



EIA Screening Report

Proposed Large Scale Residential Development
Site at the junction of Sallynoggin Rd. Lower and Glenageary Ave,
Glenageary
Co. Dublin

September 2023



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DOCUMENT CONTROL

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LIMITATIONS

This report represents the result desk study research and an Environmental Impact Screening Assessment conducted at the above referenced site. Best practice was followed at all times and within the limitations stated. This report is the property of Verdé Environmental Consultants Limited (Verdé) and cannot be used, copied or given to any third party without the explicit prior approval or agreement of Verdé.

All Information contained in this report is based on the information made available to Verdé, which we assume to have been provided in good faith. This report represents an assessment of the site and was performed in accordance with generally accepted standards regarding environmental assessment. Verdé makes no other representations whatsoever, including those concerning the legal significance of its findings or as to other legal matters touched on in this report, including, but not limited to ownership of any property or the application of any law to the facts set forth herein.

EXECUTIVE SUMMARY

Verdé Environmental Consultants (Verdé) has been retained by Red Rock Developments Ltd. to complete an Environmental Impact Assessment (EIA) Screening Report for a proposed Large scale Residential Development (LRD) on a site at the junction of Sallynoggin Road Lower and Glenageary Avenue, Glenageary, Co. Dublin in accordance with the EIA Directive.

Planning permission (DLRCC Plan Ref: ABP31232121) was sought by Red Rock Developments Ltd. for a Strategic Housing Development (SHD) consisting of a Build-To-Rent residential development of 147 no. apartments at this site but was refused in April 2022. A revised planning application is being sought by the client via the (LRD) process. This revised application as currently designed has a total of 138 no. units in a mix of 1, 2 and 3 bed apartments. The purpose of this EIA Screening report is to assist a determination as to whether an Environmental Impact Assessment Report (EIAR) is required for the proposed revised LRD development. Reports being issued as part of this planning application and that were made available to Verde were reviewed as part of the EIA Screening exercise.

This EIA Screening exercise on the proposed LRD development was completed to determine the potential for the proposed activity to have significant environmental effects or not. The exercise has been informed by a desk study of the site and its surrounds using publicly available information and information provided by the Client and Project Design Team. The following summary applies to the outcome of the screening exercise:

- The proposed development does not constitute development for which EIA is mandatory or required.
- In terms of scale, development and operations for the proposed LRD project does not fall under those projects requiring a mandatory EIA as prescribed in Annex I of the EIA Directive (Schedule 5, Part 1 of the Planning and Development Regulations 2001, as amended). Therefore, a mandatory EIA is ruled out for reasoning set out in section 4.2 herein.
- The proposed development falls within the category of an 'Infrastructure Project' under Part 2 of Schedule 5(10)(b) of the Regulations however the development does not exceed any relevant quantity, area or other limit specified in that Part. Given the status of the development, it is classed as a sub-threshold development project.

No significant negative effects on any of the environmental factors to be considered under the EIA Directive are anticipated as a result of the proposed development. This report concludes that this is a *sub-threshold* type project which is not likely to have a significant effect on the environment, either by itself or in combination with other plans or projects and considers that an Environmental Impact Assessment (EIA) is not required in this instance.

1 INTRODUCTION

1.1 Project Details

Verdé Environmental Consultants (Verdé) has been retained by Red Rock Developments Ltd. to complete an Environmental Impact Assessment (EIA) Screening Report relating to a proposed Large scale Residential Development (LRD) on a site at the junction of Sallynoggin Road Lower and Glenageary Avenue, Glenageary, Co. Dublin in accordance with the EIA Directive.

Planning permission (DLRCC Plan Ref: ABP31232121) was sought by Red Rock Developments Ltd. for a strategic housing development (SHD) consisting of a Build-To-Rent residential development of 147 no. apartments was refused in April 2022. A revised planning application is being sought by the client via the LRD process. The previous application proposed a 9-storey development which had open space that was overshadowed, and it had poor permeability to the public realm. The new proposal seeks to balance the need to provide increased density while being conscious of the existing residential amenity. The proposed Build to Sell development includes 138 no. apartments in a mix of 1, 2, and 3 bedrooms, in 2 no. interlinked blocks over 4 to 7 floors. The ground floor contains commercial units of restaurant, cafes, local shops, creche and residential amenity, all facing the open landscaped plaza and streetscape, upgrades to the public realm along Sallynoggin Road and Glenageary Avenue.

The purpose of the Report is to determine if an Environmental Impact Assessment (EIA) is required for the proposed development as set out in the mandatory and discretionary provisions of the Planning and Development Act, 2000, as amended and Schedule 5 of the Planning and Development Regulations, 2001, as amended (2018). The requirement for a 'sub-threshold' development to be subject to EIA is determined by the likelihood that the development would result in significant environmental effects which may arise due to the location of the development or the characteristics of the development. The EIA screening exercise outlined below have examined the project with reference to the relevant thresholds and criteria.

1.2 Overview of the proposed development

Red Rock Glenageary Ltd., intend to apply to Dún Laoghaire Rathdown County Council for a Large-Scale Residential Development on a site of 0.74 ha at Junction of Sallynoggin Road and Glenageary Avenue, and Glenageary Roundabout, Glenageary, Co. Dublin.

The proposed development will consist of a new neighbourhood centre to include apartments, commercial and retail units, public plaza, childcare facility and all associated residential amenity spaces.

The proposed development includes:

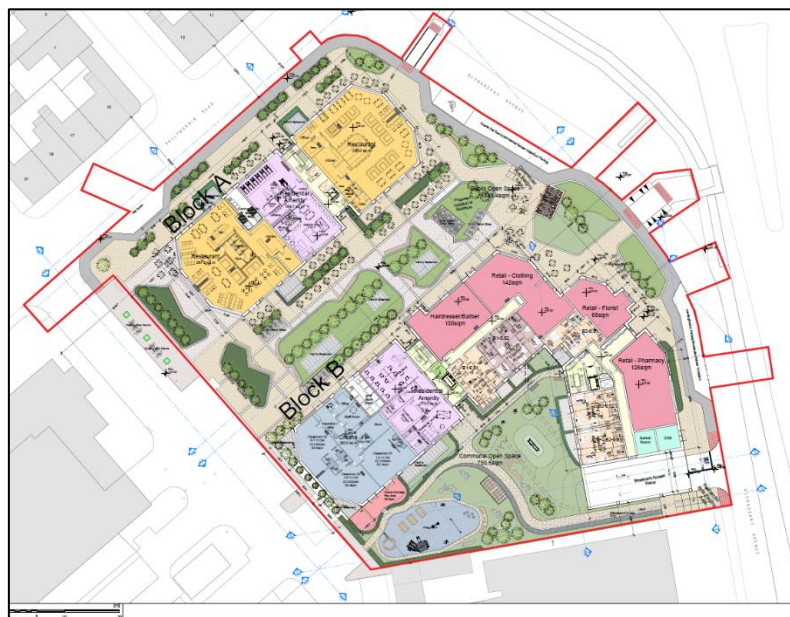
- a) Construction of 138 no. residential apartment units (37 no. 1-bedroom units, 68 no. 2-bedroom (4 person units) 6 no. 2-bedroom (3 person units) and 27 no. 3-bedroom units) in 2 no. interlinked blocks at third to fifth floor level (ranging in height from four to seven storeys over basement level) consisting of:
 - i. Block A (5-6 storeys) comprising 41 no. apartments (8 no. 1-bedroom units, 17 no. 2-bedroom (4 person) units, 2 no. 2-bedroom (3 person) units and 14 no. 3-bedroom units).
 - ii. Block B (4-7 storeys) containing 97 no. apartments (29 no. 1-bedroom units, 51 no. 2-bedroom (4 person) units, 4 no. 2-bedroom (3 person) units and 13 no. 3-bedroom units).

Each residential unit has associated private open space in the form of a balcony/terrace.

- b) Residential amenity areas of approx. 342 sqm are proposed in the form of resident support services, concierge services, co-working space, social/activity spaces and gym at the ground floor of Blocks A and B.
- c) Open Space (approx. 2,806.6 sqm) is proposed in the form of (a) public open space (c. 1,848.4 sqm) in the form of a public plaza accommodating outdoor seating, planting, pedestrian footpaths and cyclist links and (b) residential/communal open space (approx. 958.2 sqm) including c. 750.6 sqm at surface level (incl. playground), roof terrace at fifth floor level of link between Blocks A and Block B (c. 151 sqm) and roof terrace (c. 56.6 sqm) at fifth floor level of Block B. 1.8 m opaque screens are proposed around both roof gardens.
- d) Commercial and retail uses at ground floor level of Blocks A and B (c. 996 sqm) to include (a) 2 no. restaurants (c. 267 sqm and 295 sqm) in Block A, (b) a retail – clothing unit (c. 142 sqm), (c) retail - florist unit (c. 66 sqm), (d) retail - pharmacy unit (c. 126 sqm) and (e) hairdresser unit (c. 100 sqm) all in Block B.
- e) Childcare facility (c. 263 sqm) with dedicated open space and children's play area (c. 39.5 sqm) at ground floor level of Block B.
- f) Basement areas (total approx. 3,411 sqm) are proposed on one level and include car and bicycle parking areas, waste management and plant areas. An ESB substation (approx. 31.7 sqm) is proposed at surface level at the top of the basement ramp accessed off Glenageary Avenue. Commercial bin stores (c. 47.9 sqm) are proposed to be located at ground floor level of both Blocks A and B.
- g) A total of 80 no. car parking spaces at basement level are proposed to include 3 no. accessible parking spaces, 2 no. GoCar spaces and 17 no. EV charging spaces. 5 no. motorcycle parking spaces are also proposed at basement level.
- h) A set down area/loading bay is proposed at surface level at Sallynoggin Road and 2 no. set down areas/loading bays including 1 no. accessible car parking space are proposed at surface level at Glenageary Avenue.
- i) A total of 310 no. bicycle parking spaces to include 254 no. bicycle parking spaces at basement level including 10 no. cargo bicycle spaces and 56 no. bicycle parking spaces including 16 no. cargo bicycle spaces at surface level.

