2026

Sandyford Civic Park, Sandyford, County Dublin
Environmental Impact Assessment Screening Report

ORS

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1 Introduction

1.1 Background

Urban Agency has assigned ORS Building Consultancy to carry out an Environmental Impact Assessment (EIA) screening exercise in support of a new urban green space including extensive planting opportunities, a balance of soft and hard landscaping, sculptural and artistic elements on a site of ca. 0.95ha. at Sandyford, County Dublin.

The purpose of this exercise is to determine if an Environmental Impact Assessment Report is required for consideration of the proposed development (hereafter: “development”) by the competent authority, Dun Laoghaire Rathdown County Council.

EIA requirements are derived from legislation set by the European Union in the form of EIA Directive 2011/92/EU, as amended by Directive 2014/52/EU and are transposed into Irish Legislation through the Planning and Development Regulations. Most pertinent to the screening stage of the EIA process, are **Annexes I** and **II** of the EU Directive which comprise a list of development categories with the potential to have significant effects on the environment and which thus may mandate an environmental impact assessment to be completed. Annexes I and II are transposed into Irish Legislation and contained within the Planning and Development Regulations 2001-2025, specifically in **Schedule 5, Parts 1** and **2** of “S.I. No. 600/2001-Planning and Development Regulations 2001”. The development categorisations are further described in Section 2 of this report.

As part of the EIA Screening exercise, it is necessary for the applicant or developer to provide a description of the proposed development as defined in **Schedule 7A** of the *Planning and Development Regulation 2001-2025**, specifically “S.I. No. 296/2018 European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018”. The information required is further described in Section 3 of this report.

The purpose of this report is to provide information to enable the relevant competent authority to carry out the screening for Environmental Impact Assessment and will highlight significant effects, if any, that may arise through the Proposed Development during Construction and Operational Phases. An initial screening appraisal was carried out for this activity against the relevant development categories as listed in **Schedule 5, Parts 1** and **2** of the Planning and Development Regulations 2001 (as amended); the appraisal outcomes are further described in **Section 4**.

In the event where an EIA screening threshold is exceeded, the screening process is continued, and characteristics of the proposed development are considered in further detail against the relevant criteria defined by **Schedule 7** of the *Planning and Development Regulation 2001-2025*, the content of which is summarised as follows:

1. Characteristics of proposed development – size, cumulative effects, natural resources etc.
2. Location of proposed development – environmental sensitivity of the areas likely to be affected by the development.
3. Types and characteristics of potential impacts – likely significant effects on the environment.

1.2 Consultation

ORS have been commissioned to assess the potential effects of the development on the surrounding environment.

The principal members of the ORS EIA team involved in this assessment include:

Environmental Consultant & Author: Anna Quaid– M.Sc. Environmental Science. Current Role: Environmental Consultant. Experience *ca.* 5 years.

Environmental Consultant & Reviewer: Jack Wilton – M.Sc. Environmental Sustainability. Current Role: Environmental Consultant. Experience *ca.* 4 years

Environmental Team Lead & Reviewer: Neil Kelly – B.Sc. Environmental Science. Current Role: Senior Environmental Consultant. Experience *ca.* 9 years

Consultation between ORS, the client, and other members of the planning/design team was made to obtain information required to assess the potential environmental effects as a result of the development.

2 EIA Screening Methodology

2.1 Legislative Requirement for EIA

Screening is the initial stage in the EIA process and determines whether or not the development is likely to have significant effects on the environment and, as such, require EIA to be carried out prior to a decision for a development consent application being made.

EIA requirements are derived from legislation set by the European Union in the form of EIA Directive 2011/92/EU, as amended by Directive 2014/52/EU, collectively titled: '*on the assessment of the effects of certain public and private projects on the environment'*. These directives set out the principles for the environmental impact assessment of projects by introducing minimum requirements regarding:

- The type of projects subject to assessment
- The main obligations of developers
- The content of the assessment
- The participation of competent authorities

Most pertinent to the screening stage of the EIA process, are **Annexes I** and **II** of the EU Directive which comprise a list of project categories with the potential to have significant effects on the environment. **Annexes I** and **II** are broadly transposed into Irish Legislation by the *Planning and Development Regulations 2001-2025 (as amended)*, in **Schedule 5 Parts 1** and **2**, with national thresholds added to many of the **Part 2** classes of development.

2.2 Project Categorisation

Once the development is described and the principal activities are defined, the first step in the screening process can be undertaken. This involves assigning the development to a category listed in either **Parts 1** or **2** of schedule 5 of the *Planning and Development Regulations 2001-2025 (as amended):*

- **Part 1 Activities** – consists of activities which have significant effects on the environment. Proposed developments which exceed the relevant thresholds in Part 1 are subject to a mandatory EIA. Part 1 sub-threshold developments require screening in cases where the same class of development is not listed in Part 2 with a lower mandatory threshold.
- **Part 2 Activities** – do not necessarily have significant effects on the environment in every case; Proposed developments which exceed the relevant thresholds in Part 2, as defined by the Irish State are subject to a mandatory EIA. For all sub-threshold developments listed in Schedule 5, Part 2, where no EIAR is submitted or EIA determination requested, a screening determination is required to be undertaken by the competent authority **unless**, on preliminary examination it can be concluded that there is no real likelihood of significant effects on the environment.

Corresponding developments automatically require EIA if no threshold is given or if they exceed a given threshold. Developments which correspond to Part 2 project types but are below the given threshold must be subject to a screening exercise to determine whether they require EIA or not.

2.3 Project Screening Determination

In cases where a project is deemed eligible for a mandatory EIA, a sub-threshold EIA or an exemption the EIA screening process is concluded, and suitable recommendations are made in order to progress the project further.

In the event where a given project is deemed to be **below** the relevant **Part 2** thresholds, further screening is required, and characteristics of the development are considered in further detail against the relevant criteria outlined in **Schedule 7** of the *Planning and Development Regulations 2001-2025 (as amended)*.

The considerations from the screening determination exercise for this project are described in **section 4**.

2.4 Determination of the EIA Requirement for Sub-Threshold Projects

If the initial project screening determination did not confirm the requirement or the exemption of an EIA, the development is subject to further screening to determine if a significant risk to the environment is posed. Annex III of the EIA Directive as transposed into **Schedule 7** of the Planning and Development Regulations 2001-2025 outlines specific information pertaining to the project to be provided by the applicant for the purposes of screening sub-threshold projects to the competent authority's satisfaction. This includes:

1. **The characteristics of the proposed development, in particular -**
   - ***a.*** *size and design of the whole of the proposed development*
   - ***b.*** *cumulation with other existing development and/or development the subject of a consent for proposed development*
   - ***c.*** *nature of any associated demolition works*
   - ***d.*** *use of natural resources, in particular land, soil, water and biodiversity*
   - ***e.*** *production of waste*
   - ***f.*** *pollution and nuisances*
   - ***g.*** *the risk of major accidents, and/or disasters which are relevant to the project concerned, including those caused by climate change*
   - ***h.*** *the risks to human health (for example, due to water contamination or air pollution)*

2. **The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to-**

   - ***a.*** *the existing and approved land use,*
   - ***b.*** *relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground,*
   - ***c.*** *absorption capacity of the natural environment, paying particular attention to the following areas:*
     - *i. wetlands, riparian areas, river mouths*
     - *ii. coastal zones and the marine environment*
     - *iii. mountain and forest areas*
     - *iv. nature reserves and parks*
     - *v. areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive*

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;*
viii. *landscapes and sites of historical, cultural or archaeological significance.*

3. **Types and characteristics of potential impacts**
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 -

a. *magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected),*
b. *nature of the impact,*
c. *transboundary nature of the impact,*
d. *intensity and complexity of the impact,*
e. *probability of the impact,*
f. *expected onset, duration, frequency and reversibility of the impact,*
g. *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*
h. *possibility of effectively reducing the impact.*

The considerations of the sub-threshold criteria and their applicability to this proposed development are outlined in **section 5.**

2.5 Information to be Provided for the Purposes of Sub-Threshold Projects

In the event that the requirement for a full screening exercise is triggered, **Schedule 7A** of the *Planning and Development Regulation 2001-2025* outlines specific information to be provided by the applicant pertaining to the project to be provided by the applicant for the purposes of screening sub-threshold projects to the competent authority's satisfaction. This includes:

1. **Description of the proposed development** (Outlined in **Section 3**)

a. *description of the physical characteristics of the whole proposed development and, where relevant, of demolition works.*
b. *description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.*

2. **Description of the aspects of the environment likely to be significantly affected by the proposed development** (Criteria incorporated into **Tables 5.1 - 5.3**)
3. **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. *expected residues and emissions and the production of waste, where relevant.*
b. *use of natural resources, in particular soil, land, water and biodiversity. (Criteria incorporated into **Tables 5.1 - 5.3**)*

4. **The compilation of the information listed in points 1 to 3 above shall take into account, where relevant, the criteria set out in Annex III of the EIA directive as transposed into Schedule 7 of the Planning and Development Regulations 2001-2025 (as amended)**

3 Description of the Development

3.1 Site Location

The proposed works are located at the corner of Corrig Rd and Carmanhall Rd with the Sandyford Business Park, Sandyford, Clonmel, County Dublin (approximate ITM Coordinates: 719153, 726684). The site currently consists of a number of commercial properties with the north-most section of the site being undeveloped greenfield. The site is located within lands under the jurisdiction of the Dún Laoghaire Rathdown County Council (DLRCC).

The site is bounded by Corrig Road to the west and Carmanhall Rd to the north . To the west, beyond the Corrig Rd are a number of densely grouped commercial units with the R133 regional road ca. 400m to the west. The Beacon Hospital and Park Academy Childcare are located ca. 350m and ca. 270m southwest of the site. To the north, beyond the Carmanhall Rd are a number of commercial properties, beyond which is the Stillorgan Luas station ca. 240m and the Stillorgan Reservoir (drained and covered) ca. 300m to the north and northeast respectively. Further to the north, ca. 300m are extensive, densely grouped residential units comprising a number of housing estates which extend to the coast.

To the south, the site is bound by a commercial property (vacant), beyond which is the Three Rock Rd ca. 70m from the site. Beyond the Three Rock Rd is the South Dublin Islamic Centre ca. 90m. A number of commercial properties comprise the area beyond the Centre and the N31 national road ca. 570m from the site, which branches off the M50. To the east, the site is bounded by commercial properties, beyond which is the M50 ca. 920m from the site. The Grosvenor School is located ca. 730m to the southeast. The Carrickmines Stream (EPA name: Carrickmines_Stream_010) is the primary hydrological feature in the vicinity of the site, located ca. 350m to the south of the site.

Figure 3-1 overleaf illustrates the subject site location.

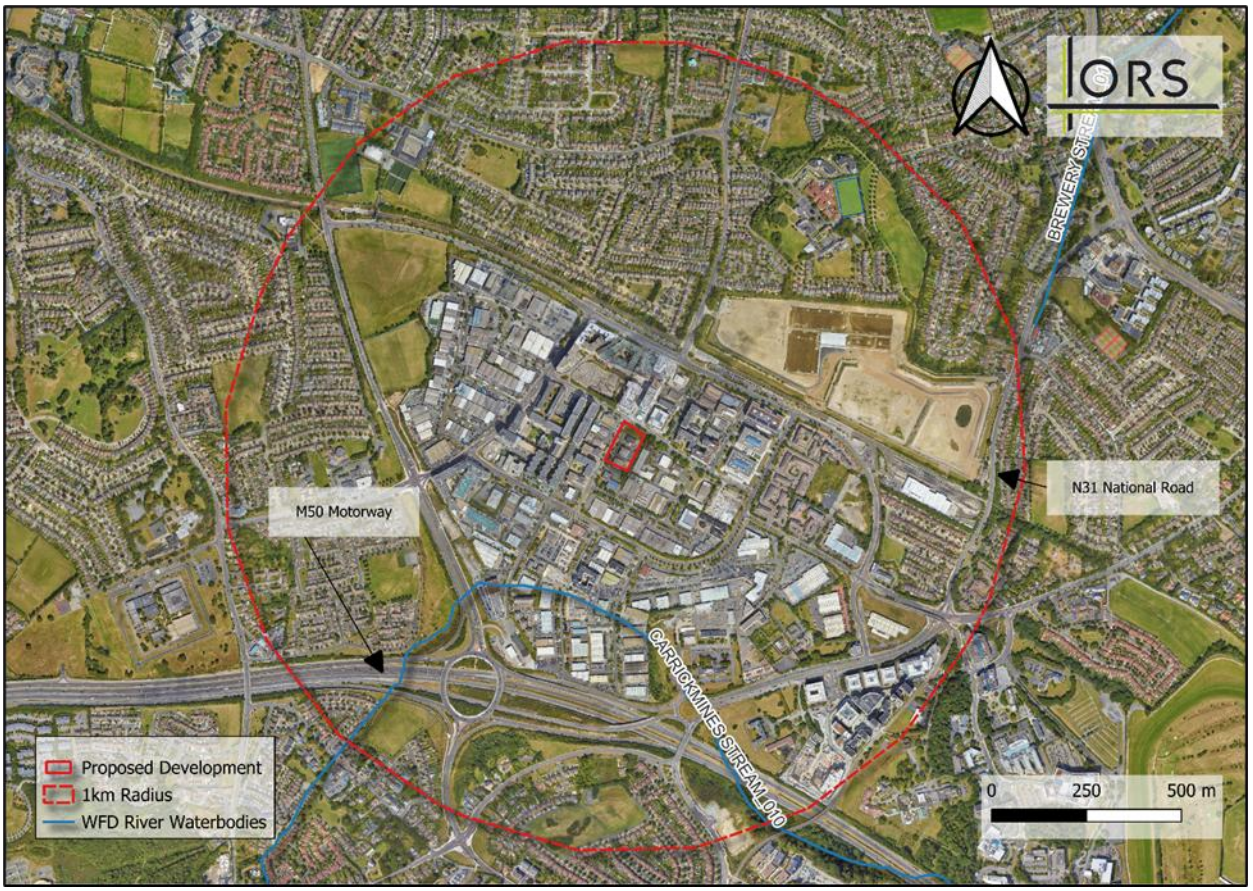


Figure 3-1: Site Location and Environs (Source: Google Satellite).

3.2 Proposed Development

The design for Sandyford Civic Park, being developed by Urban Agency following extensive public and stakeholder engagement, combines a formal civic square for events and gatherings with a softer, biodiverse landscape for relaxation, play, and passive recreation. The scheme balances hard and soft landscaping, incorporates sculptural and artistic elements, and emphasises sustainability and climate resilience in accordance with DLR's Climate Action Plan.

