

# **Environmental Impact Assessment Screening Report**

**for proposed development of**

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**St Michael's Square and Environs,  
Dun Laoghaire**

**by**

**CAAS Ltd**

**for**

**Dun Laoghaire Rathdown County Council**



**February 2025**

## Document Control

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# 1 Introduction

CAAS Ltd. has been appointed by Dun Laoghaire Rathdown County Council to prepare this Environmental Impact Assessment Screening Report for a proposed development of St Michael's Square and Environs, Dun 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 for it.

The screening assesses the proposed development with reference to the EIA legislation including the EIA Directive, and Planning and Development legislation<sup>1</sup>. It also has regard to relevant parts of:

- *EIA Guidance for Consent Authorities regarding sub-threshold development*, 2003, Department of the Environment, Heritage and Local Government
- *Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment*, 2018, Department of Housing, Planning and Local Government
- *OPR Practice Note PN02 Environmental Impact Assessment Screening*, 2021, Office of the Planning Regulator
- 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, EU.

The first step involves a review of the characteristics of the development to find out if it corresponds to any type (class) which is subject to the EIA requirements as set out in the legislation. If it does correspond to any such type and does not equal or exceed a specified threshold (ref s5) then the second step is to carry out a 'preliminary examination' to establish the likelihood of significant effects on the environment arising from the proposed development. The outcome of the preliminary examination determines the subsequent steps of the screening process which may involve sub-threshold project considerations and review against prescribed criteria for determining whether the development should be subject to EIA.

The information on the proposed development, as used for purposes of this report, including a written description, was provided by Dun Laoghaire Rathdown County Council.

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<sup>1</sup> see section 3

The content of this report is arranged as follows:

<b>Topic</b>	<b>Report Section</b>
<b>Introduction</b>	1
The proposed development	2
The legislative basis for EIA	3
Project type	4
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<b>Preliminary examination</b>	6
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An overview of the authors' competency is provided in Appendix IV.

## 2 The proposed development

### 2.1 Overview of the development

The proposed development involves upgrading of a public square at the corner of the Marine Road /Georges Street junction adjacent to St. Michaels Church.

The works will include new surface treatment, bespoke seating, public lighting, soft landscaping, etc. The project is a continuation of the greening of Dun Laoghaire and will be characterised by trees, planting and feature public seating. Materials and finishes will match the existing suite of street furniture around the town and specifically the elements established in the nearby Myrtle Square.

The proposal and its context are described in more detail in the Council's Part 8 Report and in s2.2 below.

### 2.2 Project details

This description of the development below is taken from the Part 8 Report and should be read in conjunction with the accompanying Part 8 drawing set.

The proposal includes for level access off Georges Street into a seating/congregation space at the upper level. This entry point will be pinched to create a defined threshold, framed with specimen trees and ornamental planting. The raised planters will be at seating height (approx. 450mm high) to anchor the space and take account of the south facing aspect. A bespoke, free standing mesh fencing will enclose the space and be used to grow climbing plants. The fence will secure the ROW access in lower area and help to green the expansive gable wall of the EBS building. Allowance is being made for discreet, ornamental lighting, power points for events and a socket for a Christmas tree.

A new set of steps leading from the upper level to the lower level with handrails either side is proposed.

The existing planting in the lower area including the large, native Oak tree and groundcover will be retained as part of this proposal. Further seating, tree and ornamental planting will be provided at the lower level while allowing space for two hearses to park when required. There is a right of way to the rear of the properties on Georges Street Lower which will be maintained and managed with a

new gate. The haphazard car parking will be removed through the inclusion of street furniture, planting and bollards and space for hearse parking only will be retained. A brass, cruciform motif is to be inlaid into the surface centred at the main entrance to the church. The existing step and ramp at the entrance will be removed and replaced with level access through revised finished ground levels.

The surfacing, colours and organic shapes take inspiration from the stained-glass windows of the church. The surface of the square is proposed to be an exposed aggregate concrete to reflect the quality of the concrete and fine craftsmanship within the church and to match exposed concrete used in public realm schemes elsewhere in the town.

The proposed development will be carried out on 490 square meters of land, as shown in Figures 1 and 2.



