference to these three parameters, the project is examined below in further detail.

4 Overview of Environmental Impacts

An overview of the potential environmental impacts of the development, according to themes presented in an EIAR, is provided below.

4.1 Population and Human Health

During construction, there is a risk to the health and safety of workers on the development, as with any construction project. This will be mitigated against by the operational plans devised by the contractor and will not be significant.

Residences in the vicinity of the proposed development and users of Kilbogget Park will experience some negative impacts during the construction phase of the development. These will be temporary and will be mitigated against by the operational plans devised by the contractor and adherence to standard best practice regarding control of noise and vibration, dust, and limitations on working hours. In addition to this, DLRCC have a Good Practice Guide for Construction Environmental Management (2022), which the development will follow. The Good Practice Guide includes standard measures for minimising dust and noise pollution. The size and nature of the proposed development also mean that the construction phase impacts will not be significant.

The proposed development will provide improved recreational facilities within Kilbogget Park. Once operational, the development will provide a positive impact to population and human health in the local area.

4.2 Biodiversity

Ecological receptors that must be examined include protected Natura 2000 sites under the Habitats Directive (92/43/EEC) and Birds Directive (2009/147/EC), as well as species protected under the Wildlife Act (1976), and any ecological receptors which may be negatively impacted by the proposed development, both directly and indirectly.

4.2.1 Proximity to Protected Sites

An Appropriate Assessment (AA) Screening has been completed by JBA Consulting for this project to determine whether there is a potential for impacts on nearby Natura 2000 sites.

Using a Source-Pathway-Receptor model recommended by the OPR, directly connected sites to the proposed development are shown in

Table 4-1.

The AA Screening determined that there are no likely significant impacts on any Natura 2000 sites as a result of the proposed development.

Table 4-1: Natura 2000 sites within 15km of the proposed development

Natura 2000 Site	Site Code	Approximate direct distance from site	Approximate hydrological distance from site
Dalkey Islands SPA	0004172	3.5km	6.4 km indirect hydrological connection via surface and groundwater pathways
South Dublin Bay and River Tolka SPA	004024	4.1km	11.9 km indirect hydrological connection via surface and groundwater pathway
North Bull Island SPA	004006	9.6km	16.2 km indirect hydrological connection via surface and groundwater pathway
North-west Irish Sea SPA	00426	9.6km	14.8 km indirect hydrological connection via surface and groundwater pathway
Rockabill to Dalkey SAC	003000	3.2km	4.1 km indirect hydrological connection via surface and groundwater pathways

4.2.2 Other Ecological Receptors

The site is currently partially a greenfield site composed of an amenity grassland area with surrounding treelines and linear woodlands along the perimeters, alongside buildings, a playground area and a MUGA pitch.

The site was visited on 28/07/2025 by JBA Ecologists to collect basic ecological information. The ecological walkover survey recorded any habitats and species present. No protected flora and no sensitive habitats were recorded during the site visit. A detailed description of ecology onsite is included in the EclA. No First Schedule invasive species were recorded at the site.

While no protected fauna was recorded during the walkover, the surrounding grassland, parkland, and treeline habitats have foraging and commuting potential for terrestrial mammals, such as Badger, Hedgehog, and Pygmy Shrew. The treelines also have potential commuting routes for bats, and habitat for breeding birds.

The EclA outlines mitigation measures, including pollution control, tree clearance, and other general avoidance measures to minimise disturbance to local wildlife. With these measures in place, significant impacts are not expected during construction or operation. The site's already urbanised nature further reduces the sensitivity of the ecological receptors.

4.3 Soils and Geology

The underlying bedrock of the site is composed of granite with microcline phenocrysts.

The subsoil underlying the site is predominantly limestone till, with made ground under the northern section.

Deep excavations are not expected, with most of the development above ground. Limited shallow excavations will be required for laying of foundations. Excavated material will be reused as fill where appropriate. Material not required for fill will be exported from the site and disposed of at appropriate licensed facilities. The expected amount of material to be excavated is not significant, and no significant effects are expected on soils and geology.

4.4 Hydrology and Hydrogeology

4.4.1 Surface Water

The proposed site lies within the Water Framework Directive (WFD) Ovoca-Vartry catchment, Dargle_SC_010 sub-catchment and KILL OF THE GRANGE STREAM_010 river sub-basin.