The proposed development includes the following key elements:

- Demolition of Buildings No. 27 and No. 28, Corrig Road, with materials reused on-site where possible.
- Adaptation of Building No. 26, Corrig Road, into a covered open sports and recreation structure.
- A new amphitheatre in the north-western portion of the park, providing a partially covered community meeting and event space.
- A naturalistic forested edge along the eastern boundary, with dense planting transitioning to a more urban landscape character towards the west.
- A large central lawn area providing a flexible green space for informal recreation and community use.
- Reduction in the width of Corrig Road to calm traffic speeds, improve pedestrian safety, and enhance the park setting.
- Planted buffering along both Corrig Road and Carmanhall Road to improve environmental

quality, reduce noise, and reinforce the park's green edge.

- A play facility designed for a range of age groups, providing inclusive and engaging play opportunities.
- A "play along the way" design strategy, embedding playful moments and informal play elements throughout the park.
- A comprehensive SuDS strategy, including swales and a rainwater retention area, to capture, manage, and integrate rainwater into the landscape design.
- A new level crossing at the junction of Corrig Road and Carmanhall Road to improve connectivity and support safe, legible access to the park.
- High-quality paving, seating, lighting, accessibility measures, and enhanced pedestrian connections throughout.

On completion, Sandyford Civic Park will function as a central civic space for workers, residents, and visitors, strengthening local identity, encouraging social interaction, and showcasing best-practice urban greening and climate-adaptive design within a high-density urban district.

The Proposed Demolition Plan is presented in **Appendix B**.

The proposed site layout for the development is presented in **Figure 3-2**:

Figure 3-2: Proposed Site Layout Plan (source: Urban Agency 21/11/25)

3.3 Environmental Setting

3.3.1 Land, Population & Topography

The site is situated in the Dundrum-Sandyford Electoral Division, Co. Dublin. The townland has an area of 2.5 km^2, with a total population of 7,638 people in 2022, which results in a population density of 3,087 people per km^2.

The proposal is located within the established Land Use Zoning Objective F; "supporting the provision and enhancement of open space with ancillary active recreational amenities."

A Topographical Survey (Document Ref: **7092**) was completed by Apex Surveys in June 2025.

The site is defined by a relatively uniform terrain, which exhibits little variation across the site. In general, the land is sloping downwards from a south to north direction, reaching a low at the northern site boundary. Details of the site is as follows:

- Highest point on the southern end is approx. 92m OD.
- Lowest point is at the centre of the site at ca. 89m OD.

3.3.2 Hydrology

The primary hydrological feature to the proposed development is the Carrickmines Stream (also known locally as the Racecourse stream, EPA designation: CARRICKMINES STREAM_010), which flows in a southwest to northeast direction *ca.* 350m south of the subject site. The stream rises in the Ticknock Wood ca. 2.8km to the southwest. The stream flows from the southwest to the northeast, turning eastwards at the southern extent of the Sandyford Business Park in the vicinity of the M50 / Furze Rd. The stream turns southeast, following the route of the M50.

The entirety of the proposed site is situated within the BREWERY STREAM_010 Sub-Basin, within Hydrometric Area 10 (Ovoca-Vartry), the Liffey and Dublin Bay Catchment, and the Dodder_SC_010 sub-catchment. The 3rd Ovoca-Vartry Catchment Report (HA 10), published in May 2024 and based on data up to 2021, provides a summary of water quality assessments for this catchment. According to the report, the main issues identified in the catchment are nutrient pollution, organic pollution and chemical pollution impacts for surface water. Agriculture, and historically polluted sites are the top significant pressures, both impacting 26% of the 27 At Risk waterbodies within the Ovoca-Vartry Catchment, followed by 19% impacted by forestry.

The Carrickmines Stream is classified as “Not at Risk” under the Water Framework Directive (WFD) and currently holds a Good water quality status, with no pressures identified in the relevant report. The watercourse is further designated for restoration under the Local Authority Waters Programme (LAWPRO), which has contributed to the improvement of its water quality when compared with previous WFD cycles, during which its status was classified as Moderate.

The site is located within the CARRICKMINES STREAM_010 sub-basin, which drains an area of approximately 20.12 km². The stream itself falls within the Dargle_SC_010 sub catchment, while the proposed site is located in the Dooder_SC_010 Sub Catchment.

Information pertaining to the local hydrology is visually represented in **Figure 3-3** overleaf.

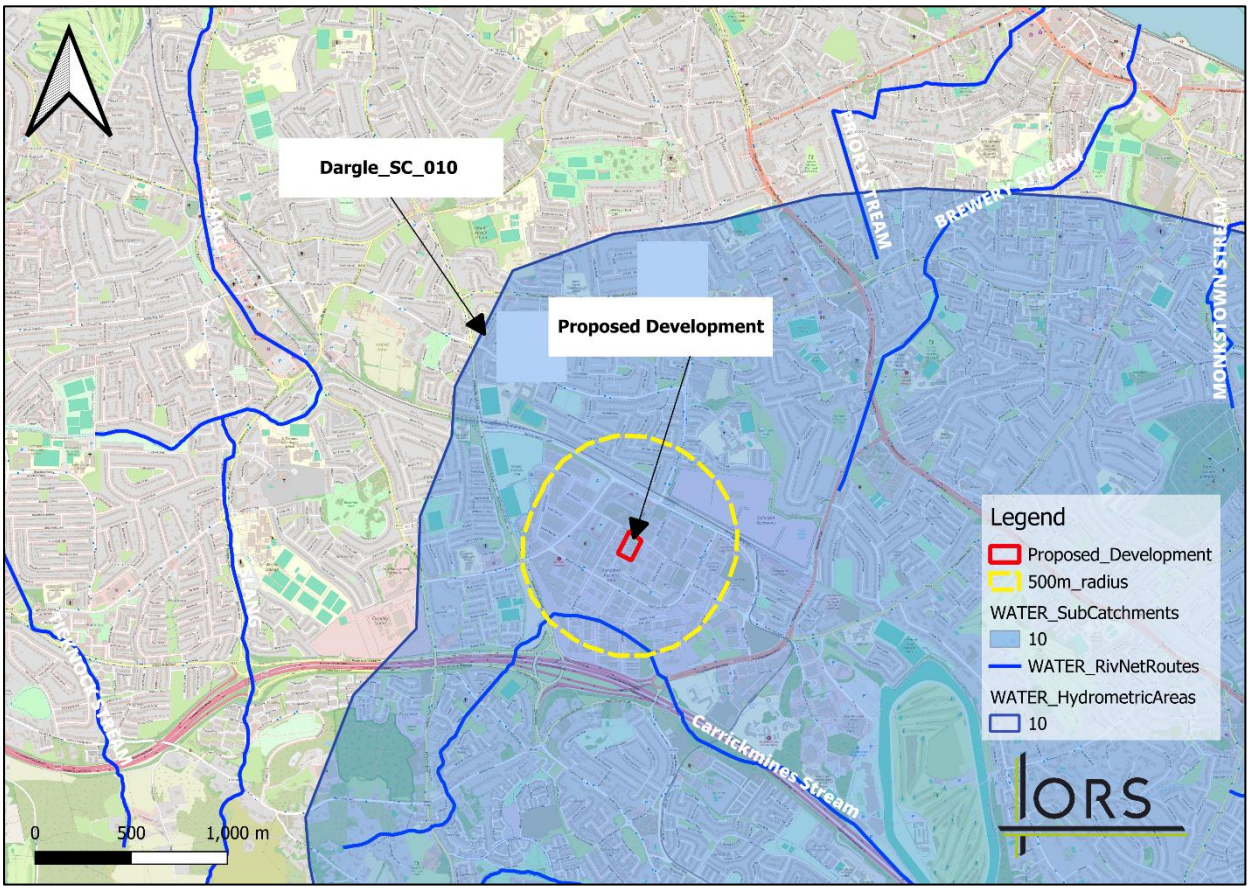


Figure 3-3: Local Hydrology & Water Quality (EPA; WFD).

The Carrickmines Stream (known locally as the Racecourse stream) eventually flows into the Shanganagh Stream, *ca.* 6.3km downstream from the subject site. This stream is classified as a protected watercourse due to drinking water abstractions. The exact location of the abstraction point is currently unknown, but according to the last published data from the EPA Water Abstractions Register (July 2023), this is recorded as inactive, remaining listed as 'Registered' on the LEAP Online system (Reg. No. R01302-01).

3.3.3 Geology & Hydrogeology

Geological Survey Ireland (GSI) mapping indicates the entire site is underlain by 'Urban', as classified by the GSI Soil Information System. This classification signifies that the natural soil profile has been extensively modified over the long term and is now predominantly composed of anthropogenic, or man-made, subsoils. Some isolated pockets of natural soil remain in the surrounding areas, belonging to the Carrigvahanagh Soil Association (0410a). These soils are characterised as Peat over lithoskeletal acid igneous rocks, classified as Peat and are typically imperfectly drained.

The Quaternary Drift at the site comprises till derived from limestones (TLs). This is adjacent to till derived from granites (TGr) and Bedrock outcrop or subcrop, which occur *ca.* 68m south and 88m northeast of the Site, respectively.

The natural bedrock underlying the site comprises pale grey, fine- to coarse-grained granite (Unit Name: Type 2e – equigranular). A layer or structural feature in the rock was observed about 55 metres west of the site, and it is steeply tilted at around 70 degrees.

According to the GSI map viewer, the Site is underlain by the Kilcullen Groundwater Body, which is classified as a Poor Aquifer – Bedrock which is Generally Unproductive except for local zones. The groundwater vulnerability at the Site is classified as 'Moderate'.

There are no groundwater wells within the Site boundaries. According to the GSI database, a total of 1 groundwater boreholes is located within a 2 km radius of the Site, approximately 1.8 km northeast of the site, it is reported to have a moderate yield, and its specific use is recorded as other. The recorded bedrock depth in this borehole is 7.6 mbgl.

The GSI Source Protection Area (SPA) map confirms that no Source Protections Area's are located within 10km the Site. No hydrologic connection is anticipated between the subject site and these water sources.

Groundwater vulnerability for the subject location along with the location of the wells are shown in **Figure 3-**. No karstic features have been recorded near the site.

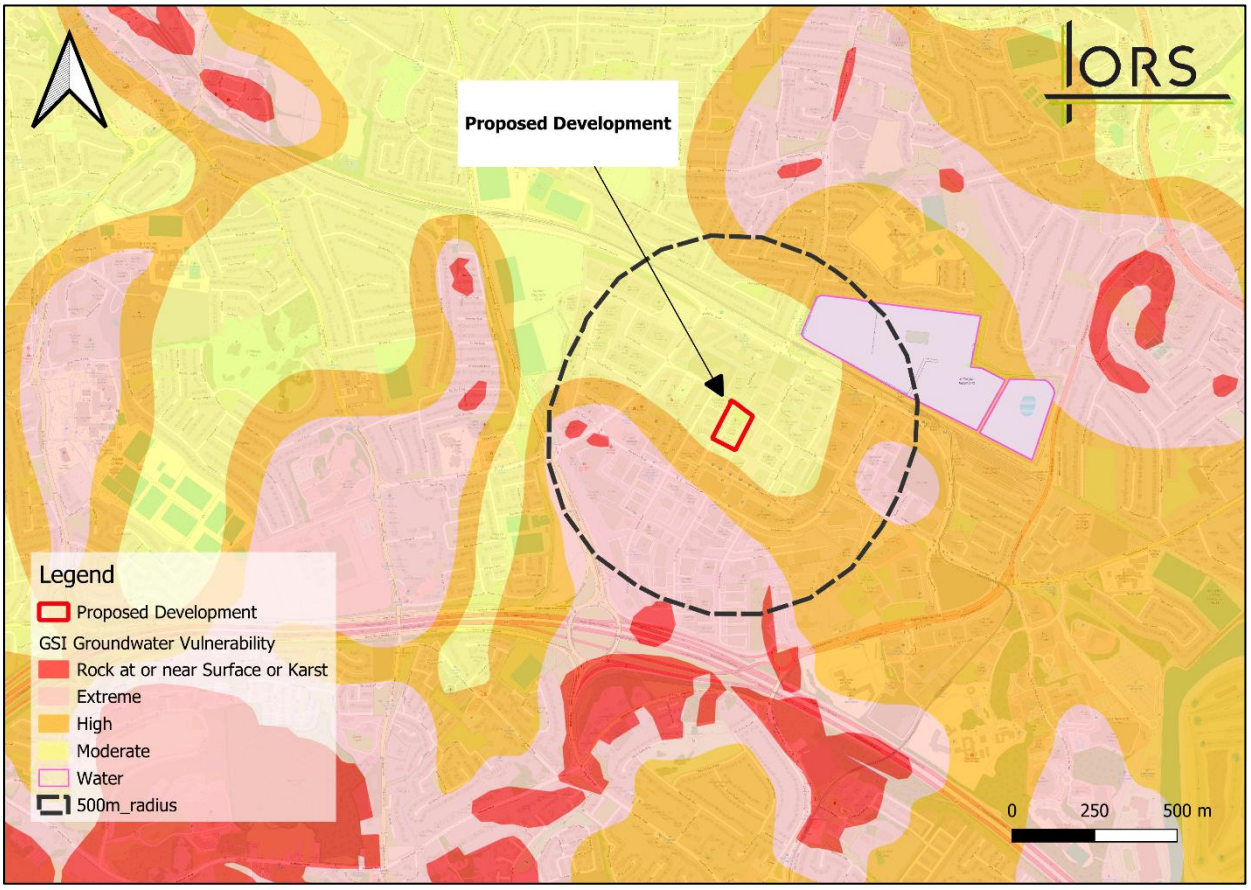


Figure 3-4: GW vulnerability & wells location (GSI)

In December 2025, IGSL Ltd. carried out infiltration testing. The key findings of the report are summarised as follows:

- *The infiltration test indicated very low or negligible infiltration rate for the subsoils, which is to be expected, given the dominance of clay in the test pit.*
- *Coarser material was encountered towards the base of the pit, and this would typically be more favourable in terms of soakage. However, if the obstructing material at the base of the pit proves to be the horizon of predominately unfractured (intact) bedrock, then this could explain the absence of soakage through the pit base.*
- *The infiltration test has shown that conventional soakaway systems will not function adequately in this location due to very low / negligible infiltration. Instead, it will be necessary to discharge storm water to an existing surface water system, using attenuation techniques to regulate the flow.*

3.3.4 Flood Risk

The OPW flood maps provide a record of historic flood events. A total of 15 no. flood events have been recorded within a 2.5 km radius of the subject site. The nearest recorded events comprise one flooding, located *ca.* 563m northwest of the Site and another located *ca*. 1.2km east of the site. A recurring flood event is located *ca.* 1.1km to the Northeast of the site. Further details of these occurrences are presented in **Table 3.1** below.