- j) The development shall be served via a new vehicular access point to the basement level from Glenageary Avenue. New pedestrian and cyclist access points will be provided onto Sallynoggin Road and Glenageary Avenue from the site.
- k) Removal of existing cycle path and footpath and dropped kerb pedestrian crossing at Glenageary Avenue to be reinstated by soft landscaping and replaced by a new shared cyclist and pedestrian raised table crossing point located on Glenageary Avenue linking to the existing signalised crossing on the R118. Existing 1.2 m pedestrian crossing on Glenageary Avenue to be widened to 2 m.
- l) Emergency services/servicing access is proposed from Sallynoggin Road and Glenageary Avenue.
- m) All associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; attenuation proposal; permeable paving; all landscaping works; green roofs; roof plant room and general plant areas; photovoltaic panels; landscaped boundary treatment; footpaths; public lighting; and electrical services.

Figure 1 – Proposed LRD development layout



There is extensive planning history relating to the site and is summarised in Section 2.

1.3 Objectives and Work Brief

This EIA screening report is being submitted as part of the planning application process for the proposed development referenced above and has been prepared to assist in the decision as to whether an EIA is required. The question of whether an EIA is required arises only in relation to the projects that fall within the scope of one or more of the project classes listed in Annex I or II of the EIA Directive 2011/92/EU and/or corresponding classes or projects listed in Schedule

5, Parts 1 and 2 of the Planning and Development Regulations 2001, as amended. Projects which do not fall within the scope of the listed projects are not subject to any requirements for EIA or screening EIA under EIA Directive 2011/92/EU as amended 2014/52/EU.

This EIA screening report will be accompanied by the following reports all of which have been used to inform the EIA screening exercise:

- Screening for Appropriate Assessment Report prepared by Openfield in September 2023
- Ecological Impact Statement prepared by Openfield in September 2023
- Outline Construction Management Plan prepared by Vision Contracting in September 2023
- Resource and Waste Management Plan prepared by Awn Consulting in September 2023
- Operational Waste Management Plan prepared by Awn Consulting in September 2023
- Noise and Vibration Impact Assessment prepared by Awn Consulting in September 2023
- Microclimate Assessment prepared by Awn Consulting in September 2023
- Flood Risk Assessment prepared by Aecom in September 2023
- Infrastructure Report prepared by Aecom in September 2023
- Mobility Management Plan prepared by Aecom in September 2023
- Traffic and Transport Assessment prepared by Aecom in September 2023
- Architectural Design Statement LRD Stage 2 prepared by John Fleming Architects in September 2023

In order to meet project objectives, Verde's work brief included the following:

- A review of existing site details and proposed development plans;
- A review of EIA requirements under Planning and EIA regulations, including site specific requirements;
- A review of available reports and figures;
- Desk study assessment of environmental sensitivity of the site location; and
- Review of development plans for lands adjacent to the proposed development.

2 EXISTING SITE DETAILS

2.1 Site Location and Setting

The proposed development site is located at the junction of Sallynoggin Road lower and Glenageary Avenue in Co. Dublin. The site has a total area of approx. 0.74 hectares and is of an irregular square shape. The site has open access from the western side immediately adjacent to Lidl and a gate along the north-eastern boundary along Glenageary Avenue. The Ordnance Survey of Ireland (OSI) X, Y ITM coordinates for the site are 724265, 727051. The adjacent land uses are listed in Table 2.1 below. The site consists of a single brownfill vacant plot which has been derelict for more than 10 years.

The site is covered by Dun Laoghaire Rathdown County Development Plan 2022 - 2028 which designates the site area as a general zone NC - *To protect, provide for and-or improve mixed-use neighbourhood centre facilities*. The site falls within Objective No. 65 of the Dun Laoghaire Rathdown County Development Plan 2022-2028 – *To prepare a Local Area Plan for Sallynoggin*. The proposal of 138 no. residential units and childcare facility, restaurants, cafes, and retail units comply with the overall land use zoning objectives.

The adjacent land uses are described in Table 2.1 and below.

Table 2.1 – Adjacent Land Uses

| Boundary | Land Use |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| North | To the north, the site is bounded by Sallynoggin Road, residential dwellings and Glenageary roundabout. The Sallynoggin Road provides access to the site from the northwest (and access to Lidl supermarket). |
| West | To the immediate west of the site is Lidl Sallynoggin car park (with an electric charging station) followed by Lidl unit. The Sallynoggin Road also lies to the west of the site which provides access to Lidl car park and to the subject site. |
| East | Glenageary Avenue followed by the R118 followed by mixed residential dwellings (Glenageary Park) and commercial units (Domino's Pizza, Insomnia Coffee and Spar) are to the east of the site. |
| South | Directly south of the proposed site a boundary wall that separates the site to An Post parcel depot followed by an Auto parts store, Musgrave marketplace and residential dwellings |

2.2 Planning Records

Planning records held by Dun Laoghaire Rathdown Planning Records have been consulted (on the 17th April 2023) as part of the desktop review exercise with the results summarised in Table 2.2 below. The EIA Portal, an online map-based website operated and maintained by The Minister under the Amendment of Act 2000 172 that identifies the location of each application for development consent accompanied by an EIAR, was consulted on the 17th April 2023. The information

on the EIA Portal is limited for the purposes of providing initial and early notification of proposed projects requiring EIA across the country. Verde completed a search for any such applications with a 1km radius of the proposed development and results are summarised in Table 2.3 below.

Table 2.2 Details of Relevant Planning Applications (DLRCC)

| PLANNING REF. # | APPLICATION DESCRIPTION | SITE LOCATION | APPLICATION/ NOTICE DATE | CURRENT UPDATE |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------------------------------------------------------------|-------------------|
| ABP31232121 | Permission for a strategic housing development consisting of: construction of a Build-To-Rent residential development of 147 no. apartments (9 no. studio, 51 no. one bedroom, 67 no. two bedroom and 20 no. three bedroom) in 4 no. blocks (ranging in height from five to nine storeys over basement level) | On-Site | Dec 2021 (Application Date) April 2022 (Decision Date) | Refuse Permission |
| D05A/0039 | Change of use of existing first floor from office space to restaurant and hot food take-away and the provision of a new entrance and stairwell on the ground floor with new signage to the front of the Deerhunter Public House. | On-Site | January 2005 (Application Date) March 2005 (Decision Date) | Grant Permission |
| D05A/1632 | Demolition of all existing buildings and construction of 7 no. blocks comprising of shop units, off licence, restaurant, veterinary clinic, community hall, crèche, financial services, gym and residential apartment blocks. Permission was refused in 2006. | On-Site | March 2006 (Application Date) June 2006 (Decision Date) | Grant Permission |
| D05A/0239 | Demolition of existing building and construction of 5 residential units, 9,376m ² commercial space, 570m ² | On-Site | February 2005 (Application Date) | Grant Permission |

| PLANNING REF. # | APPLICATION DESCRIPTION | SITE LOCATION | APPLICATION/ NOTICE DATE | CURRENT UPDATE |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|----------------------------------------------------------------|------------------|
| | community space, 432 parking spaces and associated works. The board refused the development on 3 reasons; 1. Potential for significant levels of future development and traffic generation which contrary to the proposer planning and sustainable development of the area, 2. Potential traffic congestion and obstruction of road users in the area, 3. Density, scale, height and visual impact and overdevelopment and therefore contrary to the proposer planning and sustainable development of the area. | | March 2005 (Decision date) | |
| D22A/0198 | he proposed development will include the provision of (a) 5 no. 24.94sq.m single storey, light industrial prefabricated structures to be used as commercial 'dark kitchens' for the production of hot and cold food/beverages for dispatch, (b) 1 no. single storey, prefabricated cold store structure (15.5sq.m), (c) 1 no. two storey, prefabricated structure for use as a staff welfare pod (28.38sq.m), (d) designation of 3 no. existing car parking spaces and the addition of 11 no. bicycle spaces | Musgrave market Place Sallynoggin Road Lower (c. 100m south of the subject site) | Oct 2022 (Application Date) Nov 2022 (Decision Date) | Grant Permission |
| D22A/0531 | Planning permission to erect 833.00m ² or 150.30 kWp of photovoltaic panels on the roof of our existing Lidl Store in Sallynoggin with all associates site works. | Lidl | July 2022 (Application Date) Oct 2022 (Decision Date) | Grant Permission |

| PLANNING REF. # | APPLICATION DESCRIPTION | SITE LOCATION | APPLICATION/ NOTICE DATE | CURRENT UPDATE |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------------------------------------------------------------|-----------------------------------------------|
| D14A/0865 | Development of a retirement home, pharmacy and café/restaurant, medical centre, supermarket, widening onto Sallynoggin Road, ESB Substation and parking. The supermarket under the application has since been built and completed (Lidl). | Lidl | December 2014 (Application Date) January 2015 (Decision Date) | Grant Permission |
| D14A/0865/E | Permission granted for extension of the planning permission for mixed use development. Therefore, the works approved under Ref D14A/0865 can be completed up until 2026. | Lidl | May 2020 (Application Date) July 2020 (Decision date) | Grant Permission of Duration of Permission |
| D17A/0148 | The development involves the retention of amendments/revisions to the mixed use development previously permitted under Reg. Ref D14A/0865, (Bord Ref. PL06D.244904) and specifically amendments /revisions made to the supermarket building (Block C) and revisions to the overall site layout. | Lidl | July 2017 (Application Date) Aug 2017 (Decision Date) | Grant Permission for retention |

Table 2.3 Details of Relevant EIA Locations (EIA Web Portal)

| PORTAL ID # | APPLICATION DESCRIPTION | SITE LOCATION | DATE UPLOADED TO PORTAL | COMPETENT AUTHORITY | CURRENT UPDATE |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|-------------------------|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2019202 (Plan Ref. D19A/09 04) | Application for permission for development of their existing site at Pottery Road, Dun Laoghaire. The development consists of an expansion of their current Pharmaceutical facility with 2 manufacturing extensions to their existing facility. | Amgen Technology (Ireland) UC, Pottery Road, Dún Laoghaire, Co. Dublin | 25/11/2019 | DLR County Council | <p>Permission was granted in July 2020 subject to 22 conditions.</p> <p>The Executive Officer report considered that the development EIAR subject to compliance with the conditions set out in each chapter of the report, the effects on the environment of the proposed development by itself and in combination with other development in the vicinity would be acceptable.</p> |

2.3 Site Physical Setting

Information on the site location, hydrology, geology hydrogeology and ecology of the area has been obtained from records held by the Geological Survey of Ireland (GSI), Environmental Protection Agency (EPA), Ordnance Survey of Ireland (OSI), Water Framework Directive Maps, National Parks and Wildlife Service (NPWS) databases and on-line resources of Department of Environment, Community and Local Government (myplan.ie).