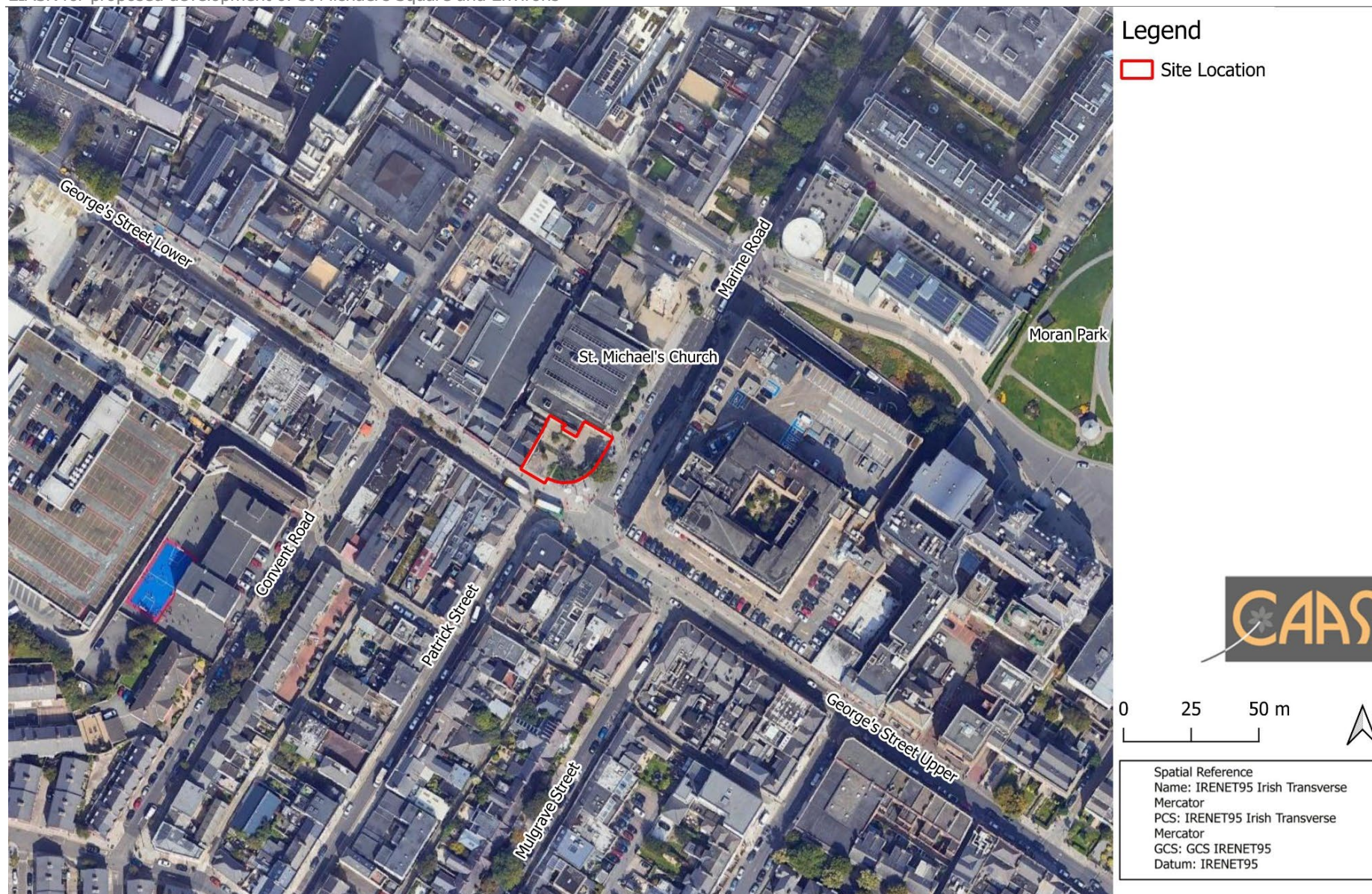


Figure 1 Location of the proposed development site <sup>2</sup>

<sup>2</sup> Source: Google maps (site boundary is approximate)  
by CAAS for Dun Laoghaire Rathdown County Council





Figure 2 Proposed site plan <sup>3</sup>

<sup>3</sup> Source: Dun Laoghaire Rathdown County Council (full size drawings are available in the accompanying drawing set)



### 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 various Irish legislation, of which the following is the most relevant to this development.

- Planning and Development Acts 2000-2020 (Part X)
- Planning and Development Regulations 2001 (S.I. 600/2001) as amended
- European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. 296/2018)

In particular, Schedule 5 of the Planning and Development Regulations sets out project types to which EIA requirements apply.

For the purposes of a thorough screening process, this report also considers potentially relevant requirements arising from the following roads legislation.

- The Roads Act 1993, as amended, inter alia, by the:
  - Roads Regulations, 1994 (S.I. 119/1994)
  - the European Union (Roads Act 1993) (Environmental Impact Assessment) (Amendment) Regulations, 2019 (S.I. 279/2019)

Section 50 of the Roads Act specifies types of roads projects that automatically require EIA. These are generally large-scale projects such as new or realigned roads of four lanes or more, new bridges or tunnels that are likely to have significant effects on the environment. It also sets out criteria for determining whether or not other roads projects should be subject to EIA.

### 4 Project type

In the first instance it is necessary to determine whether the proposed development corresponds to any project type that is subject to EIA requirements.

The prescribed classes of development for the purposes of Section 176 of the Planning and Development Act 2000 are set out in Schedule 5 of the Planning and Development Regulations 2001 as amended. Part 1 of Schedule 5 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.

The proposed development of St Michael's Square and Environs, Dun Laoghaire does not correspond to any class of development prescribed within Part 1 of Schedule 5, and so it is necessary to consider whether it corresponds to any class prescribed within Part 2 of Schedule 5.

Potentially relevant project types (or classes) prescribed for EIA purposes in Part 2 of Schedule 5 are listed in the table below, with commentaries of their applicability to the proposed development.

Project type / threshold	Comment	Is EIA required on this basis?
<p><b>Planning and Development legislation</b></p> <p>S.I. 600/2001, Schedule 5, Pt 2, as amended.</p>		
<p>Project type 10. <i>Infrastructure projects (b)</i></p>		
<p><i>(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></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>4</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 project does not correspond to or have similar characteristics to any of the above listed project types.</p> <p>On this basis it can be considered that this proposal does not fall into the 'urban development' project type (type 10(b)(iv)).</p> <p>It is notable however, that the judgement of the High Court in the case of <i>Carvill &amp; Flynn v Dublin City Council &amp; Ors.</i> [2021] IEHC 544 took a broad interpretation of the 'urban development' project type. It considered the proposed development of a cycleway in an urban area to fall into the 'urban development' project type, largely because it was <i>development in an urban</i> location. Applying this rationale, any development in an urban setting could be taken to comprise 'urban development'. While the judgement made no reference to the Commission Guidance and appears to conflict with it, out of an abundance of caution it is considered prudent to acknowledge that project type 10(b)(iv) could be interpreted as being applicable to the proposed development. In this</p>	<p>No</p> <p>&gt; Proceed to sub-threshold considerations.</p>

<sup>4</sup> Interpretation of definitions of project categories of annex I and II of the EIA Directive, 2015, EU

Project type / threshold	Comment	Is EIA required on this basis?
	event, at 490 square meters, the scale of the proposed development is well below the applicable threshold (either 2 or 10 ha depending on whether the site is considered to be in a <i>business district</i> or in a <i>built-up area</i> ).	
<i>Project type 13. Changes, extensions, development and testing</i>		
<p><i>(a) Any change or extension of development which would:</i></p> <ul style="list-style-type: none"> <li>-</li> <li><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, and</i></li> <li><i>(ii) result in an increase in size greater than -</i> <ul style="list-style-type: none"> <li>- <i>25 per cent, or</i></li> <li>- <i>an amount equal to 50 per cent of the appropriate threshold, whichever is the greater</i></li> </ul> </li> </ul>	The proposed development does not involve a change or extension meeting these criteria.	No
<p><b>Roads legislation</b></p> <p><i>Section 50 of the Roads Act, 1993, as amended by, inter alia, the European Union (Roads Act 1993) (Environmental Impact Assessment) (Amendment) Regulations 2019 (SI 279/2019) requires that: -</i></p>		
<p><i>(1) (a) A road development that is proposed that comprises any of the following shall be subject to an environmental impact assessment:</i></p>		
<p><i>(i) the construction of a motorway</i></p>	The proposal does not involve construction of a motorway	No
<p><i>(ii) the construction of a busway</i></p>	The proposal does not involve construction of a busway	No
<p><i>(iii) the construction of a service area</i></p>	The proposal does not involve construction of a service area	No
<p><i>(iv) any prescribed type of road development consisting of the</i></p>		