Table 3.1: Past flood events in close proximity to the Site.

Event ID	Location	Record Type	Date of Occurrence	Flood Source	Distance from site
ID-2149	Lakelands Close Stillorgan Jan 1980	Single Event	Jan 1980	River	563m NW
ID-2016	Brighton Terrace	Recurring	N/A	River	1.1km NE
ID-2145	Leopardstown Road Dec 1979	Single Event	Dec 1979	Runoff	1.2km E

The Catchment Flood Risk Assessment and Management (CFRAM) programme, led by the Office of Public Works (OPW), was commissioned across Ireland's River Basin Districts to guide medium- to long-term flood risk management. The study involved collecting historic flood and rainfall data, conducting high-resolution floodplain surveys, and performing detailed channel and structure assessments. Hydraulic modelling was used to identify flood hazards and assess the potential impacts on people, the economy, and the environment. CFRAM provides detailed evaluations for areas previously designated as Areas for Further Assessment (AFAs) under the PFRA study and has produced catchment-wide Flood Risk Management Plans, including maps showing low, medium, and high probability flood zones across the country.

The proposed development site, as indicated by the OPW CFRAM flood map, is located in an area classified as **Flood Zone C**, corresponding to lands with a very low probability of fluvial or coastal flooding (Annual Exceedance Probability <0.1%). No medium or high probability river flooding, nor any coastal flooding, has been identified at the site. Accordingly, the location is considered appropriate for development from a flood risk perspective, in accordance with the *Planning System and Flood Risk Management Guidelines for Planning Authorities (2009)*."

The NIFM fluvial flood extends for the Present-Day scenario, covering annual exceedance probabilities of 0.1% and 1%, indicate areas prone to flooding *ca.* 5.3 km south of the site.

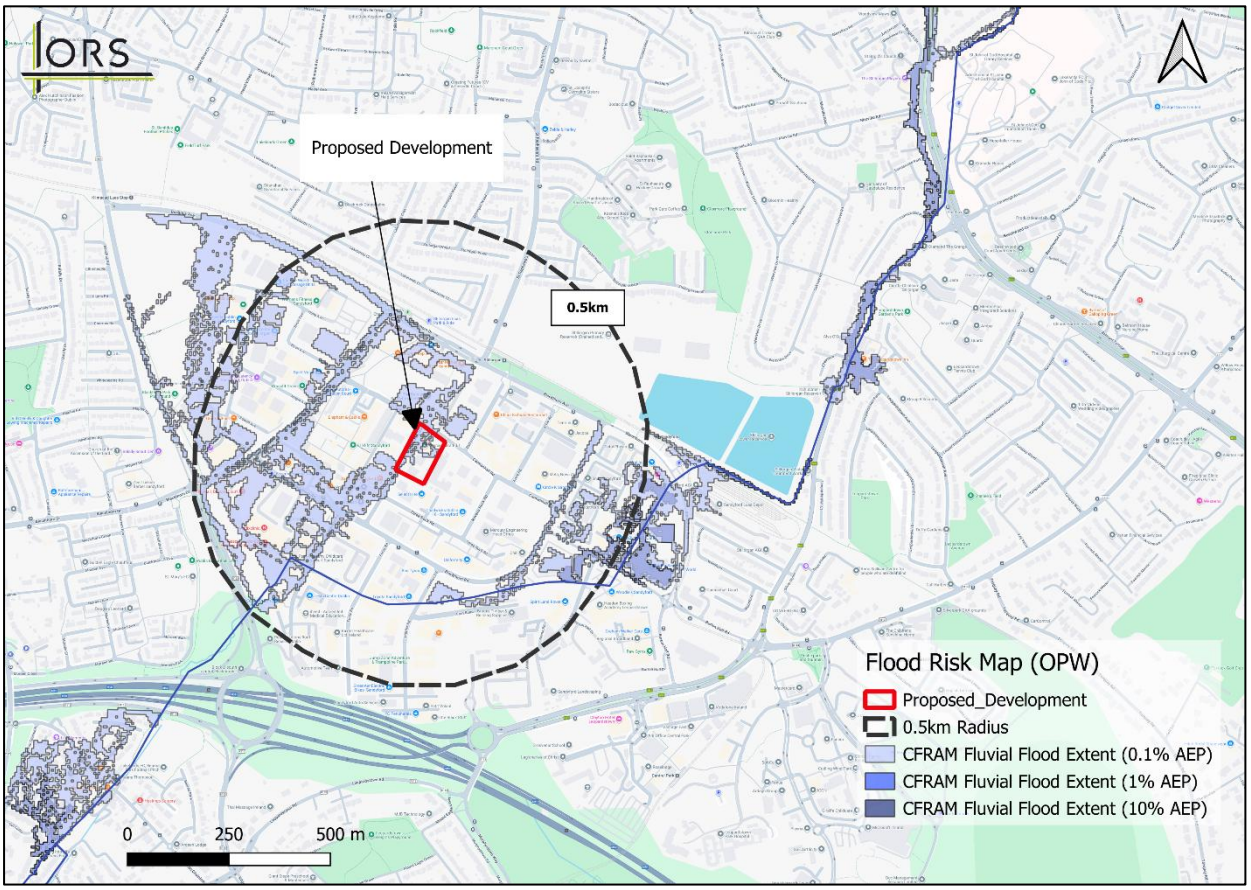


Figure 3-5: Proposed Site & surrounding areas Flood Risk (OPW).

There is no drainage channels present within the subject site or its surrounding areas.

3.3.5 Cultural Heritage

The Historic Environment Viewer, provided by the National Monuments Service (NMS), was consulted to access datasets from both the NMS and the National Inventory of Architectural Heritage (NIAH). Three archaeological features and two architectural heritage features are recorded within 1km of the proposed development site, which are detailed in **Table 3.2** below and

Table 3.3 overleaf.

Table 3.2: Zones of archaeological interest within 1km of the Site

Archaeological code	Type	Location	Distance from the Site
DU023-045	Castle	MULCHANSTOWN	0.72 Km to the E
DU022-109	Fulacht Fia	MURPHYSTOWN	0.88 Km to the SW
DU023-066	Field Boundary	CARMANHALL	0.9km to the S

Overall, the archaeological sensitivity of the area in the immediate proximity of the Site is considered to be low.

Table 3.3: Zones of architectural interest within 1km of the Site.

NIAH code	Name	Type	Location	Distance from the Site (km)
60230013	Burton Hall	Country House	Carmanhall	0.67 km to the SE
60230012	Leopardstown Park	Stables	Leopardstown	1km to the SE

The architectural sensitivity of the area is considered to be low, as there are no recorded architectural features within the immediate vicinity (i.e. within 100 m of the proposed development). Consequently, no adverse effects are anticipated to arise as a result of the Proposed Development.

The location of the zones of archaeological and architectural interest in relation to the Site are illustrated in **Figure 3-**.

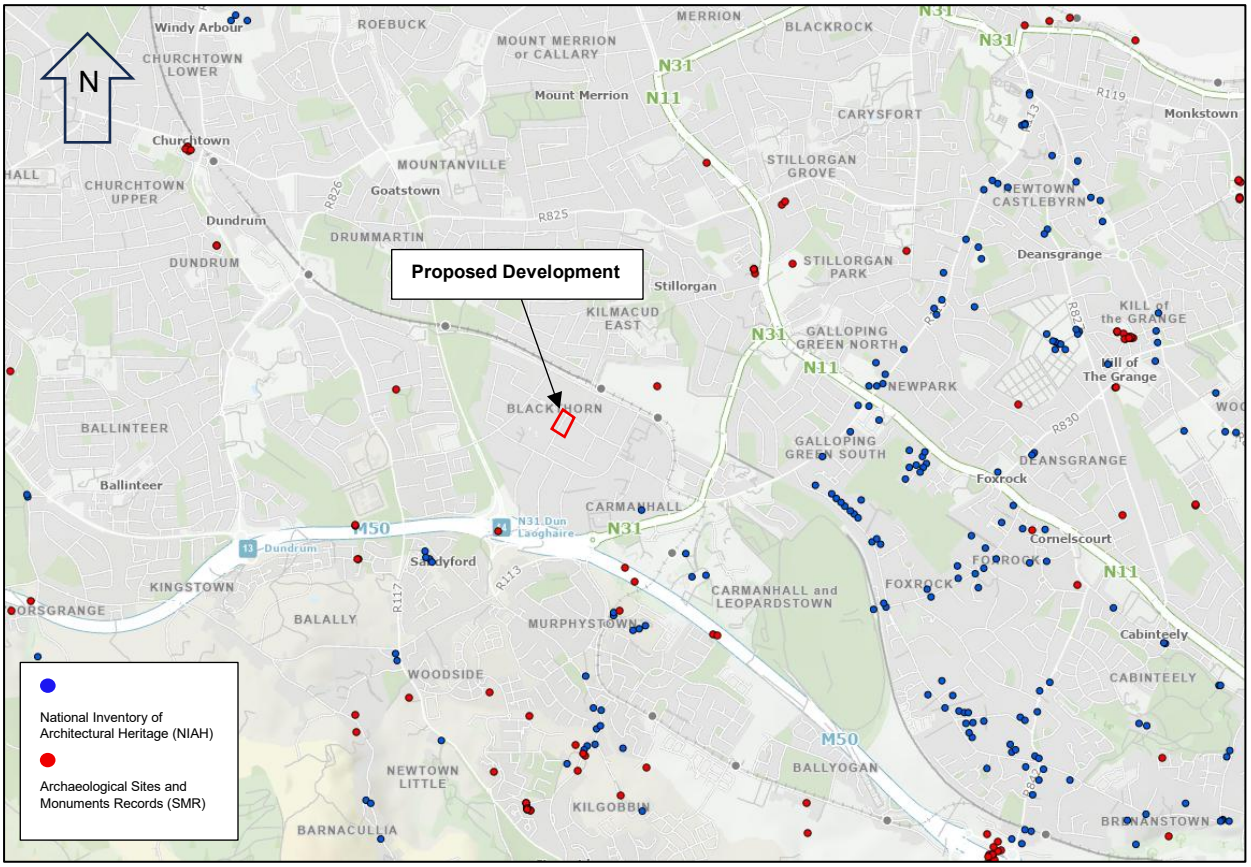


Figure 3-6: Zones of archaeological and architectural interest relation to Site location (Source: Historic Environment Viewer (NMS))

3.3.6 Designated Sites & Biodiversity

In Ireland, Natura 2000 sites form a national network of protected areas designated to safeguard habitats and species of European importance. These sites include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), which are designated under the EU Habitats and Birds Directives and transposed into Irish law. The purpose of the Natura 2000 network is to maintain or restore these habitats and species to favourable conservation status, and any proposed development must be assessed to ensure it does not adversely affect the integrity of these designated sites.

Within a 15 km radius of the proposed site, a total of 7 no. Special Protection Areas (SPAs) and 9 no. Special Areas of Conservation (SACs) have been identified. No Natura 2000 sites have demonstrated direct pathways between the proposed development site and the Natura 2000 site, warranting further consideration. However, an indirect hydrological linkage is established via the Racecourse/ Carrickmines Stream (CARRICKMINES_STREAM_010) to the south and the Dalkey Islands SPA as well as the Rockabill to Dalkey Island SAC.

Natural Heritage Areas (NHAs) are sites designated in Ireland to protect habitats, species, and geological features of national importance. They are identified under the Wildlife (Amendment) Act 2000 and represent areas of significant ecological or geological value. Although development is allowed in principle, any proposed activities must be carefully planned to avoid negatively affecting the site's ecological or geological features.

In relation to Natural Heritage Areas (NHAs), 23 no. proposed NHAs (pNHAs) are located within 15 km of the site. Indirect hydrological connectivity has been identified between the site and two pNHAs, namely Loughlinstown Woods pNHA (Site Code: 001211) and the Dalkey Coastal Zone and Killiney Hill pNHA (Site Code: 001206), located *ca.* 6.3 km and *ca.* 7.3 km downstream of the Site, respectively. The connectivity is due to the proximity of the Racecourse/Carrickmines Stream to the proposed site and the downstream linkage of the site's surface water network. Runoff from the site ultimately drains into this river system, potentially affecting the ecological integrity of the connected designated sites.

In the absence of appropriate best practice construction measures, significant adverse effects on these proposed Natural Heritage Areas could potentially occur as a result of the proposed development. Mitigation Measures are outlined in through an Environmental Management Plan in **Section 3.4.**

An Appropriate Assessment (AA) Screening report has been prepared by ORS (Report Ref: **252868-ORS-XX-XX-RP-EN-13d-001**) and accompanies this planning application. The AA Screening report addresses whether a proposed plan or project is likely to have a significant effect on the integrity of European sites (Natura 2000) and determines if a full AA is required. The main findings of the report are as follows:

- No Natura 2000 sites have demonstrated direct pathways between the proposed development site and the Natura 2000 site, warranting further consideration, However, an indirect hydrological linkage is established via the Racecourse Stream (CARRICKMINES_STREAM_010) to the south and the Dalkey Islands SPA as well as the Rockabill to Dalkey Island SAC
- The Racecourse Stream ultimately is adjoined by a number of small waterbodies including the Golf Stream and Ballyogan Stream, forming the Carrickmines River ca. 3.5km to the southeast. The Carrickmines River flows east, through Carrickmines and adjoining St. Bride's Stream to form the Loughlinstown River North. The Loughlinstown River North adjoins the Loughlinstown River a further ca. 1.2km downstream and ultimately discharges into the Irish Sea, adjacent to the Shanganagh-Bray Wastewater Treatment Plant. The Rockabill to Salkey Island SAC (003000) SAC and Dalkey Islands SPA (004172) are located ca. 1.5km east and 3.5km northeast of where this watercourse discharges into the sea, representing an indirect hydrological link.
- For the indirect connections established above, It is not considered likely that pollutants could adversely affect the conservation interests of these protected sites.