Details of the site physical setting are outlined in Table 2.4 which includes desk study findings.

Table 2.4 – Site Physical Setting

| FEATURE | DETAILS & COMMENTS |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Topography | Topography is generally flat over the site area. |
| Geology | <p><u>Overburden:</u></p> <p>The EPA national soil database classifies the topsoil as made ground and the National Soil Information System (SIS) classifies the soils as Urban. The subsoil permeability has a rating of Low.</p> |

| | |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>A site investigation was carried out by AECOM in 2020 which included borehole drilling and trial pits. Logs show that made ground was encountered consisting of cohesive soils overlying tarmacadam or concrete underlain by cohesive fill material. The natural soil was encountered at depths ranging from 0.90mBGL to 1.60mBGL (metres below ground level). The natural soils conditions comprised of firm to stiff brown slightly sandy slightly gravelly silty CLAY with low cobble content. Rotary core drilling confirms that this was encountered until bedrock between 2.50mBGL and 5.00mBGL of strong light grey fine to coarse grained Granite. No groundwater ingress was recorded in the boreholes or trial pits. Groundwater standpipe readings from March to May 2021 ranged from 1.6 – 2.9mBGL.</p> <p><u>Solid Geology:</u></p> <p>The GSI Bedrock Geology information shows that the majority of the site is underlain by granite with microline phenocrysts of the Type 2p microline porphyritic (Northern and Upper Liffey Valley Plutons) Formation. Quaternary sediment comprises of till derived from limestones.</p> |
| Hydrogeology | <p><u>Regional Classification:</u></p> <p>According to GSI data, the bedrock aquifer beneath of the site is classified as Poor Aquifer (PI) – bedrock which is generally unproductive except for local zones.</p> <p><u>Vulnerability:</u></p> <p>The GSI vulnerability map for the area describes the aquifer as having a Moderate vulnerability rating across the site.</p> |
| Hydrology/Ecology | <p><u>Surface Water Courses</u></p> <p>The closest watercourse is the Kill-O-The Grange Stream (IE_EA_10K020200) that is approx. 1.5km to the southwest of the site and runs northwest to southeast and enters the Irish Sea at Shankill. This stream has a Q value status of “Poor” (score rating 3) and is “At Risk”.</p> <p>Monkstown Stream (IE_EA_09B130400) is located approx. 2km to the north of the site and flows southwest to northeast and enters the sea at Dun Laoghaire. This stream is under review by the EPA.</p> <p>The Kilcullen (IE_EA_G_000) groundwater body in the subject area is “At Risk” in accordance with the Water Framework Directive. The GW2016-2021 has assigned the area with a “Good” overall groundwater status.</p> <p><u>Protected Areas:</u></p> <p>The site is not located within or directly to any Natura 2000 sites. There are protected areas or European Sites within 2km of the proposed site. The closest conservation area is Dalkey Coastal Zone and Killiney Hill proposed Natural Heritage Area (pNHA) (site code: 001206) and is approx. 1.2km to the north/east and southeast of the site.</p> <p>South Dublin Bay Special Area of Conservation (SAC) is located approx. 2.1km to the north of the site (site code: 000210)</p> |

| | |
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| | <p>The AA Screening report ¹lists the Natura 2000 sites within 15km of the proposed site:</p> <p>Baldoyle Bay SAC/SPA, North Dublin Bay SAC/North Bull Island SPA, South Dublin Bay and Tolka Estuary SPA, South Dublin Bay SAC, Howth Head SAC and Howth Head Coast SPA, Rockabill to Dalkey Island SAC, Dalkey Island SPA, Ireland's Eye SAC/SPA, Glen of the Downs SAC, Bray Head SAC, Knocksink Wood SAC, Ballyman Glen SAC, Wicklow Mountains SAC & SPA, Poulaphouca Reservoir SPA.</p> <p>Five of these were found to lie within the zone of influence of the project:</p> <p>North Dublin Bay SAC, North Bull Island SPA, South Dublin Bay SAC, South Dublin Bay and Rive Tolka Estuary SPA and Poulaphouca Reservoir SPA.</p> <p>The AA Screening report concluded that the possibility of any significant impacts on any European Sites, whether arising from the project itself or in combination with other plans and projects, can be excluded beyond a reasonable scientific doubt. A site visit completed by Openfield in September 2020 and January 2022 showed the land is entirely composed of dry meadow – G2 and there are no alien invasive species.</p> <p><u>Flood risk:</u></p> <p>According to OPW flood maps and AECOM Flood Risk Report², the proposed site is not prone to flooding from either fluvial or pluvial (rainfall) events. It was noted that two previous single (non-recurring) flood events have been recorded approximately 380 meters west of the site. These were related to a manhole cover lifted during a period “where all of the rivers and streams were flowing at full capacity, which only left a few inches to spare before flooding in all areas” in 2022. The other in 2011 “The source of the flood waters was the overtopping of the Monkstown Stream. The capacity downstream (open channel and culvert) was exceeded and backup from this area resulted in the flooding of 10 residential properties”. However, did not flood the proposed site. The CFRAM mapping displays flood extent for Deansgrange 1.5km west of the proposed site and therefore the site is located in Flood Zone C.</p> <p>The CFRAM fluvial flood risk mapping was considered in the AECOM report, and it confirms that the site is not currently at risk of fluvial flooding. Future scenario models were considered including climate change and does not predict an increase in flood extents onto the site. The site remains in Flood Zone C which is most preferable for residential developments. The proposed attenuation storage has been designed using a 1 in 100-year return period rainfall event, with a 20% allowance for an increase in rainfall depth to allow in consideration of the impact of climate change. The proposed SuDS measures and restriction of run-off to greenfield run-off rates means there will not be an increase in flood risk as a result of the proposed development.</p> |
| Radon | <p>According to the EPA Radon Risk Map of Ireland. The subject site is located in an area designated risk area with 1 in 20 homes in this area is likely to have high radon levels.</p> |

¹ Screening Report for Appropriate Assessment of a Proposed Large Residential Development at the Junction of Sallynoggin Road Lower and Glenageary Avenue, Glenageary, Co Dublin, Openfield, January 2023

² AECOM Glenageary Gate LRD, Flood Risk Assessment At Junction of Sallynoggin Road Lower and Glenageary Avenue, Glenageary, Co. Dublin, December 2022

| | |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Licences/Permits/ Seveso | <p>There are no licenced activities or waste permitted operations at this site or immediate surroundings in accordance with EPA. There are closest sites that operate under the following Licences are:</p> <ul style="list-style-type: none"> ○ Amgen Technology (Ireland) Unlimited Company located approx. 1.2km to the southwest of the site has an IEL licence (Licence no. P0019-02) under Industry category. ○ Becton Dickinson Insulin Syringe Limited (Irish Branch) and Becton Dickinson Penel Limited (Irish Branch) currently hold and IPC licence (Licence no. P0648-01) under Industry category located approx. 1.4km to the west. <p>There are no Seveso sites within the surrounding area of the proposed development.</p> |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

3 EIA SCREENING LEGISLATION AND GUIDANCE

3.1 EIA Legislation

The EIA Directive 2011/92/EU, as amended by Directive 2014/52/EU (together, the EIA Directive) on the assessment of the effects of certain public and private projects on the environment is designed to ensure that projects likely to have significant effects on the environment are subject to a comprehensive assessment of environmental effects prior to development consent being granted. The objective of the Directive (2014/52/EU) is to *“ensure a high level of protection of the environment and human health, through the establishment of minimum requirements for Environmental Impact Assessment (EIA), prior to development consent being given, of public and private development that are likely to have significant effects on the environment”*.

The environmental assessment must identify, describe and assess the direct and indirect significant impacts of the project on specified environmental factors (Article 3 (1) of the Directive and 171a(b) and 172 of the Planning and Development Act 2000).

The requirements of the EIA Directives apply only in relation to projects listed in Annex I and II of the EIA Directive which is clear from Article 2, paragraph 1 of the Directive which provides that *“before consent is given, projects likely to have significant effects on the environment by virtue of their nature, size or location are made subject to a requirement for development consent and an assessment with regard to their effects on the environment (EIA). Those projects are defined in Article 4”*. Article 4 provides that projects listed in Annex I shall be subject to a mandatory EIA and projects listed in Annex II shall be subject to determination as to whether an EIA is required through (a) case-by-case examination or (b) subject to thresholds or criteria set by the Member State.