Project type / threshold	Comment	Is EIA required on this basis?
<i>construction of a proposed public road or the improvement of an existing public road</i>		
> <i>The prescribed types as referred to in (iv) above are given in section 8 of S.I. 119/1994 as:</i>		
<i>(a) The construction of a new road of four or more lanes, or the realignment or widening of an existing road so as to provide four or more lanes, where such new, realigned or widened road would be eight kilometres or more in length in a rural area, or 500 metres or more in length in an urban area</i>		No
<i>(b) the construction of a new bridge or tunnel which would be 100 metres or more in length.</i>		No
<i>S50 (1) (b) to (d) of the Roads Act of 1993, as amended, require that any road development or road improvement project which would be likely to have significant effects on the environment, including projects located on ecologically protected sites, shall be subject to EIA.</i>	Taking account of the broad definition of a <i>road</i> in the Roads Act, and for purposes of a robust screening, this screening proceeds to the next steps in order to determine whether or not the proposed development is likely to have significant effects on the environment.	Uncertain.  This is addressed in sections 5-8 below.

The above review against the potentially relevant classes shows that the proposed development, subject to interpretation, *may* be considered to correspond to project type 10(b)(iv), albeit that it is well below the applicable threshold for this project type.

S50(1)(a) iv and S50(1)(b) to (d) of the Roads Act of 1993 *may* also be considered applicable.



## 5 Sub-threshold development

Article 92 of the Regulations of 2001 as amended defines 'sub-threshold development' as:

*development of a type set out in Part 2 of Schedule 5 which does not equal or exceed, as the case may be, a quantity, area or other limit specified in that Schedule in respect of the relevant class of development.*

Annex III of the EIA Directive (2011/92/EU as amended) as transposed into Schedule 7 of the Planning and Development Regulations 2001 as amended - sets out criteria for review of sub-threshold projects to determine if they should be subject to EIA. These criteria include characteristics, location and potential impacts.

As the proposed development does not fall into any project type prescribed in Part 2 of Schedule 5, it is not considered to comprise 'sub-threshold development'. Therefore, it is not required to review it against the Annex III / Schedule 7 criteria.

However, if project type 10(b)(iv) is taken to have a wider meaning; it may be considered that the development corresponds to this project type. In this case, at 490 Square meters the site area is well below the applicable threshold (which is either 2 or 10 ha depending on whether the site is considered to be in a *business district* or a *built-up area*).

The Roads Act, 1993 (as amended) does not refer to sub-threshold development *per se*. However, as noted in the above table, at s50(1)(b) to (d) it requires that any road development or road improvement project which would be likely to have significant effects on the environment shall be subject to EIA. Any road development or road improvement project that does not fall into any of the specific types listed in S50 must thus be examined to establish if it is likely to cause significant environmental effects. This is essentially the same requirement that applies to sub-threshold projects under the Planning and Development legislation.

## 6 Preliminary Examination

Article 120(1)(a) of the Planning and Development Regulations 2001 as amended, requires that prior to screening a project for EIA: -

*Where a local authority proposes to carry out a sub-threshold development, the authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.*

This is done to form a preliminary view on the likelihood of significant effects arising in order to determine if EIA is required, is not required, or if screening against Schedule 7 criteria is required.

Because the proposed development is a sub-threshold development, a preliminary examination has been undertaken for it.

On preliminary examination it may be considered that there is significant and realistic doubt with regard to the likelihood of significant effects on the environment arising from the proposed

development due, *inter alia*, to construction phase effects. Therefore, in accordance with Article 120(b)(ii) of the Regulations of 2001 as amended, a screening of the proposal against the criteria set out in Schedule 7 of the Regulations of 2001 (as amended) is provided in s7 of this report in order to form an opinion as to whether or not it should be subject to Environmental Impact Assessment (EIA).

## 7 Review against Schedule 7 criteria

These criteria cover:

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

The criteria are listed in the table below. The comments provided in relation to the category 1 and 2 criteria are factual and do not comment on the types or characteristics of impacts. In keeping with the intent of Schedule 7, commentary on effects is provided in response to the items covered by category 3 (the third part of the table below). All comments, particularly regarding 'significance', are made in the context of the Directive and guidance. The review against the Schedule 7 criteria takes account of the environmental factors set out in Schedule 6, paragraph 2(d) of the Planning and Development Regulations 2001 as amended by the 2018 Regulations, as relevant.

Schedule 7A of the Planning and Development Regulations 2001 as amended by the 2018 Regulations, sets out '*Information to be provided by the Applicant or Developer for the Purposes of Screening Sub-threshold Development for Environmental Impact Assessment*', as follows:

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) description of the location of the proposed development, with particular 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, on 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 waste, where relevant, and  
(b) the use of natural resources, in particular soil, land, water and biodiversity.*
4. *The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.*

Regard is had in this report to the criteria set out in Schedule 7 for determining whether this sub-threshold development should be subject to EIA and to the information required by Schedule 7A for the purposes of screening sub-threshold development for EIA as set out in the commentary provided in and below the table which follows.