The nearest surface waterbody to the site is the Kill of the Grange Stream. It is located approx. 180m southwest of the proposed development and flows through an underground culvert, before emerging at Wyattville Road 860m downstream of the site. The Kill of the Grange Stream has a 'Poor' WFD status under the last WFD reporting period (2016-2021) and is 'At Risk' of failing to meet 2027 WFD objectives.

There are no surface waterbodies within the site boundary. Surface water from the proposed development will be conveyed to the existing surface water network in the area.

Significant impacts on surface waterbodies are not expected due to the proposed development. This is due to the nature of the proposed works and the distance to any above ground surface waterbodies. In addition, the contractor will put in place mitigation measures for the protection of water quality and silt and pollution control, further ensuring that any risks of watercourse pollution and sedimentation are minimised. These will include measures for spill prevention and silt control on site.

4.4.2 Groundwater

The site is underlain by the Wicklow (IE_EA_G_076) groundwater body, which has a 'Good' WFD status and is 'At Risk'.

Groundwater vulnerability, a measure of the likelihood of groundwater contamination occurring, is low across the site. The site is therefore at low risk of groundwater contamination. The underlying aquifer is classified as a poor aquifer, which is generally unproductive except for local zones.

There are no Groundwater Zone of Contribution sites listed by the EPA near the development site, nor any drinking water sites with groundwater abstraction. There is a

groundwater well used for recreational purposes 870m northeast of the proposed development, at Killiney Golf Club.

The proposed development is not likely to lead to significant effects on groundwater. This is due to low groundwater vulnerability of the site and the nature of the proposed development, with deep excavations not required during construction. The risk of groundwater contamination will only be present during the construction phase of the development, and with limited shallow excavations as outlined in Section 4.3, the potential impact is not significant.

Once operational, the development is unlikely to result in groundwater impacts.

4.4.3 Flood Risk

No Site-Specific Flood Risk Assessment has been carried out for the proposed development. The subject site is located within Flood Zone C as shown in the Dún Laghaire-Rathdown (DLR) County Development Plan (CDP) 2022-2028 Strategic Flood Risk Assessment.

The risk of flooding to the site is low and not significant.

4.5 Cultural Heritage

There are no archaeological features or protected structures within or directly bordering the proposed site. The closest designated archaeological feature is an earthwork (DU02234), located approx. 470m northeast of the proposed development on Watson Road. The earthwork is also on the DLRCR Record of Monuments and Places (RMP) (RMP No. 026-009). Additionally, a burial ground (DU02405 / RMP No. 026-119) is located approx. 540m southwest of the proposed development, along with a fulacht fia (DU03764 / RMP No. 026-159) 730m to the southwest.

There is the potential for undiscovered archaeological features to be uncovered during construction. Any discoveries will be preserved in-situ and notified to the National Monuments Service (NMS), who may impose mitigation measures.

No significant impacts on cultural heritage are expected.

4.6 Air and Climate

There is the potential for impacts to air quality through emissions during the construction phase of the development, due to the operation of machinery on site and transport of materials to and from the site. These impacts will be mitigated against with measures outlined in the contractor's operating plans and are not likely to be significant given the size and nature of the proposed development.

The proposed development will not lead to significant air or climate impacts during operation.

4.7 Noise and Vibration

There is potential for localised noise and vibration impacts in the vicinity of the proposed development during the construction phase due to the operation of machinery on site. These impacts would be temporary and only during the construction phase. Mitigation measures against such impacts will be outlined in the operating plans to be devised by the contractor.

The proposed development will not lead to any significant noise or vibration impacts during the operational period.

4.8 Landscape and Visual

The proposed development will give rise to temporary landscape or visual impacts to residents living in proximity to the development or people using Kilbogget Park during the construction period. Impacts during construction will be temporary and not significant.

A section of Churchview Road, 125m north of the proposed development, is listed as a Prospect in the DLR CDP 2022-2028. This Prospect provides views towards Carrickgollogan. While these views are in the general direction of the proposed development, significant impacts are not expected due to the already built-up nature of the area, the angle of the road, and screening by deciduous vegetation.

When constructed, the proposed development will be low in landscape and visual impact for surrounding landowners and will be partially screened by tall deciduous trees.

4.9 Material Assets including Traffic, Utilities, and Waste

4.9.1 Traffic

During construction, there will be temporary disruptions on local roads during deliveries or due to machinery operating. These disruptions are expected to be temporary and limited and will not be significant.