In Ireland, EIA provisions relating to planning permissions are contained in the Planning and Development Act, 2000, as amended (Part X) (hereafter referred to as “the Planning Act”), and in the Planning and Development Regulations, 2001, as amended (Part 10) (“the Regulations”). Projects requiring an EIA are listed in Schedule 5 (Parts 1 and 2) of the Regulations. Where a project is listed in Part 2 of Schedule 5 but is classed as “sub-threshold development”, planning authorities under article 103 of the Regulations may request an EIAR where it considers the proposed development is likely to have a significant effect on the environment. Schedule 7 and 7A of the Regulations must be considered in the decision as to whether a proposed development is likely to have a significant effect on the environment. *“Sub-threshold development” means development of a type set out in Schedule 5 which does not exceed a quantity, area or other limit specified in that Schedule in respect of the relevant class of development*. The prescribed classes of development for the purpose of section 176 of the Act are set out in Schedule 5.

The outcome of the EIA process does not, in itself, determine the outcome of an application for development consent for a project. The Planning Authority and An Bord Pleanála must consider each application for development consent on its

own merits, taking into account all material considered, including conclusions in respect of EIA, before making its decision to grant with or without conditions, or to refuse consent.

3.2 EIA Guidelines

The Department of Housing, Planning and Local Government (DHPLG) revised the Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment, in August 2018³. These updated Guidelines deal with the legislative provisions resulting from the 2014 EIA Directive and the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018) and how they are to be addressed in practice.

Recently the EPA published draft Guidelines on the Information to be Contained in Environmental Impact Assessment Reports⁴ (May 2022), which includes guidance on preparing an EIAR and the screening process. In addition, both the European Commission⁵ and the Institute of Environmental Management and Assessment⁶ (IEMA) have published guidance on various aspects of the EIA process which includes guidance on screening. This report has been prepared with reference to each of the above documents.

The Office of the Planning Regulator (OPR) has issued guidance in the form of the Environmental Impact Assessment Screening, Practice Note (PN02)⁷ in June 2021 which aids Planning Authorities as the Competent Authority in this area. The practice does not duplicate or replace any existing guidance or advice but focuses on the EIA screening exercise. It provides a step-by-step (3 step) approach to the process of screening for EIA.

³ Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment, prepared by the Department of Housing, Planning and Local Government, August 2018

⁴ Guidelines on the information to be contained in Environmental Impact Assessment Reports, Environmental Protection Agency, May 2022

⁵ Environmental Impact Assessment of Projects Guidance on Screening, European Commission (2017) Luxembourg: Office for Official Publications of the European Communities.

⁶ Environmental Impact Assessment Guide to: Delivering Quality Development, IEMA (2016) Lincoln, UK

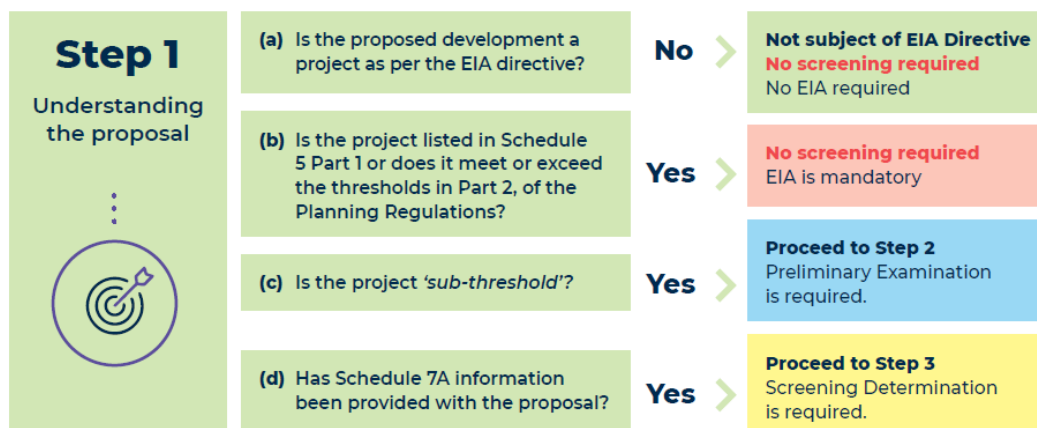
⁷ Environmental Impact Assessment Screening OPE Practice Note PN02, Office of the Planning Regulator, June 2021

4 EIA SCREENING

4.1 Screening Methodology

The proposed development is evaluated to determine potential EIA requirements based on the characteristics of the development, site location sensitivity and characteristics of potential impacts. The first step is to determine whether the proposed project exceeds thresholds requiring a mandatory EIA as set out in Annex I or II of the EIA Directive. These classes have been broadly transposed into Schedule 5 (Part 1 and 2) of the Planning and Development Regulations 2001-2018 with national thresholds included for many of the Annex II classes. If the project is not subject to a mandatory EIA, EIA may still be required to determine the likelihood of a sub-threshold projects having significant effects on the environment. Criteria are included in Annex III of the EIA Directive (transposed into Irish Law in Schedule 7 of the Regulations) to determine whether a sub-threshold development should be subject to an EIA. Figure 2 is Step 1 understanding the proposal of the EIA Screening exercise extracted from the PN02 Practice Note. Step 1 will determine if no screening is required/no EIA required, an EIA is mandatory or to move on to Step 2 if the project is 'sub-threshold'.

Figure 2 – Step 1 approach to EIA Screening for Development Proposals (extract from the OPR Practice Note)



If Schedule 7A information has been provided for the proposed development, it is required to proceed to Step 3 Screening Determination. The screening determination completed by the competent authority must be based on the information provided by the developer and considered in light of the precautionary principle. Criteria to determine whether projects by virtue, inter alia, of their nature, size or location should be subject to EIA, are set out in Schedule 7 to the Regulations, as amended (Annex III of the 2014 Directive). The determination made by the competent authority must include reasons with reference to Schedule 7 criteria and make reference to any mitigation features or design factors influential to the making of the determination. Particular attention should be given to potential significant impacts on sensitive areas (e.g. areas identified as important to nature conservation and/or areas of particular archaeological interest in the relevant Development Plan), and also to cumulative effects with relevant existing and/or approved projects.

For all sub-threshold developments listed in Schedule 5 Part 2, under Article 103(1) of the Regulations, where EIAR is submitted or EIA determination is requested, a screening determination exercise 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. Article 103(1)(b)(i) - (iii) and 109(2)(b)(i) – (iii) of the Regulations⁸ states:

(a) Where planning applications for sub-threshold development is not accompanied by an EIAR, the planning authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.

(b) Where the planning authority concludes, based in such preliminary examinations, that —

- (i) “there is **no real likelihood of significant effects** on the environment arising from the proposed development, it shall conclude that an **EIA is not required**,*
- (ii) There is **significant and realistic doubt in regard to the likelihood of significant effects** on the environment arising from the proposed development, it shall, by notice in writing served on the applicant, require the applicant to submit to the authority the information specified in **Schedule 7A** for the purposes of a screening determination unless the applicant has already provided such information, or*
- (iii) there is a **real likelihood of significant effects** on the environment arising from the proposed development, it shall—*
 - (I) conclude that the development would be likely to have such effects, and*
 - (II) by notice in writing served on the applicant, require the applicant to submit to the authority an **EIAR** and to comply with the requirements of article 105”.*

4.2 Understanding The Proposal (STEP 1)

4.2.1 Mandatory EIA Thresholds (Schedule 5 Criteria)

Section 172 of the Planning & Development Act 2000, as amended, provides the legislative basis for mandatory EIA. It states that an environmental impact assessment shall be carried out by a planning authority or the Bord, as the case may be, in respect of an application for consent for proposed development where either:

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

⁸ European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 S.I. No. 296 of 2018

(b)

(i) *the proposed development would be of a class specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001 but does not exceed the relevant quantity, area or other limit specified in that Part;*

and,

(ii) *the planning authority or the Board, as the case may be, determines that the proposed development would be likely to have significant effects on the environment.*

There is no class set out under Part 1 of Schedule 5 (or Annex I of the EIA Directive) in relation to the proposed Large scale Residential Development at Glenageary/Sallynoggin and therefore an EIA is not mandatory. The proposed development is of a type listed in Annex II of the EIA Directive (Part 2 of Schedule 5).

Schedule 5 of the Planning & Development Regulations 2001, as amended sets out a number of classes and scales of development that require EIA. The proposed residential development on a plot area of 0.74 ha consists of 138 no. units in total that will in summary consist of the following:

- Large-Scale Residential Development on a site of 0.74 ha site. Construction of 138 no. residential apartment units (37 no. 1-bedroom units, 68 no. 2-bedroom (4 person units), 6 no. 2-bedroom (3 person units) and 27 no. 3-bedroom units) in 2 no. interlinked blocks.
- Residential amenity areas of approx. 342 sqm. Commercial and retail uses at ground floor level of Blocks A and B (c. 996 sqm) to include (a) 2 no. restaurants (c. 267 sqm and 295 sqm) in Block A, (b) a retail – clothing unit (c. 142 sqm), (c) retail - florist unit (c. 66 sqm), (d) retail - pharmacy unit (c. 126 sqm) and (e) hairdresser unit (c. 100 sqm) all in Block B.
- Childcare facility (c. 263 sqm) with dedicated open space and children’s play area (c. 39.5 sqm) at ground floor level of Block B.
- A total of 80 no. car parking spaces at basement level are proposed to include 3 no. accessible parking spaces, 2 no. GoCar spaces and 17 no. EV charging spaces. 5 no. motorcycle parking spaces are also proposed at basement level. A total of 310 no. bicycle parking spaces.