- *"At this stage of the AA process, it is for the competent authority, i.e., Dún Laoghaire-Rathdown County Council, to carry out the screening for AA and to reach one of the following determinations:*

    1. *AA of the proposed development is required if it cannot be excluded, on the basis of objective information, that the proposed development, individually or in combination with other plans or projects, will not have a significant effect on any European sites;*

    2. *AA of the proposed development is not required if it can be excluded, on the basis of objective information, that the proposed development, individually or in combination with other plans or projects, will not have a significant effect on any European sites.*

- *"On the basis of objective information provided in this report, a significant effect of the proposed development on any European sites, individually or in combination with other plans or projects, can be excluded. It is therefore the opinion of the author that Stage II (Natura Impact Statement) of the proposed development is* ***not required****."*

Potential air quality impacts on designated sites may arise from emissions associated with construction and operational activities, including dust generation and traffic-related pollutants. However, no Natura 2000 sites or NHAs are located within close proximity of the site, and the nearest designated sites are situated at a sufficient distance such that airborne pollutants would disperse to background levels prior to reaching them. Given this separation distance, together with the temporary and localised nature of potential emissions and the implementation of standard best practice mitigation measures outlined in **Section 3.4.3**, no significant air quality effects on protected sites are anticipated.

The location of the site in relation to these designated areas is shown in **Figure 3-7** and a full synopsis of these sites can be read online on the website of the National Parks and Wildlife Service (www.npws.ie).

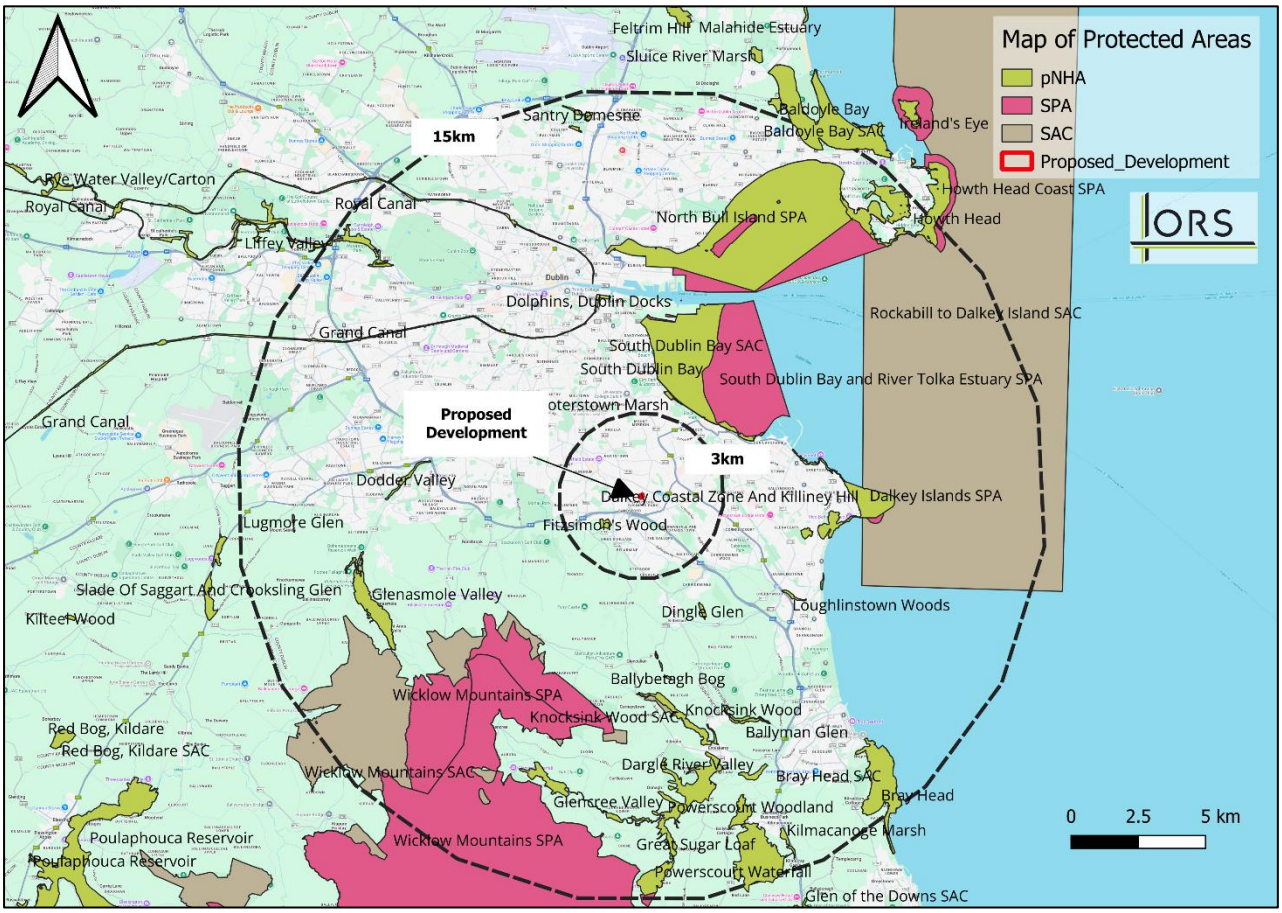


Figure 3-7: Protected Sites (EPA)

3.3.7 Arboricultural Assessment

A Tree Survey was undertaken by Arborist Associates Ltd. to inform the design and environmental management of the vegetation on site. The main Findings are as follows:

- The trees within the site area consists of a mix of ornamental tree species plantedinto the landscape areas and also into the grass verges along the roads which adjoin this site area. The main tree species consist of a mix of Birch, Lawson Cypress, Sugar Maple, Lime, Wild Plum, Ornamental Cherry, Ronan, White Beam and Crab Apple and some self-seed Ash and Sycamore. These are generally of a semi mature to early mature age classes and have been added as part of the landscaping of this area as it was being developed as a commercial estate. They add greatly to the treescape and sylvan character of the area and most are establishing well with potential to provide tree cover for the foreseeable future and the better quality of these have been given a category grade score of ‘A’ and ‘B’.

- Located at the north western end of the survey area, there is a group of two Oak and one Scots Pine which are of a mature age class and these would have been retained and incorporated into the development of this site area for their current use. There may have been some impacts on the root zone of these trees from construction activities then, but generally they are in relatively good condition and have been given a category grade of ‘A’ or ‘B’ and add to the tree cover of this area.

- Planted into the linear grass verges which run between the roadside kerb lines and the public footpaths on the inside is a mix of Birch, Sugar Maple and Lime. These are of a semi mature to early mature age class and in most instances, they have established well with potential to provide tree cover for the foreseeable future although some trees need additional cutting/pruning to maintain clearance with public light poles which is impacting on their crown forms and others may outgrow their confine growing spaces.

- Within the overall site area, 86No. trees were tagged individually with one hedge, two tree lines and three shrub borders numbered numerically

3.3.8 Historical Land Use

The GeoHive Historic Map Viewer was consulted to assess historical land use and development patterns within and surrounding the subject area. Historic mapping indicates no obvious sources of contamination associated with previous land use within the Site.

The **6-inch First & Last Edition Maps (1829–1841)** show the Site and the broad area were majority agricultural and greenfield lands, with scarce residential dwellings. A significant urban development in the surrounding areas is observed in the **25-inch Maps (1830–1930)**, but the subject site remains greenfield land.

Satellite imagery from 1995 indicates that the site had already been developed as the commercial buildings (no. 27 & 28 Corrig road) currently occupying the area, with no significant alterations observed since that time. The surrounding area also appears largely consistent with its present condition include the preservation of the grassland space to the north of the site, suggesting that the soils are not contaminated and remain capable of supporting vegetation.

3.3.9 Noise Pollution

Under the Environmental Noise Directive (END) 2002/49/EC, members are required to develop strategic noise maps and noise management action plans for transport noise sources every 5 years. These strategic noise maps can be accessed via the EPA.ie website.

Figure 3-8: EPA Strategic Noise Map – Round 4 Road Agglomeration (Daytime Noise)contains the modelled noise extents of the nearby M50 motorway, N31 National road and other local roads agglomeration, serving Sandyford and surrounding areas which was undertaken by the EPA. The proposed site is located *ca.* 630m from the M50 motorway. The site lies just outside of the EPA daytime (Lden) noise extents. Noise levels from the M50 range from 55dB to 59dB from the closest point to the site (*ca*. 187m south). Noise levels along the M50 itself which borders Sandyford to the south are above 75dB.

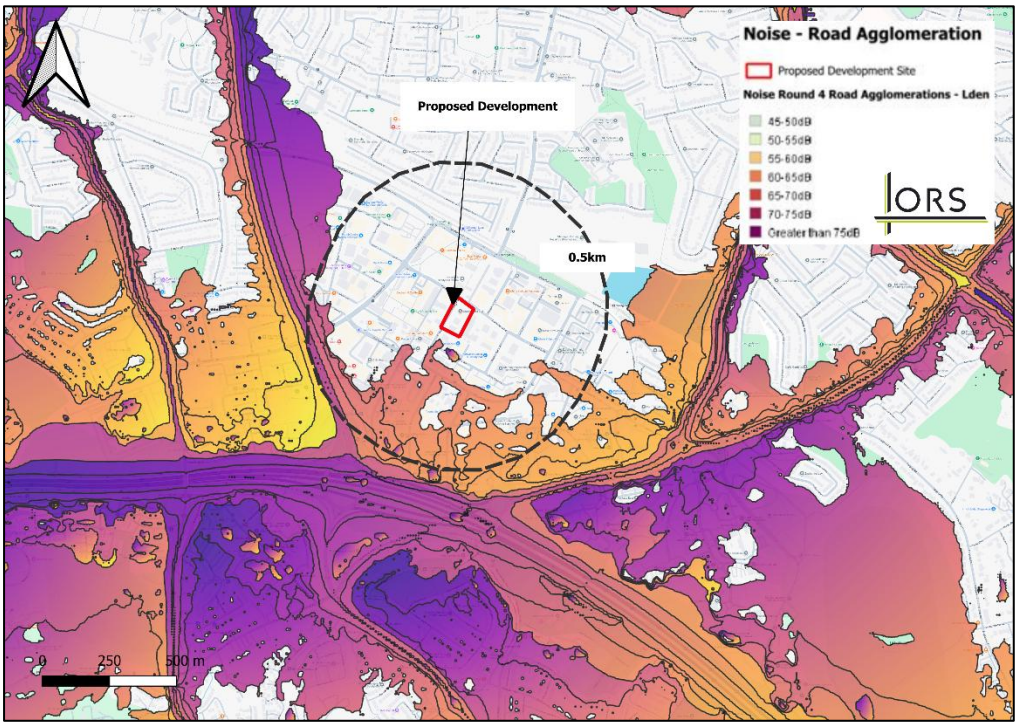


Figure 3-8: EPA Strategic Noise Map – Round 4 Road Agglomeration (Daytime Noise)

The EPA has also prepared a Strategic Noise Map for rail-related (modelled) noise. The subject site is located *ca.* 295m from the Luas Green Line, where noise levels range from 55 dB to over 75 dB. The subject site, however, lies outside the extent of these noise contours, and therefore is not expected to be affected by rail noise.

3.3.10 Potential Cumulative Effects

The proposed development site is located within a densely populated area of Sandyford, Dublin 18. A review of recent planning applications in the surrounding area was undertaken to identify developments with the potential to generate cumulative adverse impacts in combination with the proposed scheme. This review considered only valid planning applications submitted between 2023 and the present, located within a 1 km radius of the site, which have either been granted permission or remain under assessment.

The review indicates a high volume of proposed developments in close proximity to the site. The majority of these applications relate to minor residential alterations, extensions, or retention permissions, which individually are unlikely to result in significant adverse cumulative effects. However, given the number of such developments that may proceed concurrently, there is potential for cumulative environmental impacts to arise in combination with the proposed development.

In addition, some larger-scale developments in the vicinity have the potential to contribute to more significant cumulative effects within the local environment. **Table 3.4** summarises the principal developments nearby that have either been granted planning permission by Dún Laoghaire–Rathdown County Council or remain under consideration and could be approved in

the near future.

The location of the planning applications in relation to the subject site is illustrated in **Figure 3-9** overleaf.

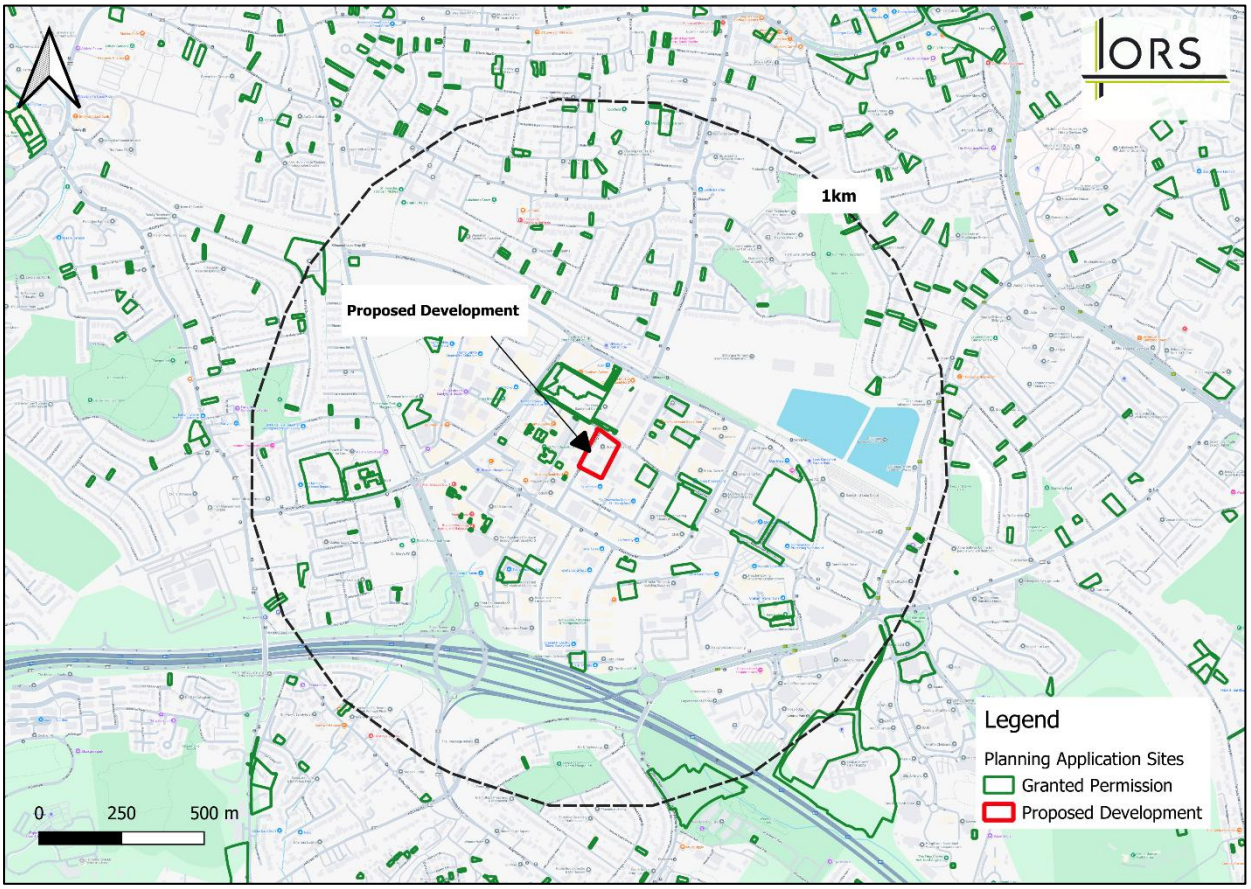


Figure 3-9: Planning Applications in the vicinity of the Site

A review of Environmental Protection Agency (EPA) licensed sites was conducted to assess potential interactions with the proposed development. No licensed sites were identified within the subject site immediate environs. The nearest licensed facilities, Sleever International Limited (IPC License No. P0674), Embecta Panel Limited (IPC License No. P0648), Amgen Technology (Ireland) Unlimited Company (IEL License No. P0019) are situated *ca.* 580m South, *ca.* 3.7km East, and 4.2km East of the subject site, respectively. Given this distance and the proposal extents, no interaction is anticipated, and consequently, no cumulative effect is expected.