Once operational, the proposed development may result in a slight increase in car trips by users of the facilities, however, the location is well served by footpaths through the local park and surrounding residential areas. Any additional traffic will not be significant.

4.9.2 Utilities

The proposed development will be serviced by new foul drainage, surface water drainage, water, gas and electrical services. Diversion of existing services will be included as required. No significant impacts on utilities are expected.

4.9.3 Waste

Waste generated from site clearance will be inert and/or organic material and is expected to be redistributed or re-used within the site extents. Significant amounts of construction waste are not anticipated.

The existing outbuilding will be demolished as part of the proposed development. Demolition waste will be segregated and disposed of correctly as outlined in the Waste Hierarchy. The amount of waste arising from demolition is not expected to be significant given the size of the building.

Once operational, the proposed development will generate small amounts of domestic waste that will be collected and disposed of at appropriate licensed facilities.

4.10 Cumulative Impacts

4.10.1 Plans

4.10.1.1 Dún Laoghaire-Rathdown County Development Plan 2022-2028

The proposed development is in line with the DLR CDP 2022-2028. The development supports the following policies and objectives:

- **Policy Objective OSR9 - Sports and Recreational Facilities**
It is a Policy Objective to promote the provision, and management of high quality sporting, and recreational infrastructure throughout the County, in accordance with the National Sports Policy 2018-2027, and dlr Space to Play: a new approach to Sports Facilities Strategy', 2017-2022, to ensure that the particular needs of different groups are incorporated into the planning and design of new facilities.
- **Policy Objective OSR10 - Protection of Sports Grounds/Facilities**
That existing sports facilities and grounds within the established urban area are protected, retained, and enhanced.
- **Policy Objective OSR13 - Play Facilities and Nature Based Play**
It is a Policy Objective to support the provision of structured, and unstructured play areas with appropriate equipment and facilities, incorporating and facilitating Nature-based Play with respect to the provision of Play Opportunities throughout the County, and to support the aspirations of the forthcoming Play Policy prepared within the lifetime of the Plan. These play facilities will also seek to maximise inclusivity and accessibility, to ensure that the needs of all age groups and abilities - children, teenagers, adults and older people – are facilitated in the public parks, open spaces and the public realm of Dún Laoghaire-Rathdown.

The proposed development is situated appropriately in land zoned with an objective "To preserve and provide for open space with ancillary active recreational amenities".

4.10.2 Projects

Recent developments or planning applications in the vicinity can have a cumulative impact with the proposed development. Larger development planning applications in the near vicinity from the last three years that have been granted permission were searched for. Applications for home extensions, internal alterations and retention are unlikely to result in significant cumulative effects with the proposed development and are therefore not listed.

Table 4-2: Other projects within approximately 2km which may have a cumulative impact on the development project

Planning Reference	Summary of Development	Address	Application Status	Decision Date
D18A/0763/E	<p>Permission for construction of a 34 no. unit residential development comprising a terrace of 10 no. three storey three bedroom houses (ranging from 124.58 to 125.17 sqm) with 2 no. surface car parking spaces each; 13 no. two bedroom apartments (ranging from 71.7 to 120 sqm) and 11 no. duplex apartments (1 no. two bedroom [88 sqm] and 10 no. three bedroom [ranging from 121 to 146.7 sqm]) in 2 no. blocks - a three storey block along the Old Bray Road frontage and a two/three storey block along the Brennanstown Road frontage; the provision of a landscaped courtyard incorporating internal access routes, communal open space, children's play area, 24 no. surface car parking spaces (including 2 no. accessible parking spaces), 84 no. covered cycle parking spaces, 2 no. motorcycle parking spaces, an electricity substation and bin storage building; the construction of a new vehicular and pedestrian access to the site from Old Bray Road and 1 no. pedestrian entrance from Brennanstown Road and all other site works above and below the ground required to facilitate the development, including the installation of photovoltaic panels on the apartment block and houses and the formation of 8 no. openings in the existing boundary wall on the Old Bray Road and Brennanstown Road frontages.</p>	<p>0.55 hectare site on the western side of the junction of Old Bray Road and Brennanstown Road, Cabinteely Village, Dublin 18</p>	<p>Permission Granted</p>	<p>09/01/2025</p>