The proposed development falls within the category of an ‘Infrastructure Project’ under Part 2 of Schedule 5(10)(b) of the Regulations which provides that a mandatory EIAR must be carried out for the following projects:

- (i) *Construction of more than 500 dwellings.*
- (ii) *Construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.*
- (iii) *Construction of a shopping centre with a gross floor space exceeding 10,000 square metres.*

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

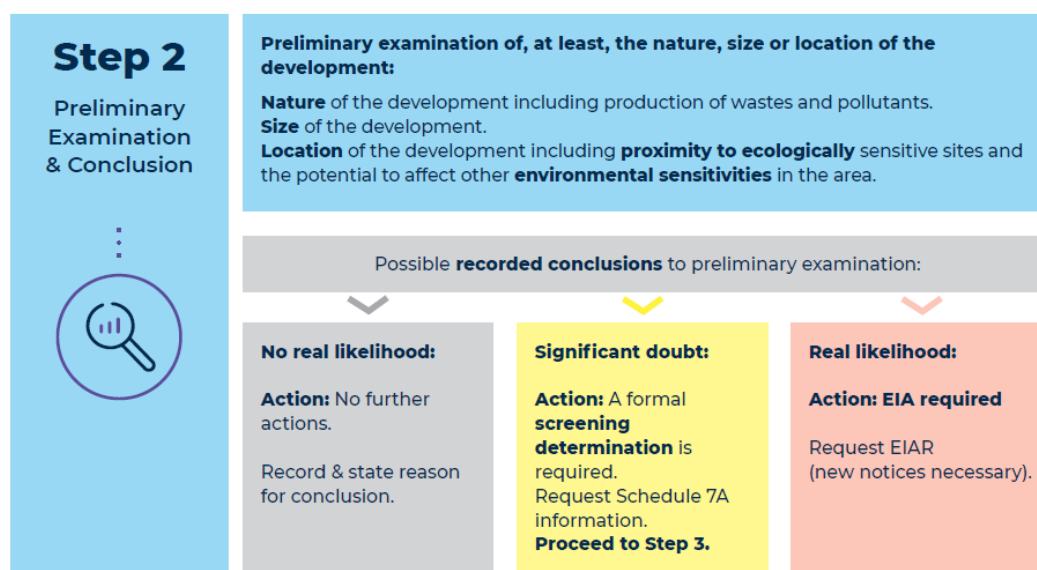
(In this paragraph, “business district” means a district within a city or town in which the predominant land use is retail or commercial use).

The proposed development does not exceed these thresholds for the following reasons:

- At a total of 138 no. residential units in a mix of 1, 2 and 3 bed apartments, the number of individual residential units falls below the threshold of 500 dwellings. It is therefore referred to as a ‘sub-threshold’ development.
- At 80 no. vehicular parking spaces, the number of car parking spaces falls below the threshold of 400 spaces. Car parking is provided as part of and is for the primary purpose of the development and can therefore be automatically disregarded.
- The proposed development does not include a shopping centre and can therefore be disregarded.
- The plot area of the proposed LRD is 0.74 ha situated in an area designated by the local Authority as NC - *To protect, provide for and-or improve mixed-use neighbourhood centre facilities*. The proposed development site is not within a business district and is below the threshold limit size for other parts of a built-up area. Therefore, the proposed residential development falls below the threshold of 10 hectares. It is therefore referred to as a ‘sub-threshold’ development.

Therefore, as stated above, the proposed development is of a class of development listed in Part 2 of Schedule 5, however the scale and nature of the proposed development does not meet or exceed the stated thresholds at which an EIA is a mandatory requirement, and it therefore follows the proposed development is classed as a “*sub-threshold*” development and is subject to screening for the requirement for EIA. Therefore, the next stage is Step 2 of the OPR step-by-step approach to complete a Preliminary Examination (Figure 3 for reference).

Figure 3 – Step 2 approach to EIA Screening for Development Proposals (extract from the OPR Practice Note)



4.3 Preliminary Examination (STEP 2)

Preliminary examinations must consider at least the following;

- The **nature** of the development including the production of waste and pollutants
- The **size** of the development; or
- The **location** of the development including the potential to impact on certain ecologically sensitive sites and the potential to affect other environmentally sensitive sites in the area.

A preliminary examination should have regard to the Source-Pathway-Receptor model and regard to the criteria set out in Schedule 7 of the Regulations. The OPR PN02 guidance states a number of questions to assist the preliminary examination which have been considered in the following sections.

4.3.1 Nature of the Development

Is the nature of the proposed development exceptional in the context of the existing environment?

The existing land use of the proposed site is covered by the local Authority and is zoned as NC - *To protect, provide for and-or improve mixed-use neighbourhood centre facilities*. The site falls within Objective No. 65 of the Dun Laoghaire Rathdown County Development Plan 2022-2028 – *To prepare a Local Area Plan for Sallynoggin*. The NC zoning objective permitted in principle includes for open space, residential, restaurants and shop-neighbourhood and is open for consideration for residential – Build to Rent. The proposed development complies with the overall land use zoning objectives.

The development will see a long-awaited regeneration of the vacant brownfill site. The ground floor will have no apartments facing public realm allowing the public frontage of the building to be filled with active uses. The introduction of restaurants and retail units to the site will ensure activity and contribute to the neighbourhood centre character of the area. The proposed development can be considered not exceptional in the context of the existing environment.

Will the development result in the production of any significant waste, or result in significant emissions or pollutants?

The nature of the proposed build to sell development includes residential and commercial, and it is anticipated it will not cause any significant emissions or pollutants during its operational stage. An Operational Waste Management Plan (OWMP) report is being submitted as part of the planning pack prepared by AWN Consulting. Typical waste will include dry mixed recyclables, organic waste, glass and mixed non-recyclable. Waste will be segregated and stored in the designated Waste Storage Areas (WSAs) which have been allocated in the design of the development. The implementation of the OWMP will ensure a high level of recycling, reuse and recovery at the development.

A Resource and Waste Management Plan (RWMP) has been prepared for the development by AWN Consulting. The client and the design team have integrated the '*Best Practice Guidelines for the Preparation of Resource & Waste Management Plans for Construction & Demolition Projects*' guidelines. The approach optimises resources and reduces waste during construction. An Environmental testing was carried out on the site and classified the soil as non-hazardous. TPH was recorded in 9 out of 12 no. soil samples above the limits of detection but not in liquid phase. The leachate results indicate the soils would be treated as Inert Waste. Any made ground excavated on site will be stockpiled separately to prevent any potential cross contamination and additional testing of these soils may be requested before landfill acceptance. All fuels will be banded. There is no demolition associated with this proposed development. It is anticipated that 239 tonnes will be reused, 715 tonnes will be recovered and 99 tonnes will be disposed of correctly. There will be c. 17,949 m³ of soil, stones, gravel, made ground and clay excavated to facilitate construction of new foundations and underground services. Any nearby site requiring clean soil material will be contacted for reuse opportunities. Adherence to the RWMP will ensure waste management during the construction phase is carried out in accordance with the Best Practice Guideline.

During the construction stage, works will not be out of the ordinary for a typical LRD development. The priority is to promote recycling, reuse and recovery of waste and diversion from landfill where possible. Through using appropriate suitable licenced contractors and facilities for any waste removed off-site, environmental impacts arising from waste are expected to be minimal, short-term and slight with respect to waste management.

Through mitigation measures and best practice outlined in the Outline Construction Management Plan (OCMP) prepared by Vision Contracting, there is possible emissions and pollutants that will be prevented or reduced. Such environmental emissions and mitigation include as set out in the OCMP:

- Noise – noise monitoring stations, timber hoarding, working hours, plant for the site will be pre-planned that complies with noise emissions, etc.
- Dust – dust monitoring, timber hoarding, water dust suppression systems, keeping the site clean and tidy etc.
- Vibration – working hours, if required vibration monitoring, ensure equipment and methods produce minimum vibration.
- Waste – segregation of waste on the site, correct disposal to licenced facilities, hazardous management plan will be created if encountered.
- Refuelling – bunded areas, fuel and oil stores, spill trays etc.

Waste management will be applicable on the site and good housekeeping will be implemented throughout the construction phase. There will be potential short-term dust, air and noise pollution during the construction stage from typical construction activities but will be managed by mitigation measures outlined in the OCMP Report. All plant and machinery will comply with noise regulations.

The proposed development will include blue and green roof (see figure below of the roof plan) and has been assessed in relation to SuDS in accordance with the guidelines of the GSDS and SuDS Manual CIRIA C753. The aim of the proposed drainage system is to minimise the environmental impact from rainfall events by reducing the runoff leaving the site.



Overall, the development is unlikely to cause any significant emissions or pollutants during the construction or operational phases.

4.3.2 Size of the Development

Is the size of the proposed development exceptional in the context of the existing environment?

The overall size of the subject site is 0.74ha and the proposed residential development and mixed-use scheme to include apartments, restaurants and retail units, public plaza, childcare facility and associated residential amenities over two blocks ranging in height from 4 to 7-storeys. The existing immediate surrounding environment is comprised of residential and commercial. The site zone objective is *to protect, provide for and -or improve mixed-use neighbourhood centre facilities*. Permitted in principle in these zoned areas are open space, residential, restaurants and shop-neighbourhood facilities. Where the site meets the main Sallynoggin Road and Glenageary Avenue a landscaped buffer zone has been created at the existing paths edge so there is an area of privacy before entering the buildings to soften the edges of the site. The proposed development will not change or transform the existing land use. A destination place which fills a void in this area being well set back from the other busy towns on the sea front. The proposed scheme, along with Lidl and the existing Glenageary Shopping Centre, will complete an active commercial frontage to Glenageary Roundabout and make this a destination in the locality. The introduction of restaurants and retail units to the site will ensure activity and contribute to the Neighbourhood Centre character of the area. These uses mingle with the residential amenity facilities encouraging engagement between the new and current residents of the area.

Are there cumulative considerations having regard to other existing and/or permitted projects?