Schedule 7 Criteria	Commentary
<p><b>1. Characteristics of Proposed Development</b></p> <p>The characteristics of proposed development, in particular:</p>	
(a) the size and design of the whole of the proposed development	The site is approx. 490 square meters in area. The proposed development is an upgrade of a civic space as described in Section 2.
(b) cumulation with other existing development and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment	The surrounding lands are in various uses including residential, transportation (road), commercial and town centre services. The most relevant permitted developments in the area are listed in Appendix II.
(c) the nature of any associated demolition works	No buildings are required to be demolished.
(d) the use of natural resources, in particular land, soil, water and biodiversity	The development will make changes to the layout of an existing civic space. It incorporates permeable surfaces and other sustainable drainage measures and native tree planting.
(e) the production of waste	<p>Waste generated during construction can be anticipated to be typical for a small-scale construction works project.</p> <p>Operational waste can be anticipated to be typical for a development of this scale.</p>
(f) pollution and nuisances	<p>During construction, the proposal is likely to generate localised and short-term noise, dust and traffic.</p> <p>Post-construction, the development will generate no traffic apart from that associated with routine maintenance.</p>

(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	<p>There is no significant potential for the proposed development to give rise to significant adverse effects on the environment due to accidents and/or disasters. This applies to accidents/disasters arising from external factors as well as accidents arising from the development.</p> <p>A Flood Risk Assessment (FRA) was not necessary for the proposed development. There is negligible risk of flooding and residual risks will be managed to an acceptable level.</p>
(h) the risks to human health (for example, due to water contamination or air pollution)	The project characteristics pose no significant risks to human health.

<p><b>2. Location of proposed development</b></p> <p>The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to—</p>	
(a) the existing and approved land use	The site is currently a public space.
(b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground	The site is situated in the centre of the urban area of Dun Laoghaire, surrounded by commercial and residential medium- and low-rise buildings.
(c) the absorption capacity of the natural environment, paying particular attention to the following areas:	
(i) wetlands, riparian areas, river mouths	-
(ii) coastal zones and the marine environment	South Dublin Bay SAC (000210) is located approx. 1 km from the development site. This is outside any zone of influence for ecological effects as covered in the accompanying Appropriate Assessment Screening Report.
(iii) mountain and forest areas	-
(iv) nature reserves and parks	-
(v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive	Please see (c) (ii)



(vi) areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure.	-
(vii) densely populated areas	The site is located in the centre of an urban area.

<p>(viii) landscapes and sites of historical, cultural or archaeological significance</p>	<p>Below is a list of protected structures within close proximity of the site The closest listed buildings<sup>5</sup> are:</p> <p>RPS:</p> <p>Bank of Ireland rps no. 833, George's Street Upper, Dun Laoghaire, Co. Dublin.</p> <p>St Michaels Church, church tower and spire and church rps no. 763,771, Marine Road, Dun Laoghaire, Co. Dublin.</p> <p>Royal Marine Hotel rps no. 800 hotel and gates, Marine Road, Dun Laoghaire, Co. Dublin</p> <p>Tir na og House terrace rps no. 714, Marine Road, Dun Laoghaire, Co. Dublin</p> <p>Mount Haigh House, Georges St upper house terrace rps no. 847, 850, 852, 855</p> <p>Scott's, Georges St upper rps no. 836, George's Street Upper, Dun Laoghaire, Co. Dublin.</p> <p>County Hall rps no. 642, Marine Road, Dun Laoghaire, Co. Dublin.</p> <p>Avoca House rps no. 685, Marine Road, Dun Laoghaire, Co. Dublin.</p> <p>Eagle House rps no. 707, Marine Road, Dun Laoghaire, Co. Dublin.</p> <p>Harbour Lodge rps no. 629, Harbour Square, Crofton Road, Dun Laoghaire, Co. Dublin</p> <p>NIAH:</p> <p>(DUO23-052003) Martello tower, stood N of Crofton Road and York Road on the coast.</p> <p>(DUO23-052004) Tower and Battery, stood N of Crofton Road and York Road on the coast, opposite Crofton Terrace</p> <p>(DUO23-052001) Promontory Fort, Situated N of Crofton Road and York Road on the coast.</p> <p>The proposed development is compliant with the policies within the Dun Laoghaire Rathdown County Development Plan 2022 – 2028.</p>
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<p><b>3. Types and characteristics of potential impacts</b></p> <p>The likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2, with regard to the impact of the project on the factors specified in paragraph (b)(i)(I) to (V) of the definition of 'environmental impact assessment report' in section 171A of the Act, taking into account—</p>	
<p>(a) the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected)</p>	<p>Temporary effects during construction, due mainly to noise and dust, are likely to be limited to the immediate site environs.</p>
<p>(b) the nature of the impact</p>	<p>Temporary to short term construction phase impacts on noise and air quality are likely. These are likely to be small scale and localised and are not likely to be significant within the meaning of the Directive.</p> <p>It can be reasonably anticipated that significant construction phase traffic effects will be avoided through implementation of standard construction phase traffic management procedures.</p> <p>As this is a small-scale development in an existing civic space with minimal ecological features, no significant impacts on biodiversity are likely.</p> <p>Due to the nature and scale of the development effects on cultural heritage are not likely to be significant within the meaning of the Directive.</p> <p>Landscape effects are likely to be localised and in keeping with the zoning set out in the Dun Loaghaire Rathdown County Development Plan 2022 – 2028.</p> <p>Lighting effects are likely to be localised and the design is in line with Dun Loaghaire Rathdown County Council's policy objective to ensure that design of external lighting</p>

<sup>5</sup>Sources:

- National Inventory of Architectural Heritage
- Historic Environment Map Viewer.
- Dun Loaghaire Rathdown County Development Plan:
- Record of Protected Structures

	<p>schemes minimise the incidence of light spillage or pollution in the immediate surrounding environment.</p> <p>When complete, the proposed development is likely to have small-scale and localised effects on amenities, traffic, and the local landscape. These effects are not likely to be significant within the meaning of the Directive.</p> <p>Due to the nature of the development and its distance from the nearest protected structure no effects are likely to occur on cultural heritage features.</p>
(c) the transboundary nature of the impact	-
(d) the intensity and complexity of the impact	It can be reasonably anticipated that any effects will not be intense or complex.
(e) the probability of the impact	The effects outlined at (b) above are likely to occur.
(f) the expected onset, duration, frequency and reversibility of the impact	<p>Construction phase effects will be of varying frequency and can be anticipated to be insignificant to slight in magnitude and temporary to short term in duration.</p> <p>Once completed, effects will be insignificant and permanent.</p>
(g) the cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment	On the basis of the nature and scale of the proposed development and its likely effects, and taking account of other existing and/or permitted developments, the potential for significant cumulative impacts to arise can be considered to be negligible.
(h) the possibility of effectively reducing the impact	<p>Potential construction stage effects can be reasonably anticipated to be likely to be effectively reduced by implementation of standard construction phase environmental controls.</p> <p>Compliance with the relevant policies of the Dun Laoghaire Rathdown County Development Plan 2022 – 2028, including policies for protection of natural heritage &amp; biodiversity, housing and green infrastructure, sustainable transportation and built heritage</p>



	will ensure avoidance of significant effects on different environmental factors.
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Based on review against the Schedule 7 criteria, the environmental impacts of the proposed project can be anticipated to be localised and short-term to temporary (during construction) and permanent (after construction) and not likely to be significant within the meaning of the Directive.