Planning Reference	Summary of Development	Address	Application Status	Decision Date
ABP-309807-21	Demolition of 4 no. dwellings (Rockwinds, Woodlawn, No. 43 Watson Road and No. 66 Watson Drive), construction of 255 no. residential units (7 no. houses, 248 no. apartments), childcare facility and associated site works.	Lands consisting of Kylemore, Rockwinds, Smallacre and Woodlawn off Church Road, No. 43 Watson Road and No. 66 Watson Drive, Killiney, Co. Dublin.	Permission Granted with Conditions	02/08/2023
DZ23A/0028	Residential development consisting of 56 no. residential dwellings (total c.5151sqm GFA) in a mixture of apartments and duplex units, together with a standalone childcare facility (c.772.5 sqm GFA), all in a range of buildings of 3 to 4 storeys in height on a development tile (T13) of approximately 0.8ha. The overall development proposed comprises of the following: 30 no. apartments in 1 no. block comprising 16 no. 1 bed units and 14no. 2 bed units. 26 no. own door duplex buildings, contained in 2no. 3 storey buildings (Buildings 3 and 4), Building 3 consists of 7no. 2 bedroom units and 7 no. 3 bedroom units, Building 4 consists of 6no. 2 bedroom units and 6 no. 3 bedroom units. Private communal amenity open space (c.635sqm) a 3 storey childcare facility	Townlands of Laughanstown and Brennanstown, Dublin 18	Permission Granted	08/12/2023

Planning Reference	Summary of Development	Address	Application Status	Decision Date
	<p>(c.772.5sqm). Provision of 78 no. surface level car parking spaces with 12 no. spaces allocated as creche spaces and 66 no. spaces allocated to the residential development. 94 no. surface level bicycle parking spaces, 2 no. motorcycle parking spaces, provision of a pedestrian/cycle link between Castle Street and Beckett Park (including an entrance to Beckett Park) and all associated and ancillary site development and infrastructure works, including the provision of bike stores and bin stores, ESB substation, switch room and generator room, hard and soft landscaping and boundary treatment works. The proposed development also consists of minor amendments to the existing Beckett park (permitted and constructed pursuant to Reg Ref DZ15A/0814) comprising approximately 58.5m of new surface water drainage network which will connect the development to the existing surface water drainage network in Beckett Park (constructed under Reg Ref DZ15A/0814) and also 1.8M high railing to the boundaries to Beckett Park with the T13 development tile inclusive of park entrance gates where the new pedestrian/cycle link proposed connects to Beckett Park (both the boundary fence and entrance gate were permitted under Reg Ref DZ15A/0814). A new vehicular access serving the proposed development is provided off Castle Street and is an amendment to Roads Phase 1 permitted under</p>			

Planning Reference	Summary of Development	Address	Application Status	Decision Date
	<p>DZ15A/0758 (as extended by DZ15A/0758/E and amended by DZ20A/0399 and DZ21A/0664. The application also provides for the use of existing roads/services permitted under DZ15A/0758 (as extended by DZ15A/0758/E and amended by DZ20A/0399 and DZ21A/0664).</p>			
DZ22A/0591	<p>Permission for a mixed-use development on lands comprising of c. 3.71 ha in the townland of Cherrywood, Dublin 18 (also Co. Dublin). The site is located in the Cherrywood Planning Scheme area and forms part of the block Town Centre 3 (TC3). The site is bound by the Luas green line to the east (adjacent to Brides Glen Terminus). Grand Parade to the east, Cherrywood Avenue to the south and west, and the R118 road (Wyattville link road) to the north.</p> <p>The development will consist of the following:</p> <ul style="list-style-type: none"> • Construction of a mixed-use development ranging in height from 2no. storeys to 5 no. storeys from street/podium level over 1 no. basement level. The overall development comprises 33,557 sq.m residential 1597 sq.m cafe/restaurant/services (non-retail) uses of development, 821 sq.m community uses and 427 sq.m retail uses with an overall total 36,402 sq.m excluding basement. • Provision of 418 no. Build-To-Rent apartments units in four blocks ranging in height from 2 to 5 storeys over 	C. 3.71 in the Townland of Cherrywood, Block Town Centre 3 (TC3), Dublin 18	Permission Granted	20/06/2023