The Dun Laoghaire Rathdown planning records were consulted on the 17th April 2023 for the townland. Table 2.2 in Section 2 lists planning applications in the immediate surroundings of the subject proposed development. There are currently no pending applications within the surrounding area of the proposed development. There is extensive planning history relating to the site. Planning Ref. D14A/0865 was approved in 2015 by An Board Pleanala consisting of retirement home, pharmacy and cafe /restaurant in Block A and a medical centre in Block B, a supermarket with off licence in block C, widening of access road off Sallynoggin Road. Lidl shopping centre was completed under this permission and the rest of the site is the proposal lands. Planning Ref. ABP312321-21 for an SHD consisting of 147 no. apartments including commercial units, a childcare facility and basement car parking was refused on the 25 04 2022. Refusal was based on the following (listed from the Design Statement):

- Overbearing from Glenageary Avenue
- Does not meet building height criteria
- Does not address adjacent residential properties
- Does not integrate positively with the public realm
- Lack of clarity in pedestrian and cycle connections and drop off areas
- High proportion of inactive frontages facing public realm
- Does not contribute to a 'sense of place'
- No provision for new links to established neighbourhoods

- Apartments facing car park entrance and Lidl on the ground floor

Table 2.3 in Section 2 lists applications for development consent accompanied by an EIAR within 2km of the subject site and are discussed further here.

EIA Portal ID: 2019202 (Plan Ref. D19A/0904) – Amgen Technology (Ireland) UC sought for a 10year permission for development to their existing site consisting of an expansion of their current Pharmaceutical facility in 2020 and permission was granted. A further three compliances with conditions were approved in February 2021. The site is located c. 1.30km to the southwest of the proposed development. The Executive Officer report considered that the development EIAR subject to compliance with the conditions set out in each chapter of the report, that the effects on the environment of the proposed development by itself and in combination with other development in the vicinity would be acceptable. It is not known if the extension has begun or if construction would be during the same period of this proposal if granted. However cumulatively due to the distance and mitigation measures on both developments is it unlikely that there would be cumulative impacts to the environment.

Considering the cumulative assessment, rural setting and available reports, the potential for adverse environmental effects in combination with projects in the surrounding area has been considered insignificant.

4.3.3 Location of the Development

Is the proposed development located on, in, adjoining or does it have the potential to impact on ecologically sensitive site or location?

The subject site is not located within any Designated Natura 2000 site. Within 15km of the site there are 20 Natura 2000 sites comprising of SACs and SPAs. Five of these sites are found to lie within the zone of influence of the project and are the following: North Dublin Bay SAC, North Bull Island SPA, South Dublin Bay SAC, South Dublin Bay and Rive Tolka Estuary SPA and Poulaphouca Reservoir SPA. There is no direct natural hydrological connection from the development site to Dublin Bay. There is an indirect pathway to Dublin Bay through the foul sewers enroute to the Ringsend Wastewater Treatment Plant (WwTP). However, it is noted that there is no surface water pathway to Natura 2000 sites in Dublin Bay.

Within the AA screening it was discussed if the proposed development would have an impact on Dublin Bay in relation to biodiversity from the Wastewater Treatment Plant at Ringsend. The report states “*it is unlikely [to have an impact on Dublin Bay], as existing historical data suggests that pollution in Dublin Bay has had little or no effect on the composition and richness of the benthic macroinvertebrate fauna*”. In June 2018 Irish Water applied for planning permission for works to the Ringsend Wastewater Treatment Plant. If the proposed WwTP is not implemented “*Bird populations in these areas will be unaffected by the discharge from the WwTP*”. Additional loading to this plant arising from the operation of this project is not significant as the best available scientific data suggests that pollution through nutrient input is not affecting

the conservation objectives of the South Dublin Bay and River Tolka Estuary SPA. The proposed WwTP at Ringsend will see improved treatment standards and will increase network capacity by 50%.

The AA Screening concluded that the possibility of any significant impacts on any European Sites, whether arising from the project itself or in combination with other plans and projects, can be excluded beyond a reasonable scientific doubt.

An EclS report was prepared for this planning application. The site is entirely composed of a large expanse of dry meadow – GS2 and the lands can be described as being of low local biodiversity value. The habitats on the development site are not suitable for regularly occurring populations of wintering/wetland/wading birds which may be qualifying interests of Natura 2000 sites in Dublin Bay or elsewhere. The nature of the habitat on the site means there is little or no suitable habitat for the majority of mammals which can be found in this part of Dublin. There is no suitable habitat for Badgers, Deer, Otter or other large animals. The lands were assessed for their potential for roosting or foraging bats. There are no features on the development site suitable for bat roosting. The potential of the habitats for foraging bats is low due to the highly built-up nature of the surrounding lands with no semi-natural connectivity and high levels of artificial light. No birds were noted during the September 2020 survey and due to the high level of human disturbance in this area it is unlikely that habitats are utilised for nesting. During the January 2022 survey, which is within the optimal period for wintering birds, no birds were noted. The vegetation is not composed of short turf amenity grassland which is preferred by the Light-bellied Brent Goose.

During construction phase – in the absence of mitigation measures there are negative impacts on the removal of the grasslands; neutral impact on nesting birds or bats; and potentially minor negative impact on the Kill-o-the-Grange. During operational phase – All surface water from the site will discharge to the public network after flowing through the proposed petrol interceptor, where hydrocarbons are removed and no negative effects arising to the quality or quantity of surface run-off will occur. The artificial lighting impact is neutral on mammals due to the site already heavily impacted by artificial lighting. Overall, the impact to biodiversity is neutral. Although the risk of pollution from the site is low, mitigation measures during the construction phase should be prepared to prevent any potential pollution. Any water leaving the site should pass through a silt trap. The EclA predicts after mitigation, no residual effects are likely to arise to biodiversity arising from this project which are moderate negative or greater.

In summary, the proposed development is unlikely to have the potential to impact on ecologically sensitive sites or locations during the construction or operational phases.

Does the proposed development have the potential to affect other significant environmental sensitivities in the area?

With the use of the online Historic Environment Viewer, there are no recorded monuments, archaeological sites or protected sites within the proposed development site. The closest National Inventory of Architectural Heritage is c. 1.0km

to the southwest of the proposed development is Eaglewood House Reg. No. 60230135 and was originally used as a country house. The closest Sites and Monuments Record (SMR) is c. 0.9km (Ref No. DU023-068) to the northwest of the site and is of a burial class in Monkstown Castlefarm discovered in 1968 during digging of foundation trenches for a dwelling house. The proposed development does not have the potential to affect significant environmental sensitivities within the area of the site.

4.3.4 Preliminary Examination Conclusion

Following completion of the Preliminary Examination (Step 2), the competent authority is recommended that there are potential significant doubts regarding the likelihood of significant effects on the environment arising from the proposed development. A Screening Determination for '*sub-threshold*' development must be undertaken if:

- a) Schedule 7a information is submitted by the applicant.
- or
- b) If there is significant doubt regarding the likelihood of significant effects having undertaken a preliminary examination.

Therefore, it is recommended to proceed to a Screening Determination (Step 3).

5 SCREENING DETERMINATION (STEP 3)

5.3 Sub -Threshold Screening Determination (Schedule 7 Criteria)

Potentially, a sub-threshold EIA may be required and “sub-threshold development” is defined as *development of a type set out in Schedule 5 which does not exceed a quantity, area or other limit specified in that Schedule in respect of the relevant class of development*. To determine whether the project described in Section 2 above should be subject to an EIA, Annex III of the EIA Directive details the criteria to be used to determine whether a project should be subject to EIA and Schedule 7 of the Regulations implements this Directive in Ireland. The following assessment is completed on the basis of the Criteria in Schedule 7 of the Regulations and utilises the Screening Checklist provided in the ‘Environmental Impact Assessment of Projects, Guidance on Screening (Directive 2011/92/EU as amended by 2014/52/EU)’ (EC, 2017). Information to be provided by the applicant or developer for the purposes of screening sub-threshold development for EIA comprises of the following (Schedule 7A):

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

The Schedule 7 criteria are grouped under the following three headings:

- *Characteristics of the Proposed Development*
- *Location of Proposed Development*
- *Characteristics of Potential Impacts*

Each group includes a number of criteria for consideration. The assessment of the likelihood of significant environmental effects requires professional judgment. The DoEHLG Guidance Document ‘Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development’ states that *“it is not intended that special studies or technical evaluations will be necessary for the purpose of making a decision”*. In this context, this screening exercise has relied on available information. The Schedule 7 screening criteria to be reviewed are discussed in Tables 5.1 and 5.2 below, with reference to the proposed development.

Where there are doubts to the likelihood of significant effects on the environment arising from the proposed development following from the Preliminary Examination (Step 2 of the OPR PN02), the next step is to proceed to Step 3 to complete the formal screening determination (Figure 4).

Figure 4 – Step 3 approach to EIA Screening for Development Proposals (extract from the OPR Practice Note)

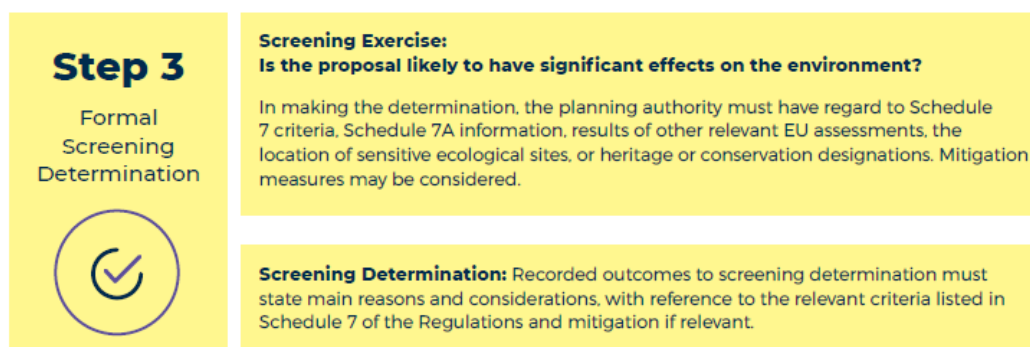


Table 5.1 presents a description of the projects likely impacts on the environment.