Table 3.4: Pertinent Planning applications in the vicinity of the site.

Reg. Ref.	Development Description	Location	Decision & Date	Distance from the Site	Anticipated Cumulative Effect
LRD23A/0505	The development will comprise of the completion of the Sentinel Building to provide for 110no. apartments. All ancillary site development works to include for plant and works to facilitate foul, water and service networks for connection to the existing foul, water, and ESB networks.	The Sentinel, Block C at the former Allegro Site, Blackthorn Drive, Sandyford Business Estate, Sandyford, Dublin 18.	***Grant Perm. w same Conditions 23/01/2024***	50m NW	***Negative, Significant, Temporary***
LRD23A/0557	Permission for a Large-scale Residential development on lands forming part of development generally known as Rockbrook.	Junction of Blackthorn Drive and Carmanhall Road, Rockbrook Estate, Sandyford Business District, Dublin 18	***Grant Perm. 19/10/2023***	55m NW	***Negative, Slight, Temporary***
LRD25A/0530/ WEB	Atlas GP - planning permission for a Large-Scale Residential Development.	Former Avid Technology site, Corner of Blackthorn Road and Carmanhall Road, Sandyford, Dublin 18	***Grant Permission 27/08/2025***	180m E	***Negative, Significant, Temporary***

3.4 Environmental Management Measures

A preliminary risk assessment was carried out for the proposed site location in accordance with the Air Quality Monitoring and Noise Control Unit's Good Practice Guide for Construction and Demolition, produced by the London Authorities Noise Action Forum, July 2016. This assessment took into account factors relating to the proximity of the site to sensitive receptors and rated the level of nuisance anticipated with scheduled work practices.

Following the completion of this risk assessment, available in **Appendix A**, the proposed development was determined to be a **moderate-risk** site. This section outlines suitable measures to minimise nuisance noise and dust emissions in order to minimise any impact of the proposed developments on surrounding receptors.

Best practices measure to be taken for the mitigation of construction associated impacts are detailed in the next sections.

3.4.1 Noise

Marked variation of noise levels from those experienced as part of everyday life in an area can result in extreme disruption. Noise emanating from the project during the demolition & construction phase has potential to impact off-site receptors.

The Contractor will aim to restrict noise levels to the following levels:

- Daytime (7:00 to 19:00 hrs) – 55dB
- Evening/Night-time and Saturdays/Bank Holidays (19:00 to 07:00 hrs) – 42dB.
- The noise is also not to be impulsive in nature or have any tonal element which is 5 dB (A) above the adjacent frequency.

To minimise noise from construction operations, no heavy construction equipment/ machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent to the construction site before 07:00 or after 19:00, Monday to Friday, and before 07:00 or after 16:00 on Saturdays. No activities shall take place in site on Sundays or Bank Holidays. No activity, which would reasonably be expected to cause annoyance to residents in the vicinity, shall take place on site between the hours of 19:00 and 07:00am.

The proposed development will be obliged to comply with BS 5228 "*Noise Control on Construction and open sites Part 1*". Amongst others, it is proposed that the following practices be adopted as a matter of course:

- Limiting the hours during which site activities likely to create high levels of noise are permitted.
- Establishing channels of communication between the contractor, local authority and residents.
- Appointing a site representative responsible for matters relating to noise.
- Monitoring typical levels of noise during critical periods and at sensitive locations.
- Selection of plant with low inherent potential for generation of noise; and
- Siting of noisy plant as far away from sensitive properties as permitted by site constraints.

Additionally, the contractor shall implement the following measures to eliminate or reduce noise

levels where possible:

- All site staff shall be briefed on noise mitigation measures and the application of best practicable means to be employed to control noise.
- All staff should be briefed on the complaints procedure, the mitigation requirement and their responsibilities to register and escalate complaints received.
- Good Quality site hoarding is to be erected to maximise the reduction in noise levels. It is recommended to incorporate a timber hoarding of sufficient height (typically 2.4m height) to mitigate excessive noise pollution to neighbouring properties and sensitive receptors.
- Contact details of the contractor and site manager shall be displayed to the public, together with the permitted operating hours.
- Material and plant loading and unloading shall only take place during normal working hours.
- Ensure that each item of plant and equipment complies with the noise limits quoted in the relevant European Commission Directive 2000/14/EC.
- Fit all plant and equipment with appropriate mufflers or silencers of the type recommended by the manufacturer.
- Use all plant and equipment only for the tasks for which it has been designed.
- Locate movable plant away from noise sensitive receptors.
- Avoid use of diesel- or petrol-powered generators and use mains electricity or battery powered equipment where practicable.
- Ensure written confirmation is received from Dun Laoghaire Rathdown County Council Planning Department when applying for extensions to normal working hours. No out of hours work to be undertaken unless written permission to do so has been granted.
- In the event that excessive noise levels are deemed necessary, Dun Laoghaire Rathdown County Council and local residents must be suitably notified in advance of said works.

Site specific measures are listed in the Acoustic Design Statement accompanying this application.

3.4.2 Vibration

To minimise vibration nuisance to sensitive receptors in the vicinity of the development, no activities shall take place in site on Sundays or Bank Holidays. No activity, which would reasonably be expected to generate excessive vibrations and cause annoyance to residents in the vicinity, shall take place on site between the hours of 18:00 and 07:00am. The contractor will be obliged to comply with *BS 5228-2:2009+A1:2014 "Code of practice for noise and vibration control on construction and open sites*". The contractor will implement the following measures to eliminate or reduce vibration levels where possible:

- Employ Low-Impact Demolition & Construction Methods techniques to minimise vibration, such as using hydraulic breakers instead of pneumatic ones to reduce vibration generation at the source through less impactful methods.
- Use equipment fitted with vibration-damping systems, such as rubber mounts or shock absorbers, where feasible, to absorb and dissipate vibration energy from machinery.
- Break down demolition & construction into smaller phases to reduce the intensity and duration of vibration, where appropriate, to minimise the cumulative impact of vibration on surrounding structures and residents.
- Establishment of an effective community engagement and communication plan, to inform and keep the local residents aware of the construction activities, potential effects, and

mitigation measures, creating a direct communication channel with the contractor to facilitate reporting concerns or issues related to vibration, to manage community expectations, provide transparency, and enable prompt resolution of vibration-related complaints.
- Maintaining site access roads (e.g., proper road surface, speed limits for heavy vehicles) even so as to mitigate the potential for vibration from lorries and HGVs, to reduce vehicle-induced ground vibration transmitted to nearby properties.
- Always comply with local building codes and regulations where there are specific requirements for vibration reduction, to ensure adherence to legally mandated standards for vibration control and minimise liability.

Site specific measures are listed in the Acoustic Design Statement accompanying this application.

3.4.3 Dust and Air Quality

Dust prevention measures will be put in place for any particulate pollution. The extent of dust generation under construction activities being carried out is dependent on environmental factors such as rainfall, wind speed and wind direction. The most likely sources of dust generation at this site include demolition activities, soil stripping, removal of vegetation, excavation of foundations and the sawing of wood and concrete throughout the duration of the project. Dust can also be dispersed by excessive vehicular movement around the site during dry periods. Control Measures are outlined as follows:

- Soil will not be exposed until a replacing capping layer is almost ready to be placed. This is to ensure that soil is left exposed for the minimum amount of time possible.
- Throughout working hours, dust control procedures will be assessed as appropriate, subject to the prevailing meteorological conditions.
- Material stockpiles will be strategically placed to reduce wind exposure. Materials will be ordered on an ‘’as needed’’ basis to reduce excessive storage.
- The contractor will spray water on the surface of all roads in the vicinity of the site if required in order to minimise dust generation from the construction activities.
- Appropriate dust suppression will be employed to prevent fugitive emissions affecting those occupying neighbouring properties or pathways.
- Restrict vehicle speeds to 15 kmph as high vehicle speeds cause dust to rise.
- Covers or dampening of soil and material stockpiles when high wind and dry weather are encountered, if required.
- All consignments containing material with the potential to cause air pollution being transported by skips, lorries, trucks or tippers shall be covered during transit on and off site.
- Street and footpath cleaning shall be undertaken during the ground works phase to minimise dust emissions, if deemed necessary.
- A road sweeper with vacuuming capabilities will operate along construction traffic routes throughout the development cycle to alleviate excessive material deposition along transport routes in the vicinity of the site, when deemed necessary.
- Wet cut concrete saws are only to be used on site. Tools with dust extraction filters are to be used when and where possible.
- No materials shall be burned on-site.
- Where complaints are received concerning dust, records will be maintained including likely causes and suitable action taken to alleviate any issues as a result of the construction. During the management of any complaints this will be in agreement with a suitable

Complaints Procedure.

- During activities which pose a high probability of dust production and/or during periods of adverse weather conditions the rate of site inspections should be increased.
- Site inspections will be completed frequently to monitor compliance with dust control strategies set out in the CEMP and the results recorded of these inspections, including nil returns.
- Display air quality/dust contact information (name, contact details) and head/regional office details prominently on the site boundary throughout construction; update as needed, to prompt quick action on dust complaints, reducing prolonged dust events.
- Conduct community engagement before site works begin, informing residents and local businesses about the project's nature and duration, to reduce dust complaints by managing expectations and demonstrating concern.
- Prevent site runoff of water or mud, to prevent the formation of mud, which can dry and become a source of dust.
- Remove dust-producing materials from site immediately unless for on-site reuse, to minimise the duration that materials are exposed and can generate dust.
- Locate entrance gates at least 10m from sensitive receptors as much as is reasonably practical/possible, to provide a buffer zone, allowing some dust to settle before reaching sensitive areas.
- All vehicles must switch off engines once stationery i.e. no idling vehicles on site, to reduce exhaust emissions, a direct source of dust and other pollutants.
- During the demolition phase, water hoses with appropriate mist heads, or equivalent, are to be used to dampen structures to limit dust generation, when deemed necessary.

Additional site-specific measures are listed in the Air Quality Impact Assessment accompanying this application.

3.4.4 Surface Water Run Off

A surface water drainage design has been prepared by Langan Consulting Engineers for the proposed development at the Sandyford site.

Surface water is proposed to be collected via a network of proposed swales, filter drains, permeable paving areas, and carrier drains, which work together to convey flows while providing attenuation and water quality treatment. Runoff is routed through landscaped features to reduce flow rates and promote infiltration before discharging to the proposed attenuation/infiltration tank and controlled outfall. Existing drainage infrastructure to be retained, diverted, or decommissioned is clearly identified, ensuring integration with the new system. The layout has been designed to mimic natural drainage patterns, limit peak discharge rates, and reduce flood risk, while also enhancing amenity and biodiversity within the site.

The connection to the existing surface water network on Corrig road is located along the northern boundary of the site, toward the north-west corner.

Figure 3-10 details the proposed Surface Water Drainage design, developed by Langan Consulting Engineers.

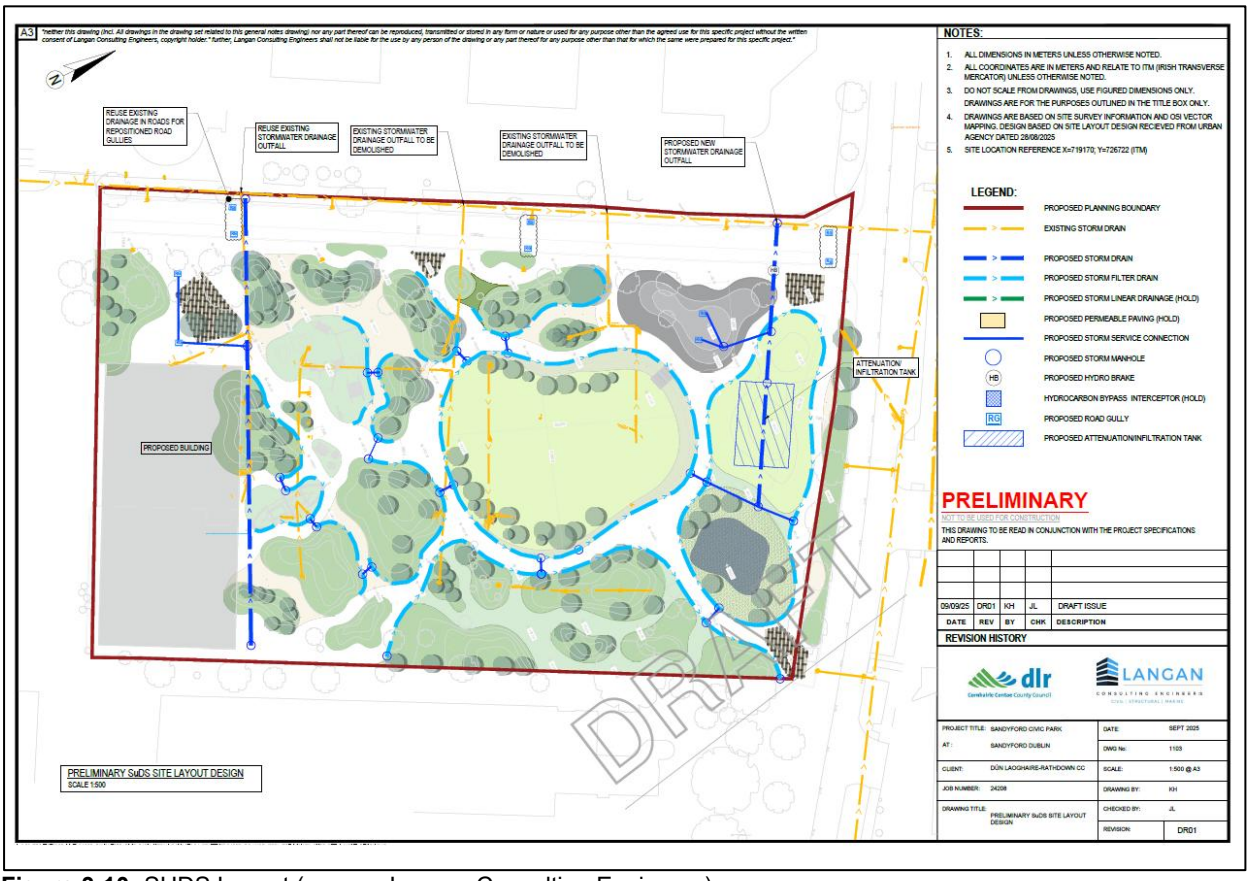


Figure 3-10: SUDS Layout (source: Langan Consulting Engineers)

During the construction phase the main pollutants with the potential to impact water receptors are silt, fuel/oil, concrete and chemicals. The steps outlined below aim to eliminate contamination of site surface water runoff. The recommendations are advised with reference to the Inland Fisheries Board recommendations for protection of adjacent water courses during the construction phase. They are also intended to contain groundwater contamination, requiring particular caution in the site due to its extreme vulnerability.