Planning Reference	Summary of Development	Address	Application Status	Decision Date
	<p>basement, comprising of 124 studios, 96 no 1 bedroom units, 81 no. 2 bedroom (3 Person) units and 117 no. 2 bedroom (4 person) units with associated balconies and terraces.</p> <ul style="list-style-type: none"> • Provision of a ground/street level retail, community and non-retail units. • The proposed development will also include the provision of communal and private open space including courtyard areas, terraces and balconies and roof terrace (only one) and the provision of tenant shared services, facilities and amenity space. • Provision of public open space including public plaza areas, footpaths, parking, loading bays, landscaping works and boundary treatments. • Provision of two vehicular access points to basement level (below podium) from Cherrywood Avenue. • Parking at basement level (below podium) for 398 no. car parking spaces to service the residential childcare facility and other uses. <p>The proposed development includes SUDs drainage, works to Cherrywood Avenue, the provision of green roofs throughout and all associated site development works and services and plant.</p> <p>The proposed residential development is a Build-to-Rent scheme in accordance with Specific Planning Policy 7 and 8 as set out in the 'Sustainable Urban Housing:</p>			

Planning Reference	Summary of Development	Address	Application Status	Decision Date
	<p>Design Standards for New Apartments - Guidelines for Planning Authorities (2020)'</p> <p>This application relates to development in the Cherrywood Strategic Development Zone (SDZ) and is subject to the Cherrywood Planning Scheme 2014 (as amended) An environmental Impact Assessment Report has been prepared and will be submitted to the Planning Authority with the planning application.</p>			
DZ22A/0770	<p>The application relates to lands within "Development Area 8 -Tully" of the Cherrywood SDZ Planning Scheme 2014 (as amended) and includes the Res2 lands and part of Tully Village Centre west of Castle Street (1.8ha) identified in this application as Plot T11. The proposed development will consist of a residential and mixed use scheme comprising (1) a 4 storey block (Block A: 4,630sqm gross floorspace) with 58no. apartment units (comprising 23no. 1 bed units, 26no. 2 bed units and 9no. 3 bed units), a creche (400sqm) with associated external play area, 3no. retail units (1,043sqm), a community room (194sqm) and HIE (High Intensity Employment) unit (65sqm); (2) 13no. duplex units (comprising 1no. 1 bed unit, 7no. 2 bed units and 5no. 3 bed units). Undercroft parking is provided for 75no. cars below Block A along with plant; bicycle parking and bin storage. 6no. surface car spaces, and 2no. loading spaces are also proposed. Access is provided via Level 5 roads to the southeast, northwest and southwest of the plots and these roads are accessed from Castle Street</p>	<p>On Lands Development Area 8 (Tully), Cherrywood SDZ, Laughanstown, Dublin 18</p>	<p>Permission Granted</p>	<p>22/03/2023</p>

Planning Reference	Summary of Development	Address	Application Status	Decision Date
	(permitted and constructed under Reg. Ref. DZ15A/0758). Permission is also sought for hard and soft landscaping, ESB substation, public lighting, boundary treatments and all associated site and development works.			

5 Screening Assessment

5.1 Characteristics of the Proposed Development

To determine whether the characteristics of the proposed development are likely to have significant impacts on the environment, the following questions are answered in Table 5-1, following guidelines set out in the Office of the Planning Regulator (OPR) Practice Note PN02, Environmental Impact Assessment Screening (OPR, June 2021).

Table 5-1: Characteristics of the proposed development

Characteristics of the Proposed Development - Screening Questions	Comment
<p>Could the scale (size or design) of the proposed development be considered significant (including any demolition works)?</p>	<p>No. The proposed development will consist of a sports pavilion, MUGA, playground, and outdoor sports facilities located in an existing public open space. The site is approx. 0.78 Ha in size. The proposed sports pavilion will take up a small area in terms of the overall park. The existing MUGA pitch will be demolished to allow for its replacement. These demolition works will not be significant.</p> <p>The proposed development will enhance the local area and provide improved and additional recreational facilities.</p>
<p>Considered cumulatively with other adjacent existing or permitted projects, could the effects of the proposed development be considered significant?</p>	<p>When considered cumulatively with other permitted projects, significant effects are not likely. In the event that disruptions do occur, they will be temporary and limited in effect. Due to the size of the proposed and permitted developments, significant impacts are not likely.</p> <p>Once the proposed development and all permitted projects are operational, residual effects will not be significant, with a positive impact expected through the provision of improved and additional recreational facilities.</p>
<p>Will the proposed development utilise a significant quantity of natural resources such as land, soil, water, materials or energy, especially any resources which are non-renewable or are in short supply?</p>	<p>The proposed site is small, covering 0.78 Ha, and is located within an existing open public space. The site contains an outbuilding which is to be demolished and several containers which will be relocated.</p> <p>Excavated material will be used as fill where appropriate, and the overall amount to be excavated is minimal. No water is required for the development, and no vegetation will be</p>