Table 5.1: Screening Determination

| SCREENING QUESTIONS | |
|-----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Characteristics of the Proposed Development | Comment |
| Is the scale of the project considered to be significant? | <p>The overall size of the subject site is 0.74ha and the proposed residential development and mixed-use scheme to include apartments, restaurants and retail units, public plaza, childcare facility and associated residential amenities over two blocks ranging in height to 7-storeys. The existing immediate surrounding environment is comprised of residential and commercial.</p> <p>The site is covered by the local Authority and is zoned is described as NC – “To protect, provide for and-or improve mixed-use neighbourhood centre facilities”. The site falls within Objective No. 65 of the Dun Laoghaire-Rathdown County Development Plan 2022-2028 – To prepare a Local Area Plan for Sallynoggin. The proposal of 138 no. residential units and creche, restaurants, cafes, and retail units comply with the overall land use zoning objectives.</p> <p>The development consists of</p> <ul style="list-style-type: none"> Construction of 138 no. residential apartment units comprising of 1, 2 and 3 bedroom in 2 no. interlinked blocks up to 7 storeys high. Each residential unit has associated private open space in the form of a balcony/terrace; Residential amenity areas of approx. 342 sqm; Open space; Commercial uses at ground floor level to include restaurants, retail – clothing, hairdressers, florist and pharmacy; Childcare facility; 80no. car parking and 310no. bicycle parking; and New vehicular access point from Glenageary Avenue along with new pedestrian and cyclist access points along Sallynoggin Road and Glenageary |

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| | <p>Avenue.</p> <p>The works will include proposed discharge of wastewater via connection point to Irish water. Currently it is proposed to discharge the surface water to the existing 3rd party surface water sewer which the adjoining site (Lidl Supermarket) is discharging to, which falls south-west parallel to Sallynoggin Road. It is proposed to collect surface water runoff entering the basement via; vents, the basement access ramp and from the vehicles within the car park in a drainage network below the basement slab. This network will in turn discharge via a petrol interceptor to a pump chamber and outfall to the foul sewer network.</p> <p>It is proposed to attenuate a portion of the site's stormwater at roof level and on the podium slab above basement. Attenuated via blue roofs to ground level which includes two concrete attenuation tanks providing 190m³ of attenuation. Surface water runoff from the roofs is proposed to cascade to other roofs via internal risers or drain to the slung drainage network below the ground floor slab (soffit of basement ceiling) before discharging to the surface water network within the site. SuDS is in accordance with GSDS and SuDS Manual CIRIA C753. Blue and Green roof system has been included in the design. At least 70% of the roof area is proposed as green roof/planting.</p> <p>The scale of the LRD development can be considered to be not significant.</p> |
| Is the size of the project considered significant when considered cumulatively with existing or permitted projects (including under other legislation that is subject to EIA) that could give rise to cumulative effects? | <p>The Dun Laoghaire Rathdown planning records were consulted on the 17th April 2023 for the townland. Table 2.2 in Section 2 lists planning applications in the immediate surroundings of the subject proposed development. There are currently no pending applications within the surrounding area of the proposed development. See section 4.3.3 that identifies relevant applications for the assessment of cumulative effects.</p> <p>Cumulative impacts were considered in the EcIA report with the primary concern being the Ringsend WwTP. The report considered the proposed development is not significant due to the planned upgrading works that will bring it in line with the requirement of the Urban Wastewater Treatment Directive. The open ground to hard surface and the incorporation of SuDS attenuation measures will ensure that no cumulative negative effect of surface water quality will arise.</p> <p>No cumulative factors have been identified.</p> |
| Will the project utilise a significant quantity of natural resources, in particular land, soil, water or biodiversity? | <p>No, not out of the ordinary. The quantity of excavated material to be removed from the site is anticipated to be c. 17,949m³ due to limited chances for reuse on the site. 1,053 tonnes of material will be reused, recycled and/or disposed during the construction phase. All waste arisings will be handled by an approved waste contractor holding a current waste collection permit. All waste arisings requiring disposal off-site will be reused, recycled, recovered or disposed of at a facility holding the appropriate registration, permit or licence, as required. There is potential for reuse of soil material as a by-product on nearby sites (through Article 27). This will be confirmed during the course of the excavation works.</p> <p>During operational phase the development is not the type of development to use a significant quantity of natural resources.</p> <p>Therefore, during the construction and operation phase, it is considered that the proposed development would not require an out of the ordinary use of natural resources.</p> |
| Will the project produce a significant quantity of waste? | <p>No. The quantities of waste generated from the proposed development will not be out of the ordinary for a residential development. The RWMP states that all waste generated during construction, including surplus excavation material to be taken off-site, shall be only recovered, or disposed of at an authorised site which has a current</p> |

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| | <p>Waste License or Waste Permit in accordance with the Waste Management Acts, 1996 (as amended). Best practices will be followed throughout the construction phase to reduce significant quantities of waste. It is unlikely to reuse excavated soil on the site but there is potential for reuse as a by-product on nearby sites.</p> <p>Environmental testing was completed at the site classified the site material as non-hazardous. TPH was detected in some samples but not as a liquid. The leachate results indicate the soils that were tested would be able to be treated as Inert Waste. Additional testing of these soils may be requested by the landfill before acceptance. Any contaminated material encountered will be segregated, tested and classified prior to correct disposal to a licensed facility. In respect of any liquid encountered, appropriate environmental chemistry testing will be carried out to determine whether the liquid is contaminated or not.</p> <p>Reduce, reuse and recycle will be implemented throughout the development construction stage. Implementation of the OWMP will ensure a high level of recycling, reuse and recovery at the development.</p> <p>Skips will be provided for the disposal of wood from pallets used for transport of construction materials. Other non-hazardous waste generated will be collected in separate skips.</p> <p>The proposed residential development will not produce significant quantities of waste during the construction or operation phases. A high level of due diligence will be carried out and legislation/standards/acts will be followed.</p> |
| Will the project create a significant amount or type of pollution and nuisance? | <p><u>Pollution</u></p> <p>The proposed development during construction phase will have the potential to create short term negative impacts particularly in terms of dust, noise and surface water run-off. However, the OCMP for this proposed residential development has considered these pollutants.</p> <p>In relation to potential surface water and groundwater pollution during the construction phase. There are no existing watercourses within the subject site boundaries. Kill-O-The Grange Stream is c. 1.5km from the site. There is no direct natural hydrological connection from the development site to Dublin Bay. During the construction stage silt and petrochemical interceptors will be carried out on run-off and pumped water from the site works where required.</p> <p>Potential dust and air pollution. There may be potential for short term impacts on the air quality in the vicinity of the site due to activities such as deliveries, clearing of material, pouring concrete, road and pathway construction etc. Dust emissions will be managed and not to exceed EPA specified dust limits and will be monitored daily. Mitigation measures are listed within the OCMP and include hoarding around the site, dust monitoring throughout the duration of the project, use of water dust suppression systems, keeping the site clean and tidy and wheel washing facilities.</p> <p>Noise and vibration pollution. Noise pollution from construction activities has the potential to create short term negative effects. The working hours set out in the OCMP will be implemented and no equipment shall be used outside these hours. Noise monitoring stations will be set up. The timber hoarding will reduce noise migrating from the site. like noise, vibration can be a nuisance, no vibrating works will be allowed take place before 8am. If required vibration monitoring will be set up onsite. These measures will reduce the impact of noise and vibration to the surrounding neighbourhood.</p> |

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| | <p>Light - The EclA report examined potential artificial light effecting habitat loss. The vicinity is already heavily impacted by artificial light source while the development site is of negligible value to foraging bats and therefore the impact is neutral.</p> <p>Overall, there is potential for the proposed development to create pollution during the construction phase however it is considered normal construction type impact that can be mitigated. Following mitigation measures and best practices set out in the OCMP, the proposed development is not likely to cause significant amounts pollution to the surrounding environment. If threshold levels are exceeded these incidents will be addressed to revert to below the threshold limits.</p> <p><u>Nuisance</u></p> <p>The proposed development is not anticipated to create anything out of the ordinary. Monitoring will take place throughout the construction works. All construction works will take place within the site boundary and mitigation measures and best practices will be followed and are set out in the OCMP.</p> <p>M&E Engineering have stated the proposed development is outside any solar safeguarding zones, there are no aviation sites within 10km of the development and PV panels will be mounted so they will not be visible from the ground and there is no potential for glare. Public odours on the ground floor from restaurants are considered via the design team and emitting odours will be ventilated and transmitted from the ground floor internally to roof level via ductwork and terminated to the atmosphere and therefore negating any risk of interference with the public.</p> <p>A Traffic and Transport Assessment Report (TTA) has been prepared as part of this submission by Aecom. During the operational stage of the development, it is anticipated that the proposed development would generate 71 and 88 vehicle trips during the respective morning and evening peak hours. From the analysis undertaken at both junctions, the development would not negatively impact on the surrounding road network. During construction phase it is anticipated that there will be short term negative impacts on the surrounding neighbourhood like all construction developments however traffic management measures will be implemented and are listed in the TTA report which include warning signs at access locations, parking of site vehicles will be managed, speed limits, appropriate vehicle swill be used to minimize environmental impacts for example dust covers on trucks, on site wheel washing, safe and secure pedestrian access etc. the mitigation measures will ensure construction traffic will not lead to any significant environmental degradation or safety concerns and not unduly hamper traffic congestion and ensure smooth operation during delivery.</p> <p>Therefore, through implementation of mitigation measures and best practices the proposed development is not likely to create significant pollution or nuisance during the construction or operational phases.</p> |
| Will there be a risk of major accidents? | <p>No. All works will be completed using standard practice. During construction phase utmost care will be taken by the contractors to prevent accidental spillages whether on land or directly into water courses through the adoption of strict best practice construction management. The proposed development is not of a type that poses a risk of major accidents. The design and construction of the development will be carried out in accordance with building and fire regulations. The development is not regulated or connected to or close to any site regulated under the Control of Major Accident Hazards Involving Dangerous Substances Regulations (COMAH) (SEVESO sites).</p> <p>The proposed development is of mixed use in nature and is not at risk of major accidents nor is the development as designed likely to increase the risk of major accident in this location.</p> |