Article 120 of the Regulations of 2001 as amended, states that the Schedule 7A information:

- a) 'shall be accompanied by any further relevant information on the characteristics of the proposed development and its likely significant effects on the environment, including, where relevant, information on how the available results of other relevant assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive have been taken into account' and
- b) 'may be accompanied by a description of the features, if any, of the proposed development and the measures, if any, envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment of the development.'

In relation to (a), other potentially relevant assessments are listed and commented upon in Appendix III. It is found that none have any significant bearing on the findings of this EIA Screening Report. Item 3(h) in the table above addresses (b).

## 8 Conclusions

It is considered that the proposed development at St Michael's Square 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 characteristics of the proposed development against the requirements of the relevant legislation and has had due regard to the relevant guidance.

## Appendix I - Relevant assessments of potential effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive

EU Legislation		Comments
Air Quality Directive	2008/50/EC	There will be no significant air emissions of significance from the proposed development during operation. Construction impacts are likely to be local short term and insignificant. As a result, no assessment is required pursuant to this Directive.
Floods Directive	2007/60/EC	No Flood Risk Assessment is required pursuant to this Directive.
Habitats and Birds Directives	92/43/EEC and 2009/147/EC	An AA Screening Report has been prepared for the proposed development. It finds that the proposed development is not likely to have any significant effect (either directly or indirectly) on any European site, either alone or in combination with other plans or projects.
Noise Directive	2002/49/EC	Construction noise will be local, short term and insignificant. No significant noise effects are likely to occur during operation of the development. As a result, no assessment is required pursuant to this Directive.
SEA Directive	2001/42/EC	The Dun Laoghaire Rathdown County Development Plan 2022 – 2028 which sets out the zoning of the site area has been subject to SEA.
Directive on Waste and repealing certain Directives (a.k.a Waste Framework Directive)	2008/98/EC	The proposed development is not anticipated to be likely to generate significant quantities of waste during construction or operation. It can be anticipated that contractors will be required to adhere to applicable waste management policies. No specific assessment is considered to be required pursuant to this Directive.
Water Framework Directive	2000/60/EC	The proposed development does not have significant potential to cause effects on any watercourses and there is no requirement for any specific assessment pursuant to this Directive.

This review of assessments of potential effects on the environment carried out pursuant to the European Legislation finds that no results arising from such assessments affect the findings of this EIA screening.

## Appendix II –Extant planning permissions and live applications<sup>6</sup> in the vicinity of the proposed development<sup>7</sup>

### An Bord Pleanála applications for consideration of potential in-combination effects

ABP case ID	Date	Decision	Description	Distance from proposed dev. (m)	Potential cumulative or in-combination effects.	Likelihood of significant in-combination effects
248770	2017-10-31	Grant permission with conditions	A mixed-use development on overall site of 0.282 hectares at The Old School House, Eblana Avenue, Dun Laoghaire, County Dublin. The proposed development (total Gross Floor Area circa 6,575 square metres) shall provide for the demolition of the Old School House building on site (circa 2,629 square metres) and the construction of 59 number apartments (circa 5,295 square metres); Café (circa 36 square metres); Kiosk (circa 23 square metres), all in a scheme of five-six storeys over basement level (circa 1,244 square metres).	93	This is a small-scale project with a temporary construction phase and the operational phase will have localised effects that will be in keeping with the context and character of the surrounding environment.  The consent process for this project was subject to applicable EIA and AA requirements.	No
300320	2018-07-17	Grant permission with conditions	Permission is sought for the following development: (1.) Demolition of 2 No. vacant out buildings (on the site) to the rear, (2.) Works will comprise (a.) Partial demolition and alterations to the existing first floor return and removal of the existing roofs. (b.) A new extension to the rear and side (at first floor) of the existing return with a new second floor extension and associated roof terrace, (c.) Change of use from commercial to residential at first floor level to accommodate a 1 No.3 bedroom apartment. (3.) A new two storey building to the rear of the site, fronting on to Lynch Lane to accommodate 2 No. 1 bedroom	19	This is a small-scale project with a temporary construction phase and the operational phase will have localised effects that will be in keeping with the context and character of the surrounding environment.  The consent process for this project was subject to applicable EIA and AA requirements.	No

<sup>6</sup> The majority of surrounding developments are minor projects with no risk of in-combination effects. Therefore, the list provided here provides details of those permissions and applications with potential relevance to the consideration of cumulative effects in the context of this EIASR. Project descriptions are taken from the Local Authority planning database.

<sup>7</sup> Parameters used: planning application from within the last 5 years, within a radius of 200 m around the proposed development's boundary

ABP case ID	Date	Decision	Description	Distance from proposed dev. (m)	Potential cumulative or in-combination effects.	Likelihood of significant in-combination effects
			apartments. (4.) Access to the 3 No. proposed apartments from Lynch's Lane. (5.) All ancillary works including central terrace/garden area.			
300650	2018-08-13	Grant permission with conditions	Permission is sought for a residential development comprising (a) construction of 4 no. 2 Bed dual aspect duplex apartments at first floor and second floor levels above existing retail units, with balconies / private open spaces at first and second floor levels and shared access podium courtyard at first floor level, (b) alterations to the layout and to the shopfront of the existing retail unit to the rear at Convent Lane and to the existing office suite at first floor level (accessed off Georges Street Lower), (c) new shared access pedestrian and bicycle entrance off Convent Lane, (d) part change of use of first floor from offices to residential and (e) all associated construction and site works.	87	This has a temporary construction phase and the operational phase will have localised effects that will be in keeping with the context and character of the surrounding environment.  The consent process for this project was subject to applicable EIA and AA requirements.	No
304249	2019-07-26	Grant Perm. w Conditions	Demolition of existing buildings on site, construction of 208 no. Build to Rent Shared Living Residential Development, cafe/kiosk and associated site works.	93	This has a temporary construction phase and the operational phase will have localised effects that will be in keeping with the context and character of the surrounding environment.  The consent process for this project was subject to applicable EIA and AA requirements.	No
306731	2020-11-10	Grant permission with conditions	Permission for alterations to part completed public amenity building (Planning Reference D03A/0140) to include commercial use and hotel suites.	194	This has a temporary construction phase and the operational phase will have localised effects that will be in keeping with the context and character of the surrounding environment.  The consent process for this project was subject to applicable EIA and AA requirements.	No
307297	2020-12-01	Grant permission	Demolition of existing two storey building and replacement with a five storey Aparthotel	112	This has a temporary construction phase and the operational phase will have localised effects that will be in keeping with the context	No