Characteristics of the Proposed Development - Screening Questions	Comment
	removed. There will not be a significant quantity of natural resources used.
Will the proposed development produce a significant quantity of waste?	No. Significant excavations are not required. Debris or rubbish generated during construction will be collected by a suitably licenced contractor and disposed of at appropriately licenced agents. Once operational, the proposed development will generate small amounts of domestic waste that will be collected and disposed of at appropriate licensed facilities.
Will the proposed development create a significant amount or type of pollution?	No. Temporary air and noise pollution may occur during the construction phase, but the amount will not be significant and will be mitigated against by the operational plans devised by the contractor.
Will the proposed development create a significant amount of nuisance?	No. During construction, some noise and vibration will be created, however this will be temporary and short-term. Construction works will be limited to certain times of day. Once operational, the proposed development will not create a significant amount of nuisance.
Will there be a risk of major accidents having regard to substances or technologies used?	The risks of this development will be those typically associated with normal construction practices. Construction machinery will be used during the construction phase and will be operated by licensed contractors and following best practice guidance. Traffic to and from the site should exercise heightened caution to ensure the safety of other road users, particularly due to the residential nature of the surrounding area and the proximity of Scoil Cholmcille Junior and Senior National School, Cabinteely Community School, Our Lady of Good Counsel Girls National School and Boys National School, St Laurence College and St John's National School Ballybrack.
Will there be a risk of natural disasters which are relevant to the project, including those caused by climate change?	No. The subject site is located within Flood Zone C and is at low risk of flooding.
Will there be a risk to human health	No. Any potential risk to human health will be

Characteristics of the Proposed Development - Screening Questions	Comment
(for example due to water contamination or air pollution)?	as a result of the construction phase of this project. All contractors will be subject to best practice methodologies and risk assessments in order to minimise any risk to human health.
Would any combination of the above factors be considered likely to have significant effects on the environment?	No. The development is relatively small scale. The environmental impacts are predictable and easily mitigated through the use of best practice guidelines during the construction phase. As such, significant impacts on the environment are not expected as a result of the proposed development.

Conclusion: The characteristics of the proposed development are not considered likely to result in a significant impact on the environment by virtue of its size, nature or operational activities.

Reasoning: The proposed development consists of the provision of a sports pavilion comprising a MUGA, playground, and outdoor sports facilities in an existing open public space surrounded by a residential area. The proposed development is small in extent and will provide improved and additional recreational facilities. Any environmental or noise impacts will be during the construction phase and not during operation of the development. Construction will not require significant use of natural resources, nor will it generate significant amounts of waste.

5.2 Location of the Proposed Development

The following questions are answered below in Table 5-2 to determine whether the geographical location of the proposed development can be considered ecologically or environmentally sensitive, following guidelines set out in the OPR Practice Note PN02, Environmental Impact Assessment Screening (OPR, June 2021).

Table 5-2: Location of the proposed development

Location of the Proposed Development - Screening Questions	Comments
<p>Is the proposed development located within, close to, or has it the potential to impact on any site specified in Article 103(3)(a)(v) of the Regulations: European Site (SAC or SPA) NHA/pNHA Designated Nature Reserve Designated refuge for flora or fauna Place, site or feature of ecological interest, the preservation, conservation, protection of which is an objective of a development plan or local area plan</p>	<p>No. The AA Screening for the site concluded that there are no Natura 2000 sites likely to be directly or indirectly impacted by the development. No other designated sites are likely to be impacted either.</p>
<p>Are there any other areas on or around the location that are important or sensitive for reasons of their ecology e.g., wetlands, watercourses or other waterbodies (including riparian areas and river mouths), the coastal zone and the marine environment, mountains, forests or woodlands, that could be affected by the project?</p>	<p>No. The proposed development is situated in an existing public open space. The EclA for the site recorded that there were no protected fauna or flora found during the site visit.</p> <p>No other sensitive areas are likely to be impacted, either during construction or operation.</p>
<p>Is the proposal likely to be highly visible to many people? Are there any areas or features of high landscape or scenic value on or around the location, or are there any routes or facilities that are used by the public for recreation or other facilities which could be affected by the proposal?</p>	<p>The proposed development will be visible from Churchview Road, and by users of Kilbogget Park. The proposed development will include the planting of trees which will be consistent with the surrounding green space and reduce any visual impact on the adjacent residential areas.</p> <p>The section of Churchview Road, located approx. 125m north of the proposed development, is listed as a prospect in the DLR CDP, with views towards Carrickgollogan. Significant visual impacts are not expected due to the already built-up nature of the area, the angle of the</p>