- Harmful materials such as fuels, oils, greases, paints and hydraulic fluids must be stored in bunded compounds well away from storm water drains and gullies. Refueling of machinery should be carried out using drip trays, if it is unfeasible to be carried out off-site.
- Fuel bowsers to be located in bunded areas which can cater for 110% of the primary vessel capacity.
- Refuelling will not be permitted within 10m of surface drains and gullies, with the exception of pumps for dewatering purposes, if needed. These will be stored on portable spill bunds in order to minimise the risk of direct contamination of groundwater bodies from refuelling activities.
- Only appropriately trained site operatives are permitted to refuel plant and machinery onsite in the designated, controlled areas. Any spills will be promptly contained, and contaminated soil removed to a licensed facility, if necessary. Emergency spill procedures will be in place, including immediate containment, reporting, and removal of contaminated materials to a licensed facility. Spill response kits will be maintained at all refuelling and storage locations.
- Regular inspections carried out on plant and machinery for leaks and general condition, and appropriate waste receptacles (bins and skips) will be provided throughout the compound

and works area.

- All manholes and gullies will be covered with silt fencing material and sandbags to limit silt and chemical run-off into surface water.
- Runoff from machine service and concrete/grout mixing areas must not enter storm water drains and gullies leading off-site.
- Spill kits shall be available in each item of plant required, staff will be trained in their use.
- Drip trays to be placed under engines of parked plant machinery.
- Concrete batching should not be done on the site.
- During construction, all excavated materials will be visually assessed for contamination. Any suspected contaminated material detected will be sent for analysis to a suitable environmental laboratory and subsequently quantified, segregated and transported for disposal by a licensed contractor.
- No direct discharges to be made to waters where there is potential for cement/ residues/ oils/ chemicals in discharges.
- Stockpile areas for sands and gravel should be kept to minimum size, well away from storm water drains and gullies leading off-site.
- Earthworks and the movement of plant on soil surfaces will be avoided during periods of extensive rainfall to limit silt laden runoff and damage to soil structure.
- Pre-cast concrete should be used wherever possible. When this is not possible, any works using cast-in-place (poured) concrete must be done in the dry and effectively isolated from any flowing water or drains for a sufficient period to ensure no leachate from the concrete.
- Following heavy rainfall events, it is important to mitigate excessive outflow of silt and particulates to the surrounding surface water drainage system. During the demolition & pre-construction, run-off will naturally drain to the surface water network along the Hainault Rd, which may be mitigated using sandbags or silt fencing, where suitable. During the construction phase, once site-specific surface water drainage infrastructure has been developed, silt chambers should be blocked off following high rainfall events to prevent excessive silt outflows to the surface water drainage system.
- A temporary drainage system will be established complete with oil interceptors and settlement ponds designed to allow sufficient residence time for suspended solids to settle before discharging off-site. These ponds will be sized and maintained in accordance with CIRIA SuDS Manual (C753) guidance.
- Silt fences will be installed, as required, and positioned inside the site fencing. Additional erosion control measures, such as geotextiles or vegetative buffers, may also be implemented in conjunction with the silt fencing to effectively trap sediment in runoff and prevent its discharge into the local storm water network.

3.4.5 Protection of Ecological Receptors

Within the Proposed Development Zone of Influence (ZoI), defined as a 15 km radius, a total of 7 no. Special Protection Areas (SPAs) and 9 no. Special Areas of Conservation (SACs) have been identified. No Natura 2000 sites have demonstrated direct pathways between the proposed development site and the Natura 2000 site, warranting further consideration. However, an indirect hydrological linkage is established via the Racecourse/ Carrickmines Stream (CARRICKMINES_STREAM_010) to the south and the Dalkey Islands SPA as well as the Rockabill to Dalkey Island SAC.

In regard to Natural Heritage Area's (NHA's), Indirect hydrological connectivity has been identified between the site and two pNHAs, namely Loughlinstown Woods pNHA and the Dalkey Coastal Zone and Killiney Hill pNHA, located ca. 6.3 km and ca. 7.3 km downstream of

the Site, respectively. The connectivity is due to the proximity of the Carrickmines Stream to the proposed site and the downstream linkage of the site's surface water network. Runoff from the site ultimately drains into this river system, potentially affecting the ecological integrity of the connected designated sites.

Best practice construction and operational measures should be implemented to ensure that no indirect or unforeseen impacts on NHA or Natura 2000 sites arise, best practice measures outlined in **Section 3.4.4** will also help to ensure full protection of ecological receptors downstream from the Site. Additional measures for protection of habitats in the surrounding area are:

- Prior to the commencement of developments on site, the site engineer and the contractors should be made aware of the ecological sensitivity of the site and its surrounding habitats.
- All requirements and recommendations within the Inland Fisheries Ireland Guidelines on the Construction & Operation of Small-Scale Hydro-Electric Schemes and Fisheries (www.fisheriesireland.ie) should be followed.
- Where vegetation removal is required, it is recommended that these are removed outside of the bird nesting season (1st March to 31st August).
- Bare soil should be seeded as soon as possible with grass seed. This will minimise erosion in local drains and watercourses.
- The removal of vegetation with herbicides should be avoided.
- Any landscaping should involve the planting of native Irish species that are indigenous to the site. Suitable species would include birch, oak, willow and alder. Only locally specific wildflower seed mixes should be used.

Additionally, it is recommended that a Biodiversity management Plan (BMP) is carried out prior to commencement of construction on site. The BMP will demonstrate how the proposed development will achieve a high standard of ecological performance, where the primary purpose is to detail the specific ecological enhancement measures that will be designed, implemented, and maintained on-site for the protection of wildlife and biodiversity.

The BMP should be supported by an ecological assessment, to map out the primary ecological constraints of the site, including invasive species. The BMP will incorporate the key elements of the aforementioned ecological assessment, the project Construction Environmental Management Plan (CEMP) and relevant Landscape Management Plan (LMP), addressing all recommended mitigation measures.

3.4.6 Management of Trees

A Tree Survey was undertaken by Arborist Associates Ltd. to inform the design and environmental management of the vegetation on site, Management measures with respect to the vegetation on site include the following:

- All trees being retained within the development of this site area will require their root protection areas protected from impact to the recommendations of BS5837 2012 and these tree protection measures will need to be retained in place for the duration of the development works on these lands.

- The tree vegetation being retained will need to be reviewed once the site layout has

been completed and the necessary remedial tree surgery works have been carried out to promote safety to the end users of this development. This will involve the updating of the current preliminary schedule of works taking into consideration the use of this area.

- All tree works both felling and pruning are to be carried out to the specifications of BS 3998:2010 by a competent tree surgery firm with adequate insurance.

3.5 Roles and Responsibilities

3.5.1 Construction Project Manager

The Construction Project Manager will have the overall responsibility of ensuring the best practise measures outlined here are adhered to for the duration of the construction phase. The primary responsibilities of the Construction Project Manager are as follows:

- Promotion of awareness of environmental issues associated with each project phase.
- Ensure adherence with all environmental and traffic management standards.
- Facilitate environmental audits and site visits.
- Monitor the impact of construction traffic on local traffic conditions.
- Awareness and implementation of relevant legislation, codes of practice, guidance notes.
- Conduct regular site inspections to facilitate the timely identification of environmental risks or incidents.
- Ensure all construction activities are carried out with minimal risk to the environment.
- Report environmental incidents in a timely manner to the project Environmental Consultant and the relevant authorities.

3.5.2 Project Environmental Consultant

The Construction Project Manager will assume the role of Project Environmental Consultant. Should any issues or impacts arise throughout the project then a suitable Environmental Contractor will be contacted. The primary responsibilities of the Project Environmental Consultant are as follows:

- Pay particular attention to site-specific environmental hazards or changes in legislation and update the competent authorities if deemed appropriate.
- Ensuring compliance with the relevant guidelines and regulations.
- Provide expertise to the Construction Project Manager on environmental concerns.
- Conduct the various specialist environmental monitoring tasks (e.g. noise, dust, surface water monitoring etc.).
- Prompt response to environmental issues if they arise.

3.5.3 Resident Engineer

Typically, the Resident Engineer's primary role involves assurance that the construction work of a project is carried out according to the quality, time and cost requirements of the contract. A significant degree of cross-over can usually be anticipated between the roles of a Resident Engineer, a Construction Project Manager and an Environmental Consultant. The Resident Engineer is expected to play a crucial role in traffic management along with the following responsibilities:

- Performing or coordinating site inductions.
- Monitoring the performance of subcontractors.
- Monitoring the performance of the traffic management plan.
- Managing and supervising less experienced site engineers and operatives.
- Ensuring that work activities have been carried out in accordance with the plans, specifications, and industry standards.
- Ensuring that tests and inspections are performed.
- Liaising with construction management to remove any hazards associated with work activities.
- Ensuring that delivered materials meet specifications and established quality standards.
- Initiating and maintaining records, back-charge procedures, progress reports etc.

3.6 Awareness and Training

3.6.1 Environmental Induction

The key environmental topics will be summarised and integrated into the general site induction. Site-specific concerns and best work practices will be outlined to all contractors and sub-contractors due to carry out work at the site. As a minimum this will include:

- The roles and responsibilities of the Construction Project Manager, the Environmental Consultant and the Resident Engineer along with the responsibilities of contractors/sub-contractors themselves.
- Incident and complaints procedure.
- Site-specific environmental concerns.
- Best work practices.

3.6.2 Toolbox Talks

Toolbox talks will be conducted by the Construction Project Manager/Site Manager as standard practice. It is the duty of the Construction Project Manager/Site Manager to liaise with the Project Environmental Consultant and Resident Engineer to assess site operations for environmental concerns particularly as the project advances and new activities commence. Appropriate best practice measures will be devised and communicated to the relevant personnel prior to the commencement of any such activities.

3.7 Environmental Incidents and Complaints Procedure

The Construction Project Manager/Site Manager will maintain a register of environmental incidents which will document the nature, scale and severity of any environmental incident or complaint which arises as a result of site activities. In the event of an environmental incident the following steps must be followed:

- The Project Environmental Consultant is notified immediately.
- The Project Environmental Consultant will liaise with the competent authority if necessary.
- The details of the incident will be recorded on an Environmental Incident Form which will record the following details:

1. Cause of the incident

2. Extent of the incident
3. Immediate actions
4. Remedial measures
5. Recommendations made to avoid reoccurrence

- If the incident has impacted on an ecologically sensitive receptor (SPA, SAC, NHA) an ecological specialist will be consulted.
- The Project Environmental Consultant and Construction Project Manager will fully cooperate with any investigations conducted by the competent authority.

4 Screening for Mandatory EIA

4.1 Project Categorisation

A detailed description of the proposed development is outlined in **Section 3.** In terms of the different categories of development listed in **Schedule 5** of the of the Planning and Development Regulations 2001 – 2025, there are three aspects of the proposed amendments which could bear relevance to the thresholds outlined in **Part 1** and **2** of Regulations:

1. *Demolition of Buildings No. 27 and No. 28, Corrig Road, with materials reused on-site where possible.*
2. *Adaptation of Building No. 26, Corrig Road, into a covered open sports and recreation structure.*
3. *A new amphitheatre in the north-western portion of the park, providing a partially covered community meeting and event space.*
4. *A large central lawn area providing a flexible green space for informal recreation and community use.*
5. *A naturalistic forested edge along the eastern boundary, with dense planting transitioning to a more urban landscape character towards the west.*
6. *A play facility designed for a range of age groups, providing inclusive and engaging play opportunities.*
7. *A comprehensive SuDS strategy, including swales and a rainwater retention area, to capture, manage, and integrate rainwater into the landscape design.*
8. *A new level crossing at the junction of Corrig Road and Carmanhall Road to improve connectivity and support safe, legible access to the park.*

4.1.1 Part 1 Development Activities

Considering the categories listed in Part 1 of the Regulations, the subject development does not relate to any of the activities listed.

Based on these criteria, the proposed activity is below the Part 1 threshold hence a mandatory EIA is **not required** for the project based on this category.

4.1.2 Part 2 Development Activities

The proposed development comprises a residential development and is therefore subject to category 10 "Infrastructure Projects", stated as follows:

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

And to **Category 14** "Works of Demolition", stated as: '*Works of demolition carried out in order to facilitate a project listed in Part 1 or Part 2 of this Schedule where such works would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7*.'

The proposed development is also subject to **Category 15** – "*Other Works, which covers ancillary works associated with Part 1 or Part 2 developments that could have environmental effects*." Elements such as the road modifications, the new level crossing at Corrig Road and

Carmanhall Road, the SuDS strategy, landscaping, and play facilities are included for completeness in the screening exercise, although they are not expected to result in significant impacts.

Assessment against thresholds:

Category 10(b)(iv): The development occupies 0.8 hectares within a built-up area, which is well below the 10-hectare sub-threshold limit.

Category 14: Only a limited number of existing structures are to be demolished, and no significant environmental effects are anticipated.