ABP case ID	Date	Decision	Description	Distance from proposed dev. (m)	Potential cumulative or in-combination effects.	Likelihood of significant in-combination effects
		with conditions	Development.		and character of the surrounding environment. The consent process for this project was subject to applicable EIA and AA requirements.	
307775	2021-01-21	Grant permission with conditions	Partial Demolition of existing storage/garage building and erection of a two-storey house	128	This has a temporary construction phase and the operational phase will have localised effects that will be in keeping with the context and character of the surrounding environment. The consent process for this project was subject to applicable EIA and AA requirements.	No
308612	2021-04-20	Grant Permissions with Conditions	Residential development consisting of 14 residential units.	112	This has a temporary construction phase and the operational phase will have localised effects that will be in keeping with the context and character of the surrounding environment. The consent process for this project was subject to applicable EIA and AA requirements.	No

**Local planning applications<sup>8</sup> for consideration of potential in-combination effects<sup>9</sup>**

Project Code	Decision	Description	Grant date	Project area (sq m) <sup>10</sup>	Distance from proposed dev. (m)	Characteristics of the potential interactions between the projects; sources and pathways	Likelihood of in-combination effects
PC/PKS/01/20	Approve	Proposed development of Myrtle Sq and Convent Lane. The proposal involves taking down the three buildings (35-37 George's Street), reconfigure the space and introduce a new civic plaza.	2021-01-11	4280.80	59.28	This is a small scale project with a temporary construction phase and the operational phase will have localised effects that will be in keeping with the context and character of the surrounding environment.  The consent process for this project was subject to applicable EIA and AA requirements.	No
PC/IC/03/23	Approve	Living Streets: Dún Laoghaire is a new scheme for Dún Laoghaire town involving sustainable mobility and public realm improvements. It aims to make our local streets safer and greener, our communities more connected, and to keep our economy vibrant. Works will provide for street and road safety improvements (including pedestrianisation of parts of George's Street Lower, Sussex Street and Convent Road ), modal filters and park and landscaping improvements	2024-03-12	1514.70	178.04	This is a medium scale project with a temporary construction phase and the operational phase will have localised effects that will be in keeping with the context and character of the surrounding environment.  The consent process for this project was subject to applicable EIA and AA requirements.	No

<sup>8</sup> The majority of surrounding planning permissions are for developments which are minor projects with no risk of in-combination effects. Therefore, a summary list is provided here of the largest / most relevant proposed projects within the below stated parameters (i.e., excluding minor additions or edits to residential homes / existing planning permissions)

<sup>9</sup> Parameters used: planning application from within the last 10 years, within a radius of 200m around the proposed project boundary

<sup>10</sup> Project Area (sq m) calculated using QGIS

Project Code	Decision	Description	Grant date	Project area (sq m) <sup>10</sup>	Distance from proposed dev. (m)	Characteristics of the potential interactions between the projects; sources and pathways	Likelihood of in-combination effects
D21A/1142	Grant Permission	Permission for development. The proposed development will consist of the demolition of the existing single storey structure (not a Protected Structure) on the site and the construction of a new part 2 storey and part 4 storey residential apartment building comprising 10 no. units (5 one bed and 5 two bed) and ancillary site works, including onsite parking for 5 cars, introduction of amenity open space, removal of existing entrance gates, bin storage, bicycle parking, PV panels on roof, ESB pi...	2022-06-30	1171.20	142.35	This is a small scale project with a temporary construction phase and the operational phase will have localised effects that will be in keeping with the context and character of the surrounding environment.  The consent process for this project was subject to applicable EIA and AA requirements.	No
D22A/0562	Grant Permission	Permission for development consisting of the following: a) Change of Use from authorised restaurant to professional services on ground floor of no. 17. b) Demolition to rear of no. 17 of existing 2 storeys to form extended courtyard, and demolition of existing building behind no. 17 onto West Lane including demolition of existing chimney, above roof level, to 18A. c) Construction of 8 no. apartment units, each with their own private balcony/terrace with apt 1-3 with winter gardens, made up of...	2023-05-09	560.30	119.70	This is a small-scale project with a temporary construction phase and the operational phase will have localised effects that will be in keeping with the context and character of the surrounding environment.  The consent process for this project was subject to applicable EIA and AA requirements.	No
D21A/0308	Grant Permission	Permission is sought for a development consisting of a development at these sites. This application with comprise of the following: (1.) A first floor extension to the rear of the property to house a bedroom with en suite, and a family bathroom and to include 2 .no. roof-lights and a ground floor extension to the rear of the property, alterations and reparations to rear roof and rear elevation at	2021-05-28	553.30	88.46	This is a small-scale project with a temporary construction phase and the operational phase will have localised effects that will be in keeping with the context and character of the surrounding environment.  The consent process for this project was subject to applicable EIA and AA requirements.	No