Location of the Proposed Development - Screening Questions	Comments
	road, and screening by deciduous vegetation.
Has the proposed development the potential to significantly impact any locations which contain important, high quality, or scarce resources, e.g., groundwater, surface waters, forestry, agriculture, fisheries, tourism, or minerals?	No. The proposed development will not impact the relative abundance, availability, or regenerative capacity of natural resources.
Has the proposed development the potential to impact directly or indirectly on any features of historic or cultural importance, including protected structures or Recorded Monuments and Places of Archaeological Interest?	No. There are no recorded archaeological or architectural features onsite or in the near vicinity of the proposed development which will be affected.
Is the site located in an area susceptible to subsidence, landslides, erosion, or flooding which could cause the proposal to present environmental problems?	No. The proposed development is located in Flood Zone C and is not in an area susceptible to subsidence, landslides or erosion.
Are there any areas within or around the location which are already subject to pollution or environmental damage, and where there has already been a failure in environmental standards that could be affected by the proposal e.g., the status of water bodies under the Water Framework Directive?	The Kill of the Grange Stream has a 'Poor' WFD status and is 'At Risk'. Best practice methodology and mitigation measures will be followed to ensure the status is not degraded further and that the proposed development does not prevent the waterbody from achieving good status.
Are there areas within or around the location which are densely populated or built-up, or occupied by sensitive land uses e.g., hospitals, schools, places of worship, community facilities that could be affected by the proposal?	The proposed development is in an existing open green space surrounded by a residential area. The proposed development will be in keeping with this recreational land use and will not result in significant impacts on the surrounding area.
Are there any additional considerations that are specific to this location?	No.

Conclusion: The location of the proposed development is not considered likely to result in a significant impact on the environment.

Reasoning: The proposed development is located in Kilbogget Park and will be in keeping with the existing recreational land uses. There are no Natura 2000 sites or designated ecological sites which will be impacted by the proposed development. There is a Prospect

located approx. 125m north of the proposed development, but significant visual impacts are not expected due to the angle of the road, the built-up nature of the surrounding area, and screening provided by deciduous vegetation. There is no risk of flooding within or close to the proposed development.

5.3 Characteristics of Potential Impacts

The following questions were answered in Table 5-3, following guidelines set out in the OPR Practice Note PN02, Environmental Impact Assessment Screening (OPR, June 2021), to determine whether the environmental impacts of the development can be considered significant.

Table 5-3: Characteristics of potential impacts

Types and Characteristics of Potential Impacts - Screening Questions	
If relevant, briefly describe the characteristics and magnitude of the potential impacts under the headings below.	Is this likely to result in significant effects on the environment, with mitigation measures in place if applicable?
Population and Human Health:	
During construction, impacts to public access are not expected on Churchview Road or the other local roads near the site. In case of disruption, impacts would be slight and temporary, and not significant. Once operational, the proposed development will provide improved and additional recreational facilities, representing a positive impact.	No. Construction stage impacts to population and human health are typical of such developments, and easily mitigated against by operational plans put in place by the appointed contractor.
Biodiversity:	
During construction, temporary impacts to biological receptors on the site include disturbance from machinery and vegetation clearance. The AA Screening for the proposed development found there were no habitats or flora of conservation interest (i.e., QI) related to nearby Natura 2000 sites, found on site, nor any pathways to Natura 2000 sites.	No. The AA Screening concluded that there would be no impacts on Natura 2000 sites. The EclA has outlined mitigation measures for the protection of other ecological receptors during construction.
Land and Soil:	
The area of land used for the proposed development is not significant. Construction will be at or near the surface, with only shallow excavation needed.	No. Where possible, excavated material will be used as fill elsewhere in the project. Material not required on site will be exported as waste to an appropriate facility. The amount is not expected to be significant.
Water:	
There are no waterbodies on site or in the immediate vicinity of the	No. Impacts to waterbodies are not expected due to the location of the site in