Category 15: Ancillary works such as road modifications, level crossing, SuDS, landscaping, and play facilities are small in scale and are not expected to exceed any thresholds or generate significant environmental effects.

Nevertheless, following criteria outlined in **Category 14**, the proposed development is subject to further screening under the relevant criteria outlined in **Schedule 7** of the regulations. This exercise is outlined in **Section 5** of this report.

5 EIA Screening

Schedule 7 of the *Planning and Development Regulations 2001-2025 (as amended)* outlines specific criteria for the determination of EIA requirements for sub-threshold projects, summarised in **Section 2.4** of this report. Specific aspects of the project are screened against these criteria in **Tables 5.1** to **5.3** below.

5.1 Characteristics of the Development

Table 5.1: Schedule 7 Criteria to determine the characteristics of the development

Schedule 7 Criteria	Information
(a) size and design of the whole of the proposed development	The proposed 0.8-hectare development includes the demolition of Buildings No. 27 and 28, adaptation of Building No. 26 for sports and recreation, a new amphitheatre, play facilities, a central lawn, and a forested eastern edge. It incorporates SuDS measures, traffic calming, planted buffers, a new level crossing, and enhanced paving, seating, lighting, and pedestrian connections throughout. Further details are presented in **Section 3.2.**
(b) cumulation with other existing and/or approved projects	A review of planning applications within 1 km of the Sandyford site (2023–present) identified a mix of minor and larger-scale developments. Most are small residential projects unlikely to result in significant cumulative effects individually; however, a few larger-scale developments, including residential schemes at the former Allegro, Rockbrook, and Avid Technology sites, could collectively contribute to temporary negative environmental effects. These potential cumulative impacts are summarised in **Table 3.4**. No licensed sites were identified within the subject site or its immediate environs.
(c) nature of any associated demolition works	The proposed scheme includes the demolition of Buildings No. 27 and No. 28, Corrig Road, with materials reused on-site where possible.
(d) use of natural resources, in particular land, soil, water and biodiversity	The proposed development will not involve the extensive use of natural resources. While some green space will be converted to accommodate buildings and infrastructure, the overall site area of 0.8 ha is limited in extent. Groundworks, including excavation and cut and fill, will be managed to minimise soil loss and reuse material on-site where possible. Water consumption during both construction and operational phases is expected to be typical of a development of this scale, and no significant impacts are anticipated. Similarly, no major effects on site biodiversity have been identified. The infiltration test completed by IGSL in December 2025 indicated very low or negligible infiltration rate for the subsoils. The infiltration test has shown that conventional soakaway systems will not function adequately in this location due to very low / negligible infiltration. Instead, it will be necessary to

	discharge storm water to an existing surface water system, using attenuation techniques to regulate the flow. In summary, the proposed development is not expected to give rise to any adverse effects on the use or conservation of natural resources.
(e) production of waste	Waste arising during the construction and demolition works is expected to be typical of projects of this nature, including soils, excavated stone, and general construction materials. Best practice measures will be implemented to minimise waste generation, with suitable materials reused on-site where feasible. Any off-site disposal will be undertaken by licensed waste contractors in accordance with regulatory requirements. No contaminated soil is anticipated; however, any material encountered during groundworks that shows visual or olfactory signs of contamination will be classified by a suitably qualified Environmental Engineer and disposed of via licensed facilities. No asbestos survey has been completed to date, but one is planned for the next stage of works. A Tree Survey & Management plan was undertaken by Arborist Associates Ltd. to inform the design and environmental management of the vegetation on site, Management measures to minimise the production of vegetative waste are outlined in Section 3.4.6. Operational waste, if generated, is expected to be limited to general maintenance and litter from park users. This will be managed via dedicated bin stores and collected by a licensed waste operator in accordance with standard municipal waste procedures.
(f) pollution and nuisances	Potential localised noise, air quality and water pollution impacts are anticipated. There is a potential risk of suspended solids entering the public surface water network during construction, if best practice measures are not followed, which could affect local watercourses and downstream receptors. To mitigate this risk, appropriate sediment control measures will be implemented to protect water quality throughout the construction phase. The inadvertent release or deposition of hazardous materials on-site could result in soil and groundwater contamination, with groundwater particularly vulnerable in this location. The site lies in an area of extreme groundwater vulnerability, which can facilitate rapid contaminant transport. This underscores the importance of implementing robust measures to prevent any potential pollution. Dust, noise, and vibration will be generated by HGV movements to and from the site, as well as by 360° excavators and dozers during groundworks. Demolition activities are also expected to produce some level of noise, dust, and vibration. In the absence of appropriate best practice mitigation

	measures, these emissions could result in temporary nuisance effects for nearby sensitive receptors. Baseline environmental surveys will be conducted for each of these parameters, and these will be monitored during the operation of the facility at a frequency to be agreed by the local authority. Following a review of the noise levels on the site, including the L_{AFmax} and L_{Aeq}, the site has been characterised as *moderate risk* for both day and nighttime noise, therefore mitigation measures are not required to control the onset noise levels. As per the Air Quality Impact Assessment (Wave Dynamics, 2025), the magnitude of dust emissions for all proposed activities was determined to be *small,* given the limited scale of the project and short duration of works, while the sensitivity of surrounding receptors was identified as *medium* for dust soiling. Negative effects on the environment may arise due to pollution or nuisance given the environmental sensitivities of the surrounding areas. However, the proposed best practices measures should substantially address and reduce these impacts. During the operational phase, no significant noise, dust, or vibration is anticipated, beyond levels typical of a standard residential development.
(g) 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	There is potential risk of flooding in the absence of best practice procedures and measures. A review of historic flood records and CFRAM flood maps for the area confirms that the development site is located within Flood Zone C, indicating a very low probability of fluvial or coastal flooding, and is not at risk from medium- or high-probability flooding.
(h) risks to human health (e.g. due to water contamination or air pollution)	The site exhibits potential hydrological connectivity to a protected watercourse, as surface water runoff from the site drains into the Carrickmines_010 Stream and subsequently enters the Shanganagh_010 River approximately 6.3 km downstream. This flow path links the site to the protected watercourse SHANGANAGH_010, which supports drinking water abstractions, however, the exact location of the abstraction point is currently unknown. According to the most recent publicly available data from the EPA Water Abstractions Register, the abstraction point on the Shanganagh River is recorded as inactive and remains listed as 'Registered' on the LEAP Online system (Reg. No. R01302-01). Nevertheless, the proposed works are not expected to have any significant impact on raw water quality. Provided that standard pollution-prevention and silt-control measures are properly implemented, the project is considered to pose a low risk to downstream drinking water quality.

	The Air Quality Impact Assessment finds that nearby receptors are generally low-risk for human health. However, demolition and construction activities could still pose minor risks from noise, dust, and vibration. Implementing the best practice measures in **Section 3.4** is expected to reduce these impacts to negligible.

5.2 Location of the Proposed Development

Table 5.2: Schedule 7 Criteria to determine the characteristics of the site environs

Schedule 7 Criteria	Information
(a) existing and approved land use	The proposed development site is located on Corrig Road, within the Dundrum–Sandyford Electoral Division, Co. Dublin. The townland covers an area of 2.5 km² and had a population of 7,638 in 2022, resulting in a population density of approximately 3,087 people per km². Under the Dún Laoghaire–Rathdown County Development Plan 2022–2028, the site is zoned Objective F, which seeks "to preserve and provide for open space with ancillary active recreational amenities," supporting the creation of community and recreational facilities while enhancing the surrounding environment. The proposed 0.8-hectare development includes the demolition of Buildings No. 27 and 28, adaptation of Building No. 26 for sports and recreation, a new amphitheatre, play facilities, a central lawn, and a forested eastern edge. It incorporates SuDS measures, traffic calming, planted buffers, a new level crossing, and enhanced paving, seating, lighting, and pedestrian connections throughout. The proposal is consistent with the established Land Use Zoning Objective F, supporting the provision and enhancement of open space with ancillary active recreational amenities.
(b) relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground	The proposed development site is situated within the Carrickmines Stream sub-basin (CARRICKMINES STREAM_010) of the Ovoca-Vartry Catchment, approximately 350 m north of the Carrickmines (Racecourse) Stream. The stream flows southwest to northeast before turning southeast along the M50 and is classified as "Not at Risk" under the Water Framework Directive (WFD), with Good water quality. Restoration measures under the Local Authority Waters Programme (LAWPRO) have been implemented. The stream eventually discharges into the Shanganagh Stream, a protected watercourse for drinking water abstractions, though the nearest abstraction is inactive. The site drains an area of approximately 20 km², with no medium- or high-probability flooding identified locally. The site is underlain predominantly by extensively modified urban soils, with isolated natural peat soils in surrounding areas (Carrigvahanagh Soil Association), overlying Quaternary tills derived from limestone and granite. Bedrock consists of pale

	grey, equigranular granite, with minor foliation features nearby. Groundwater is part of the Kilcullen Groundwater Body, classified as a Poor Aquifer with moderate vulnerability. No wells, source protection areas, or karst features are present on-site, and no significant hydrological connections to sensitive water sources are recorded. Satellite imagery indicates that the site currently comprises two existing buildings, areas of concrete and made ground, and some sections of green space. Vegetation is present in the green areas, indicating that soils in these locations are capable of supporting plant growth.
(c) the absorption capacity of the natural environment, paying particular attention to the following areas:	
i. wetlands, riparian areas, river mouths	The site is not located near any wetlands or river mouths. No adverse effects are expected as a result of the proposed development.
ii. coastal zones and the marine environment	The site is situated *ca.* 7.5km upstream of the Irish Sea.
iii. mountain and forest areas	No direct hydrological pathways to Protected sites were identified.
iv. nature reserves and parks	No nature reserves were identified within proposed site immediate areas.
v. areas classified or protected. under legislation, including. Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive	There are no Natura 2000 designated sites (SACs or SPAs) located within the ZoI of the proposed site.
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	A range of sources, including historic maps of the proposed site, Geological Survey Ireland data, EPA mapping, OPW historic flood records, and Google Earth Historic Imagery, were consulted in the preparation of this report. Historical maps (1829–1930) show the site as predominantly agricultural/greenfield, with surrounding urban development emerging over time. By 1995, the site had been developed with the current commercial buildings. There are no recorded incidents or activities that would be expected to have adversely impacted the environmental quality of the area and its surroundings.
vii. densely populated areas	The proposed development site is located on Corrig Road, within the Dundrum–Sandyford Electoral Division, Co. Dublin. The townland covers an area of 2.5 km² and had a population of 7,638 in 2022, resulting in a population density of approximately 3,087 people per km²

viii. landscapes and sites of historical, cultural or archaeological significance	No archaeological features are present within the proposed works or their zone of influence. The architectural sensitivity of the area also is considered to be low, as there are no recorded architectural features within the immediate vicinity (i.e. within 100 m of the proposed development). There are no geological heritage features located within, or in the immediate environs of the development site. Impacts to visual (geological), historical, cultural or archaeological features are not anticipated as a result of the proposed works.

5.3 Characteristics of Potential Effects

Table 5.3: Schedule 7 Criteria to determine the likely significant effects on the environment of the proposed development

Schedule 7 Criteria	Information
(a) the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected),	The development site is situated in a densely populated area with moderate environmental sensitivity. Considering the scale of the proposed development and the implementation of best-practice construction measures, no significant adverse impacts are anticipated.
(b) nature of the impact	
i. Human Beings, Population and Human Health	The demolition & construction phase has the potential to have low impact the local population through increased noise, dust, and traffic. Drinking water quality on downstream receptors could also be slightly affected.
ii. Water, Biodiversity, Flora and Fauna	The proposed development site, as indicated by the OPW CFRAM flood map, is located in an area classified as Flood Zone C, corresponding to lands with a very low probability of fluvial or coastal flooding (Annual Exceedance Probability <0.1%). The proposed development is not expected to significantly increase flood risk, either on-site or downstream. The groundwater vulnerability at the site is classified as 'Moderate'. In the absence of best-practice measures, however, groundwater could be affected. Given the considerable distance to nearby surface waterbodies, the risk of construction runoff reaching them is minimal, though suspended solids could enter the public stormwater network if runoff is not properly managed. Potential impacts on biodiversity, flora, and fauna are possible due to hydrological connections with proposed NHAs. However, the distance from surface watercourses, combined with the implementation of best-practice measures, means that significant adverse effects are not anticipated.
iii. Land and Soil	The proposed works occur on made land and no change to land use will occur. The overall site area of 0.8 ha is limited in extent. There are no signs of ground contamination on the site. If any contaminated material is identified by sight or by odour during groundworks, the soil should be classified by an Environmental Engineer as Inert, No-Hazardous or Hazardous. In this instance, disposal should be by a licensed contractor to a suitably licensed facility. Inadvertent deposition of hazardous materials could lead to soil pollution both on-site and at neighbouring locations. This risk will be mitigated through a rigorous waste acceptance procedure, highly trained staff, and good housekeeping practices.

	The proposed development is not expected to negatively impact the land during the construction and operational phases.
iv. Air & Climate	The demolition phase of the development may negatively impact air quality. Similarly, the construction phase could generate short-term fugitive dust emissions during ground preparation, enabling works, and general site construction activities. Additionally, there is a potential increase in CO_2 emissions from traffic. The dust and CO_2 emissions could accumulate with the impacts of nearby activities, especially if the construction phase overlaps with other projects with planning permission. In summary, there is a potential for localised air quality degradation during certain phases of the demolition and construction processes. To manage the atmospheric emissions, best practice techniques will be employed, alongside the implementation of a construction phase air quality management and monitoring plan. This plan will be implemented throughout the duration of the construction phase to ensure that adjacent residential properties and other sensitive receptors nearby are not adversely impacted by a deterioration in air quality. The operational phase of the development will have no effect on air quality & climate. Given the considerations mentioned, it can be concluded that any potential negative impacts on air quality or climate that could significantly affect the environment will be effectively prevented.
v. Material Assets, landscape and cultural heritage including architectural aspects	The proposed development does not require any acquisition of privately owned lands, or any loss of land / property used by the community. While demolition of property will be required, these structures hold no significant architectural value. It is not considered that any elements of the proposed development will cause any direct or visual impacts with respect to previously recorded and/or extant architectural or archaeological heritage features. On completion, Sandyford Civic Park will function as a central civic space for workers, residents, and visitors, strengthening local identity, encouraging social interaction, and showcasing best-practice urban greening and climate-adaptive design within a high-density urban district. The development will not give rise to a revaluation of or change in the development potential of adjoining lands / properties. The proposed development is not expected to have a significant effect on the visual amenity. There are no protected views within the area that will be affected by the proposed development During both demolition and construction phases, an increase in waste production is expected. However materials will be reused on-site where possible.