Project Code	Decision	Description	Grant date	Project area (sq m) <sup>10</sup>	Distance from proposed dev. (m)	Characteristics of the potential interactions between the projects; sources and pathways	Likelihood of in-combination effects
		ground and first floor levels, and ancillary site works all at 65, Mulgrave Street, Dun Laoghaire...					
D22A/0340	Grant Permission	Permission for development. The development will principally consist of: the change of use of No. 1 Sussex Street (existing office) and Nos. 2, 3 and 4 Sussex Street (existing Credit Union) to a mixed-use commercial and residential scheme which will include 1 No. café (111.6 sq m) and 10 No. apartments (comprised of 3 No. one bedroom units and 7 No. two bedroom units). The proposed development will include the demolition of the existing pitched roofs and the provision of an additional floor l...	2022-07-11	518.00	46.60	This is a small-scale project with a temporary construction phase and the operational phase will have localised effects that will be in keeping with the context and character of the surrounding environment.  The consent process for this project was subject to applicable EIA and AA requirements.	No
D23A/0762	Grant Permission	Change of use and alterations to D22A/0340. The proposed works will include the change of use of part of the previously approved cafe to a one-bedroom apartment (72sqm) and the remainder of the space to retail (32sqm). Together with all ancillary and associated ground and site works.	2024-01-30	518.00	46.60	This is a small-scale project with a temporary construction phase and the operational phase will have localised effects that will be in keeping with the context and character of the surrounding environment.  The consent process for this project was subject to applicable EIA and AA requirements.	No
D25A/0007	N/A	Planning permission is sought for; the development of a lounge at the open space at the back of the store to accommodate a shisha and coffee bar with an overall area of 132.86 sqm, to install roller shutter doors to the south-west elevation and to demolish the attached illegal shed to the north-east elevation.	N/A	405.20	103.45	This is a small-scale project with a temporary construction phase and the operational phase will have localised effects that will be in keeping with the context and character of the surrounding environment.  The consent process for this project was subject to applicable EIA and AA requirements.	No
S179A/H/05/20	N/A	The development will consist of 3no. 1-Bed apartments and 1no. 2-Bed Apartment, and all	N/A	331.80	194.64	This is a small-scale project with a temporary construction phase and the operational phase will have localised effects that will be	No



Project Code	Decision	Description	Grant date	Project area (sq m) <sup>10</sup>	Distance from proposed dev. (m)	Characteristics of the potential interactions between the projects; sources and pathways	Likelihood of in-combination effects
24		ancillary works.				in keeping with the context and character of the surrounding environment. The consent process for this project was subject to applicable EIA and AA requirements.	
D24A/0884/WEB	Grant Permission	Change of use of the existing 250sqm commercial building, a former HSE premises, into a single 4-bedroom, 265sqm dwelling; additional floor area provided by flooring over first floor level void. Private open space to the rear to be enclosed by new timber fence panels, with sliding gate for vehicular access	2024-12-17	283.10	111.03	This is a small-scale project with a temporary construction phase and the operational phase will have localised effects that will be in keeping with the context and character of the surrounding environment. The consent process for this project was subject to applicable EIA and AA requirements.	No
D20A/0067	Grant Permission	Permission is sought for development comprising the development of a new residential unit. The proposal comprises: A) Change of use from office to residential (3 bed approx. 148m <sup>2</sup> apartment) at upper ground floor and first floor level; permission is also sought to increase the ridge height from 8.45m above street level to 9.57m. B) Demolition of existing stores and lower ground floor level C) Landscaping of the site to provide private open space to the rear and all associated site works.	2020-08-11	272.90	19.17	This is a small-scale project with a temporary construction phase and the operational phase will have localised effects that will be in keeping with the context and character of the surrounding environment. The consent process for this project was subject to applicable EIA and AA requirements.	No
D24A/0964	N/A	Planning Permission to change the use from Commercial to Residential. Permission is also sought to renovate the existing single storey terrace structure to the front, to demolish the two storeys return and to erect a new single storey extension at the rear. The proposal will include two bedrooms, living/dining/kitchen space and ancillary accommodation.	N/A	262.70	144.76	This is a small-scale project with a temporary construction phase and the operational phase will have localised effects that will be in keeping with the context and character of the surrounding environment. The consent process for this project was subject to applicable EIA and AA requirements.	No

Project Code	Decision	Description	Grant date	Project area (sq m) <sup>10</sup>	Distance from proposed dev. (m)	Characteristics of the potential interactions between the projects; sources and pathways	Likelihood of in-combination effects
D24A/0715	Grant Permission	Permission to change 59 Mulgrave Street, Dun Laoghaire from Commercial to Residential usage. Permission is also sought to renovate the existing single storey terraced structure to the front, to demolish the two storey return and to erect a new single and two storey extension at the rear. The proposal will include three bedrooms, living/dining/kitchen space and ancillary accommodation.	2024-11-04	242.30	145.64	This is a small-scale project with a temporary construction phase and the operational phase will have localised effects that will be in keeping with the context and character of the surrounding environment.  The consent process for this project was subject to applicable EIA and AA requirements.	No
D19A/0833	Grant Permission	Permission for development at a 235 sqm site. The development will consist of : Change of use at ground floor level from restaurant to credit union (Class 2, financial services where the services are provided principally to visiting members of the public) (181.8 sqm), and residential access (9 sqm); change of use at first floor level from restaurant to residential (173.7 sqm) to facilitate 2 no. one bedroom apartments (69.5 sqm and 67.7 sqm) and circulation space; the demolition of 7.3 sqm at...	2020-02-06	234.90	33.66	This is a small-scale project with a temporary construction phase and the operational phase will have localised effects that will be in keeping with the context and character of the surrounding environment.  The consent process for this project was subject to applicable EIA and AA requirements.	No
D21B/0016	Grant Permission	Permission is sought for partial demolition of boundary walls to the existing laneway to the rear, partial demolition of existing single storey extension walls, and removal of roof over extension in full, construction of a new external wall to existing extension (note existing extension floor area reduced in size), together with new roof over existing extension and partially over terrace area and high level glazing, extended landscaped private open space to the rear, glazed roof area above ex...	2021-03-11	212.60	154.89	This is a small-scale project with a temporary construction phase and the operational phase will have localised effects that will be in keeping with the context and character of the surrounding environment.  The consent process for this project was subject to applicable EIA and AA requirements.	No