Types and Characteristics of Potential Impacts - Screening Questions	
<p>proposed development. Due to the shallow excavations, interactions with groundwater are not expected to be significant.</p>	<p>relation to nearby watercourses, and the nature of the proposed development. The site is located in an area at low risk of flooding.</p>
Air and Climate:	
<p>There will be slight temporary impacts to air and climate during construction due to the operation of machinery and transport of materials. Mitigation measures and best practice methodologies will minimise emissions.</p>	<p>No. Impacts to air and climate during construction and operation will not be significant. No impacts are expected once operational.</p>
Material Assets:	
<p>During construction, temporary disruptions on Churchview Road may occur. Significant impacts are not expected due to the scale of the proposed development. Appropriate signage and traffic management will be in place to ensure the safety of other road users. Impacts on utilities and waste are not expected.</p>	<p>During construction, the contractors will need to be aware of any services crossing the site. This will require consultation with the relevant service providers in the area. No significant negative impacts on services are likely. Once operational, no significant impacts are expected on material assets.</p>
Cultural Heritage:	
<p>There is no archaeological feature whose Zone of Notification is within the site boundary, nor any designated architectural sites.</p>	<p>No. Impacts to cultural heritage are not expected due to the nature and location of the works.</p>
Landscape and Visual Amenity:	
<p>Typical construction stage impacts to visual amenity will occur but will be temporary. There is a Prospect located approx. 125m north of the proposed development, along Churchview Road, but significant impacts are not expected due to the angle of the road, the built-up nature of the area, and screening provided by deciduous vegetation. The site is located within an existing residential area and will not create any significant landscape or visual impacts.</p>	<p>No. Impacts to landscape and visual amenity during construction will be temporary and partially mitigated by the contractor's operating plans and will not be significant. Once operational, no impacts to landscape or visual amenity are expected.</p>

Types and Characteristics of Potential Impacts - Screening Questions	
Cumulative Effects:	
The DLR CDP 2022-2028 contains objectives to provide high quality sports, recreational and play facilities, which is the case here. Nearby proposed and in-progress developments are not large, and considered cumulatively they will not have a significant impact with the proposed development.	No. The proposed development contributes to the objectives of the DLR CDP. No significant cumulative effects are likely to occur.
Transboundary Effects:	
Transboundary effects are not expected.	No.

Conclusion: The characteristics of the potential impacts as a result of the proposed development are unlikely to be significant and are easily mitigated.

Reasoning: The potential impacts from this development would be primarily during the construction phase. It is easy to predict these impacts and mitigate them through the use of standard environmental procedures.

6 Conclusions and Recommendations

The purpose of this report was to identify whether there is a need under the Planning and Development Act 2000, as amended, for an EIAR for the proposed sports pavilion comprising a MUGA, playground, and outdoor sports facilities at Kilbogget Park, Cabinteely, Co. Dublin.

It was determined that the proposed development does not fall under Schedule 5 (Parts 1 and 2) of the Act. As such, an EIAR has not been automatically triggered. To determine whether the development may fall under the category of Sub-threshold development, with the potential to give rise to significant environmental effects, a screening exercise was undertaken.

During construction, typical impacts such as noise, dust, traffic disruption, and the generation of small amounts of waste are to be expected. These are typical construction phase impacts and will be mitigated against by environmental operating plans devised by the on-site contractor, following best practice guidance.

An AA Screening Report completed by JBA Consulting for the proposed development determined that no likely significant impacts are expected as a result of the proposed development. This is due to the small size of the development and the distance and lack of pathways to Natura 2000 sites.

The EclA completed by JBA Consulting for the proposed development considered ecological receptors and outlined mitigation measures, and it concluded that no significant impacts are expected during construction or operation.

Once operational, the proposed development is expected to be low in environmental impact. The proposed development will provide improved and additional recreational facilities for the local area.

It has been concluded that the proposed development does not fall under the category of sub-threshold development, and thus an EIAR is not required.

The overall conclusion is based on the details of the scheme available at the time of preparation of this report. If the extent of the scheme or the construction methods for the scheme are changed, then the EIAR Screening assessment should be reviewed.

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