	The impacts are anticipated to be slight given the correct waste management that will be conducted. Best practices and effective management measures for C&D waste generated on site should be implemented and maintained throughout the entire construction phase. Similarly, waste production in the area will probably increase during the operation phase. This will be mainly production of domestic waste, which will be disposed of by a licensed waste operator.
vi. The interrelationship between the environmental topics	Interactions between soil, groundwater, surface water receptors, and, by extension, sensitive aquatic and terrestrial habitats were carefully considered. Given the moderate vulnerability of on-site groundwater, the risk of contamination increases if soil contamination occurs and remediation measures are not implemented promptly. Contamination of surface water could potentially affect biodiversity, flora, and fauna, particularly due to the indirect hydrological connectivity to Loughlinstown Wood pNHA and Dalkey Coastal Zone and Killiney Hill pNHA. However, this risk is considered unlikely given the considerable distance between the site and designated surface water bodies. Implementation of best practice mitigation measures is expected to reduce any residual impacts to slight or negligible levels.
(c) transboundary nature of the impact	There are no construction phase or operational phase transboundary impacts. Any minor impacts will be contained in the immediate vicinity of the site. The subject lands are not located on any geographical or other boundary of relevance to assessment of likely significant effects on the environment.
(d) intensity and complexity of the impact	

i. Human Beings, Population and Human Health	Impacts on human health arising from noise, traffic, and air pollution are not expected to be significant or complex, given the low sensibility of the surrounding receptors. Construction activities within an urban, built-up area are typical, and with the implementation of best-practice mitigation measures, any adverse effects are expected to be effectively minimised. Temporary peaks in noise and dust may occur, potentially affecting adjacent residents; however, these impacts will be short-term and will cease once the specific construction activities conclude. The measures proposed to address potential impacts on air and groundwater quality, as well as noise and traffic, will further reduce potential effects on the surrounding community during the construction phase. Consequently, residual impacts associated with demolition and construction are predicted to be very slight to negligible. Although impacts on downstream drinking water courses are highly unlikely to occur, any such effects would be slight and not complex. Impacts of the operation phase should not be complex nor significant.
ii. Water, Biodiversity, Flora & Fauna	Impacts on surface water, if existing, may be moderate and complex. This complexity is largely attributed to the long-term and hard to predict effects on water quality and downstream ecosystems, especially when considering the connection with protected. However, given the best practices measure put in place and the considerable distance to surface waterbodies, these effects are unlikely to occur. Impacts on biodiversity, fauna and flora from surface water run off, if existing, should be complex and minimal. The infiltration test completed by IGSL in December 2025 indicated very low or negligible infiltration rate for the subsoils. Impacts on groundwater are not expected to be significant or complex. Given the moderate vulnerability and nature of the Underlying bedrock and Kilcullen aquifer, any contaminants that do occur are likely to remain largely localised. Given the scale of the proposed scheme, these are unlikely to happen. Any residual impacts are expected to be effectively minimised by the proposed best practices measures. Impacts on biodiversity, fauna and flora, from groundwater contamination, when existing, should be complex and moderate.
iii. Land and Soil	In general, the complexity and intensity of the impacts generated by the proposed development on land and soil quality are not expected to be high.

	Changes to the landscape due to construction will occur, but these changes are expected to not be complex nor significant given the controlled and predictable impacts. With regard to soil quality, the magnitude and complexity of potential impacts are predicted to be moderate, primarily due to the risk of soil contamination. However, the proposed control measures are considered sufficient to prevent such impacts from occurring.
iv. Air & Climate	The effects on air quality originated from traffic and dust emission should not be significant. Negative impacts on climate are not anticipated to arise from the construction phase, but if so, they should be complex and not significant.
v. Material Assets, landscape & cultural heritage including architectural aspects	Impacts on material assets, landscape and cultural heritage aspects, if existing, should not be complex nor significant.
vi. The interrelationship between the environmental topics	In the absence of best practices measures, the interaction between the environmental factors, in particular waterbodies and biodiversity, can potentially increase the complexity and significance of the impacts.
(e) Probability of the impact	
i. Human Beings, Population and Human Health	Some level of negative impacts associated with the demolition & construction stage are certain. It is likely that the minor impact of noise and pollution during the construction phase will occur. Working hours will be limited generally to hours set by condition or as otherwise agreed and all work carried out will be performed in accordance with the approved management plans. Adverse effects on drinking water downstream from the Site is unlikely to occur. Negative impacts associated with the operation stage are possible, but unlikely.
ii. Water, Biodiversity, Flora & Fauna	Impacts on surface and groundwater are possible in the absence of best-practice measures. Impacts on biodiversity, flora and fauna might occur in the absence of best practices measures, especially considering the hydrologic connection with protected sites.
iii. Land and Soil	Impacts on land and soil are certain during construction stage. However, they are not expected to be significant given the responsible approach to the site development. Impacts during operation stage are possible, but unlikely.

iv. Air & Climate	Slight adverse effects on air quality in the area during demolition & construction stage are likely to happen. Adverse effects on climate are very unlikely.
v. Material Assets, landscape & cultural heritage including architectural aspects	Impacts on material assets and landscape are possible, however, they are not expected to be significant. Impacts on cultural heritage and architectural aspects are unlikely if best practices measures are followed.
vi. The interrelationship between the environmental topics	In the event of soil contamination, impacts on groundwater quality would be likely. Similarly, in the event of surface water contamination, adverse effects on biodiversity, flora and fauna, as well as on drinking water sources and, by extension, human health, are possible. Control measures implemented are expected to reduce the residual impacts associated with such to slight/negligible.
(f) Expected onset, duration, frequency and reversibility of the impact	
i. Human Beings, Population and Human Health	Noise and dust effects will be occasional, short term and reversible. Effects on traffic will be occasional and short term and reversible. No adverse effects are expected during the operational phase.
ii. Water, Biodiversity, Flora & Fauna	Impacts during the construction phase on groundwater are expected to be rare, short-term and reversible. Impacts on surface waters are rare and temporary. Impacts on biodiversity, flora and fauna are expected to be rare, but long-term and reversible.
iii. Land and Soil	Impacts on land are not anticipated. Impacts during construction stage on soil are not anticipated.
iv. Air & Climate	Impacts on air quality from dust and traffic during construction stage are rare, short term and reversible. Adverse effects on climate are rare but long-term.
v. Material Assets, landscape & cultural heritage including architectural aspects	Impacts on material assets are expected to be rare, temporary long-term and partially reversible. Impacts on landscape are expected to be rare, short-term and reversible. Impacts on cultural heritage and architectural aspects are expected to be rare, but long-term and partially irreversible.
vi. interrelationship between the environmental topics	The interrelationship between the environmental aspects relevant to this project are not expected to alter the duration, frequency or reversibility of the impacts.
(g) cumulation of the impact with the impact of other existing and/or development	Considering the demolition & construction phase of the proposed development, the principal cumulative impacts on the surrounding environment, when assessed in combination with

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	existing and proposed developments, are anticipated to arise from noise (both construction and traffic-related) and atmospheric emissions (including dust and traffic-related CO_2). Should construction periods for nearby developments, both large-scale and minor, overlap, the potential for significant cumulative effects may increase. However, with the implementation of the proposed control measures, any residual effects are expected to be slight or imperceptible. No cumulative impacts from the operational phase are expected.
(h) possibility of effectively reducing the impact	Potential negative effects from the proposed development can be minimised through the application of standard best practice measures, which will ensure maximum protection for the environment. These are summarised in **Section 3.4**.

6 Conclusions

This EIA Screening report has been produced in accordance with Annex III of the EIA Directive as transposed by Schedule 7 and Schedule 7A or the Planning and Development Regulations 2001-2025 (as amended). This screening exercise has been performed to determine whether an Environmental Impact Assessment is necessary for the proposed development located at Corrig Road, Sandyford, County Dublin.

The proposed construction and operation **do not exceed** the thresholds for mandatory EIA/EIAR under EU Directive 2011/92/EU (as amended) and the Planning and Development Regulations 2001–2025 (as amended). The assessment indicates that the receiving environment is of moderate sensitivity, the risk posed by the proposed development is low due to its scale, nature, and adherence to best construction practices. Details are as follows:

- On completion, Sandyford Civic Park will function as a central civic space for workers, residents, and visitors, strengthening local identity, encouraging social interaction, and showcasing best-practice urban greening and climate-adaptive design within a high-density urban district.
- The proposed development comprises the demolition of buildings No. 27 and No. 28, Corrig Road, with materials reused on-site where possible.
- The site is located in Sandyford, Dublin 18, and it is zoned to “preserve and provide for open space with ancillary active recreational amenities.”
- The primary hydrological feature to the proposed development is the Carrickmines Stream, known locally as the Racecourse stream (EPA designation: CARRICKMINES STREAM_010), which flows in a southwest to northeast direction *ca.* 350m south of the subject site.
- The site is hydrologically connected to a protected watercourse, with the SHANGANAGH_010 drinking water abstraction point approximately 6.3 km downstream, though currently inactive according to the EPA Water Abstractions Register (Reg. No. R01302-01).
- The EPA Soils Classification Map identifies the site as being primarily underlain by Made Ground.
- The infiltration test completed by IGSL in December 2025 indicated very low or negligible infiltration rate for the subsoils.
- There are no Natura 2000 designated sites (SACs or SPAs) within the Zone of Influence of the proposed works.
- Indirect hydrological connections are established with two proposed NHA: Loughlinstown Woods pNHA and the Dalkey Coastal Zone and Killiney Hill pNHA
- Flood mapping indicates the site is located in Flood Zone C.
- Best practice measures to be implemented during the construction phase are listed **Section 3.4**.

The construction of the proposed development is expected to have a **low impact** on the environment, when considering the nature and scale of the proposed works, and the moderate sensitivity of the environment.

The proposal is consistent with the established Land Use Zoning Objective F; “supporting the provision and enhancement of open space with ancillary active recreational amenities.” The development will not cause land use changes, and it will not differ from the building in the surrounding area. No significant impacts are anticipated following the implementation of

suitable best practices measures associated with standard construction practices and the proper management of wastes arising on the site.

The information in this EIA Screening Report can be used by the competent authority, Dún Laoghaire–Rathdown County Council, to assess whether an EIA is required for the proposed works.

Having considered the relevant statutory criteria, the overall conclusion of this screening exercise is that an Environmental Impact Assessment is **not required** for the proposed development.

Appendix A: Risk Assessment as per Air Quality Monitoring and Noise Control Unit's Good Practice Guide for Construction and Demolition

Risk Assessment A – Locality/Site Information

	Low	Medium	High
Expected duration of work			
Less than 6 months			
6 months to 12 months		x	
Over 12 months			
Proximity of nearest sensitive receptors			
Greater than 50 metres from site			
Between 25m and 50m			
Less than 25 metres			x
Hospital or school within 100 metres			
Day time ambient noise levels			
High ambient noise levels (>65dB(A))			
Medium ambient noise levels (55-65dB(A)			
Low ambient noise levels (<55dB(A)			x
Working Hours			
7am – 7pm Mon-Fri; 8am-2pm Sat	x		
Some extended evening or weekend work			
Some night-time working, including likelihood of concrete power floating at night			
SUBTOTAL A	**1**	**1**	**2**

Risk Assessment B – Works Information

	Low	Medium	High
Location of works			
Majority within existing building			
Majority External			x
External Demolition			
Limited to two weeks	x		
Between 2 weeks and 3 months			
Over three months			
Ground Works			
Basement level planned			
Non-percussive methods only	x		
Percussive methods for less than 3 months			
Percussive methods for more than 3 months			
Piling			
Limited to one week			
Bored Piling Only			
Impact or vibratory piling			
Vibration generating activities			
Limited to less than 1 week	x		
Between 1 week and 1 month			
Greater than 1 month			
SUBTOTAL B	**3**	**0**	**1**

Total Risk Assessment

	Low	Medium	High
Risk Assessment A	**1**	**1**	**2**
Risk Assessment B	**3**	**0**	**1**
Total	**4**	**1**	**3**

The site is assessed as a **Moderate** risk overall.

Appendix B: Proposed Demolition Plan (Source: Urban Agency)

Park East and West

Terrace

Car Park

Car Park

Car Park

Car Park

Car Park

CORRIG ROAD

ES

CARMANHALL ROAD

Forum

The Forum

21

Tk

Tks

Tk

Time Place Apts.

Car Park

Tk

Car Park

CARMANHALL ROAD

ES

Tk

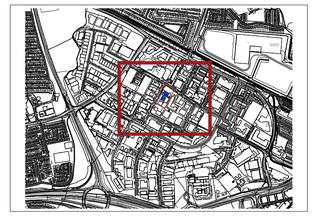
ES

1 EXISTING SITE LOCATION PLAN
1:500@A1

N

DRAFT

KEY PLAN



LEGEND

OUTLINE OF AREA FOR DEMOLITION/REMOVAL

SITE AREA: 0.95 Hectares

PLANNING DRAWINGS

Notes :

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DESIGN TEAM AND SURVEYOR'S DRAWINGS, DETAILS AND SPECIFICATIONS.

ALL DIMENSIONS ARE IN MILLIMETRES. ALL LEVELS IN METRES. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE OFF DRAWINGS.

WHERE DIMENSIONS ARE NOT GIVEN, DRAWINGS MUST NOT BE SCALED AND THE MATTER MUST BE REFERRED TO THE LANDSCAPE ARCHITECT.SIMILARLY IF THE DRAWINGS CONTAIN CONFLICTING DETAILS OR DIMENSIONS.

ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO CONSTRUCTION OR FABRICATION.

THE LANDSCAPE ARCHITECT MUST BE INFORMED, BY THE CONTRACTOR, OF ANY DISCREPANCIES BEFORE WORK PROCEEDS.

THIS DRAWING HAS NOT BEEN PREPARED FOR BCAR, BCMS OR DAC PURPOSES AND HAS NOT BEEN PREPARED TO DEMONSTRATE COMPLIANCE WITH THE BUILDING REGULATIONS.

Revision :	Date :	Description :
a		

Drawing Title : Existing Site Location Plan

Drawing No.:			Rev.:
2503-UAA-ZZ-XX-DR-A-PP-0100			A
Date :	Scale :	Drawn by :	Checked by :
12.12.2025	1:500@A1	RM	AG
Project Title :			Job No. :
Sandyford Civic Park			2503

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