Project Code	Decision	Description	Grant date	Project area (sq m) <sup>10</sup>	Distance from proposed dev. (m)	Characteristics of the potential interactions between the projects; sources and pathways	Likelihood of in-combination effects
D22A/0 897	Grant Permission	Planning permission for development will consist of renovations and upgrade to two existing buildings (front building on Lower George's Street and rear building accessed from lane off Sussex Street) including the demolition of existing single storey ground floor storage area and out buildings and a proposed new single storey extension, to provide a meeting room and accessible WC, to the rear of the front building that connects both existing buildings. Permission is also sought for change of u...	2023-01-18	168.70	114.80	This is a small-scale project with a temporary construction phase and the operational phase will have localised effects that will be in keeping with the context and character of the surrounding environment.  The consent process for this project was subject to applicable EIA and AA requirements.	No
D23A/0 425	Grant Permission	The removal of the existing roof and the addition of a second floor accommodation, with all ancillary site works.	2023-11-13	164.40	149.51	This is a small-scale project with a temporary construction phase and the operational phase will have localised effects that will be in keeping with the context and character of the surrounding environment.  The consent process for this project was subject to applicable EIA and AA requirements.	No
D22A/0 805	Grant Permission	Permission is sought for 01) Change of use of 2 No retail units to residential use to create 2no townhouses, 02) Demolition of single storey flat roof extensions to rear and existing two-storey return to rear and existing plant to rear, 3) Proposed two-storey flat roof extensions to rear of each townhouse, 04) Proposed alterations to fenestration to front and side of buildings at ground floor level and 05) Ancillary site and boundary works.	2022-12-16	125.20	179.27	This is a small-scale project with a temporary construction phase and the operational phase will have localised effects that will be in keeping with the context and character of the surrounding environment.  The consent process for this project was subject to applicable EIA and AA requirements.	No
D23A/0 548	Grant Permission	A) Change of use from retail to residential B) Partial demolition of existing two-storey structure including removal of pitched gable	2023-10-11	79.00	93.75	This is a small-scale project with a temporary construction phase and the operational phase will have localised effects that will be in keeping with the context and character of the surrounding	No

Project Code	Decision	Description	Grant date	Project area (sq m) <sup>10</sup>	Distance from proposed dev. (m)	Characteristics of the potential interactions between the projects; sources and pathways	Likelihood of in-combination effects
		roof, C) Material alterations to front elevation, including removal of shopfront, increased height and alterations to existing openings at ground floor and first floor levels D) Construction of new set back third storey with access to new flat roofed terrace to front and enclosed winter garden to rear, the entirety as a new two bedroomed, three-storey live-work...				environment. The consent process for this project was subject to applicable EIA and AA requirements.	
D22A/0230	Grant Permission	Permission is sought for demolition of existing single story retail store and construction of a two-storey, two-bedroom apartment type dwelling with rear courtyard and first-floor balcony.	2022-05-27	64.80	131.99	This is a small-scale project with a temporary construction phase and the operational phase will have localised effects that will be in keeping with the context and character of the surrounding environment. The consent process for this project was subject to applicable EIA and AA requirements.	No
D20A/0784	Grant Permission	Permission for development on this site. The development will consist of a proposed 3 storey 2 bedroom dwelling (total floor area=97.90m.sq.) with ground floor patio area top rear & second floor balcony to front & screened roof garden to rear, proposed pedestrian & vehicular access from Convent Lane and associated site works	2020-12-18	64.80	103.82	This is a small-scale project with a temporary construction phase and the operational phase will have localised effects that will be in keeping with the context and character of the surrounding environment. The consent process for this project was subject to applicable EIA and AA requirements.	No

## Appendix III – Standard Descriptions of Effects

(from *Guidelines on the information to be contained in Environmental Impact Assessment Reports*, EPA, 2022)

<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>

<p><b>Describing the Probability of Effects</b></p> <p>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.</p>	<p><b>Likely Effects</b></p> <p>The effects that can reasonably be expected to occur because of the planned project if all mitigation measures are properly implemented.</p> <p><b>Unlikely Effects</b></p> <p>The effects that can reasonably be expected not to occur because of the planned project if all mitigation measures are properly implemented.</p>
<p><b>Describing the Duration and Frequency of Effects</b></p> <p>‘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.</p>	<p><b>Momentary Effects</b></p> <p>Effects lasting from seconds to minutes</p> <p><b>Brief Effects</b></p> <p>Effects lasting less than a day</p> <p><b>Temporary Effects</b></p> <p>Effects lasting less than a year</p> <p><b>Short-term Effects</b></p> <p>Effects lasting one to seven years.</p> <p><b>Medium-term Effects</b></p> <p>Effects lasting seven to fifteen years.</p> <p><b>Long-term Effects</b></p> <p>Effects lasting fifteen to sixty years.</p> <p><b>Permanent Effects</b></p> <p>Effects lasting over sixty years</p> <p><b>Reversible Effects</b></p> <p>Effects that can be undone, for example through remediation or restoration</p> <p><b>Frequency of Effects</b></p> <p>Describe how often the effect will occur. (once, rarely, occasionally, frequently, constantly – or hourly, daily, weekly, monthly, annually)</p>
<p><b>Describing the Types of Effects</b></p>	<p><b>Indirect Effects (a.k.a. Secondary Effects)</b></p> <p>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.</p> <p><b>Cumulative Effects</b></p> <p>The addition of many minor or significant effects, including effects of other projects, to create larger, more significant effects.</p> <p><b>‘Do-Nothing Effects’</b></p> <p>The environment as it would be in the future should the subject project not be carried out.</p> <p><b>‘Worst case’ Effects</b></p> <p>The effects arising from a project in the case where mitigation measures substantially fail.</p> <p><b>Indeterminable Effects</b></p> <p>When the full consequences of a change in the environment cannot be described.</p>

	<b>Irreversible Effects</b> When the character, distinctiveness, diversity or reproductive capacity of an environment is permanently lost.
	<b>Residual Effects</b> The degree of environmental change that will occur after the proposed mitigation measures have taken effect.
	<b>Synergistic Effects</b> 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 IV - Competency of Authors

**Paul Fingleton, the lead author**, 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>11</sup> and accompanying Advice Notes<sup>12</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.

**Anna Hoare, Environmental Assistant** has a BSc in Environmental Management, Technology University Dublin, 2024. Anna liaises with various government agencies and local authorities in order to assimilate the environmental baseline information that is used in EIAs and AAs and assists in the preparation of the various EIA and AA related documentation

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<sup>11</sup> *Guidelines on the information to be contained in Environmental Impact Assessment Reports*, EPA, 2022

<sup>12</sup> *Advice notes on current practice in the preparation of Environmental Impact Assessment Reports*, EPA, 2003