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| <p>Will there be a risk of natural disasters, including those caused by climate change?</p> | <p>No. The potential natural disasters that may occur are limited to flooding and fire.</p> <p>According to the GSI landslide database there have been no recorded landslides within the site, or the surrounding area and the site is not susceptible to landslides. The site is not within an area of subsidence.</p> <p><u>Flooding</u> A Flood Risk Assessment was completed by Aecom for the proposed development. The Office of Public Works (OPW) collates available reports of flooding from all sources (e.g. fluvial, pluvial, coastal, etc.) on a nationwide basis. There are no historic records of flooding in the immediate vicinity of the site. It was noted that two previous single (non-recurring) flood events have been recorded approximately 380 meters west of the site. These were related to a manhole cover lifted during a period “where all of the rivers and streams were flowing at full capacity, which only left a few inches to spare before flooding in all areas” in 2022. The other in 2011 “The source of the flood waters was the overtopping of the Monkstown Stream. The capacity downstream (open channel and culvert) was exceeded and backup from this area resulted in the flooding of 10 residential properties”. However, did not flood the proposed site. The CFRAM mapping displays flood extent for Deansgrange 1.5km west of the proposed site and therefore the site is located in Flood Zone C. The Water Level (OD) 0.1% AE is at 34.58m, while the existing ground levels at the site are greater than 43m. The proposed basement level is 40.6m, at the lower level.</p> <p><u>Coastal</u> flooding – the nearest coast is 1.41km and the site is considered and is considered extremely low risk.</p> <p><u>Fluvial</u> flooding – the site is located within Flood Zone C and the nearest watercourse is c. 1.5km Deansgrange Stream.</p> <p><u>Pluvial</u> flooding – it is proposed to restrict surface water run-off from the development to a maximum of 3 l/s, by providing a Hydrobrake flow control system. It is proposed to attenuate run-off in excess of greenfield run-off rates by providing attenuation within the proposed drainage network. The proposed attenuation storage has been designed using a 1 in 100-year return period rainfall event, with a 20% increase in rainfall depths to allow for the impact of climate change on rainfall, in accordance with the Greater Dublin Strategic Drainage Study. The proposed SuDS measures also provide a better water quality discharging from the site as the proposed SuDS measures remove pollutants and suspended solids at source.</p> <p><u>Groundwater</u> flooding – Site Investigation Ltd. completed a site investigation in November 2020. Groundwater ingresses were not recorded in boreholes or trial pits during the field work. There is a high-water table on the site, but the overall design has accounted for this by incorporating impermeable membranes through the SuDS design. Permeable paving, blue and green roofs, rain gardens. There is 618mm below the Finish Ground Floor Level of the building to account for the maximum water levels.</p> <p>The proposed land use for the proposed development falls within Highly Vulnerable Development classification for which Flood Zone C is a suitable land use for. Future scenario models including climate change does not predict an increase in flood extent onto the site. In the event of a blockage within stormwater drainage network, flood water will flow away from the building towards Sallynoggin Road.</p> <p><u>Fire</u> In terms of fire risk, there are no planned operations during construction or operation that would lead to an elevated fire risk. The proposed development is not likely to be at risk from natural disasters including those caused by climate change.</p> <p>Therefore, the risk of a natural disaster to occur from the proposed residential development is significantly low including those caused by climate change.</p> |
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| Will there be a risk to human health, for example due to water contamination or air pollution? | No. However, there is likely to be short-term limited potential for negative effects on human health during the construction phase as a result of potential emissions to air from dust pollution to the public and site workers, or from small quantities of wastewater, chemical or hazardous substance residues being handled on site by the site workers are managed by appropriate risk mitigation measures (Standard Operating Procedures, bunded storage and robust H&S systems). This is not out of the ordinary for a mixed-use scheme development. As such the nature of the proposed development is not likely to lead to significant human health impacts. |
| Is the combination of the above factors likely to have significant effects on the environment? | Unlikely. Given that all construction works are contained within the boundary and mitigation measures and best practices are followed as outlined in the Construction Management Plans all the above combined are unlikely to have significant effects on the environment. |
| 2. Location of the Proposed Development | Comment |
| General description of the site location and its surroundings: | <p>The applicant site is situated within a brownfill vacant plot which has been derelict for over 10 years. The site is relatively flat and the sits at approx. 43mOD. The site is located on the south edge of Dun Laoghaire and Glastule and within 1.5km of town centres. The M50 motorway and N11 both are south of the site and the DART is 12mins walk. Development in Glenageary in recent years has mainly been to the west of the site at Honey Park and Culanor which have mixed developments of apartments and houses. The proposed development offers an exceptional opportunity to provide a different choice of accommodation which is not widely available in the area.</p> <p>The existing land use of the proposed site is site is covered by the Dun Laoghaire-Rathdown County Development Plan 2022-2028 and is described as <i>NC - To protect, provide for and-or improve mixed-use neighbourhood centre facilities</i>. The site falls within Objective No. 65 of the County Development Plan– To prepare a Local Area Plan for Sallynoggin. The NC zoning objective permitted in principle includes for open space, residential, restaurants and shop-neighbourhood and is open for consideration for residential – Build to Rent. The proposed development complies with the overall land use zoning objectives.</p> <p>The proposed development includes for both residential and retail/commercial including a creche. This facilitates and creates employment within the area.</p> |
| <p>Is the project located within, close to or has it the potential to impact on any site specified in Article 103(3)(a)(v) of the Regulations:</p> <ul style="list-style-type: none"> - European site - NHA/pNHA - Designated Nature Reserve - Designated refuge for flora or fauna - Birds Directive - Habitat Directive - Wildlife Act - Place, site or feature of ecological interest, the preservation, conservation, protection of which is an objective of a development plan/local area plan/draft plan or variation of a plan | <p>The AA Screening report found 20 Natura 2000 designated sites within 15km of the site, five of which were found to lie within the zone of influence of the project. There is a pathway from the development site to Dublin Bay via wastewater runoff to the Ringsend Wastewater Treatment Plant. However, it is noted that there is no surface water pathway to Natura 2000 sites in Dublin Bay. As discussed in Section 4.3.4, the WwTP at Ringsend with the additional loading from the proposed project will not affect the conservation objectives of the South Dublin Bay and River Tolka Estuary SPA. The proposed WwTP at Ringsend (proposed to be completed in 2025) will see improved treatment standards and will increase network capacity by 50%.</p> <p>The AA Screening report concluded that the possibility of any significant impacts on any European Sites, whether arising from the project itself or in combination with other plans and projects, can be excluded beyond a reasonable scientific doubt.</p> <p>The EclS report that accompanies this planning application noted the site is entirely composed of a large expanse of dry meadow – GS2 and there are no invasive plant species, and the lands can be described as being of low local biodiversity value. Surveys of the site completed in September 2020 and January 2022 noted no birds and not a suitable habitat for badgers, deer, otter, large animals and not suitable bat roosting. The potential of the habitats for foraging bats is low due to the highly built up nature</p> |

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| | <p>of the surrounding lands with no semi-natural connectivity and high levels of artificial light. In summary, it has been seen that the application site is entirely composed of low local biodiversity grassland within a built-up area. There are no examples of habitats listed on Annex I of the Habitats Directive or records of rare or protected plants. There are no plant species listed as alien invasive as per SI 477 of 2011.</p> <p>During construction phase – in the absence of mitigation measures there are negative impacts on the removal of the grasslands; neutral impact on nesting birds or bats; and potentially minor negative impact on the Kill-o-the-Grange.</p> <p>During operational phase – All surface water from the site will discharge to the public network after flowing through the proposed petrol interceptor, where hydrocarbons are removed and no negative effects arising to the quality or quantity of surface run-off will occur. The artificial lighting impact is neutral on mammals due to the site already heavily impacted by artificial lighting. The impacts on biodiversity is neutral. Although the risk of pollution from the site is low, mitigation measures during the construction phase should be prepared to prevent any potential pollution. Any water leaving the site should pass through a silt trap. The EclA predicts after mitigation, no residual effects are likely to arise to biodiversity arising from this project which are moderate negative or greater.</p> <p>Through implementation of mitigation measures the proposed development will unlikely impact directly or indirectly on any site specified in Article 103.</p> |
| Are there any other areas on or around the location that are important or sensitive for reasons of their ecology e.g. wetlands, watercourses or other waterbodies, coastal zones, mountains, marine environment, forests or woodlands that could be affected by the project? | <p><u>Park</u> – Pearse park is located c. 700m to the southwest of the site.</p> <p><u>Nature Reserve</u> – the nearest is Knocksink Wood Nature Reserve c. 9km to the southwest of the site.</p> <p><u>Bogs</u> – the site is not located within or near a living bog according to the NPWS data viewer.</p> <p><u>Forest</u> – Killiney Hill is situated c. 2km to the southeast of the site.</p> <p><u>Mountain</u> – Wicklow Mountains are located c. 10km to the southwest of the site.</p> <p><u>Marine</u> – Dun Laoghaire Marina is situated c. 1.9km to the north of the site.</p> <p><u>Coastal</u> – Dublin Bay is located c. 1.9km to the north of the site.</p> <p><u>Surface Water</u> – Kill-O-The-Grange Stream is 1.5km to the southwest of the site.</p> <p>Due to the location of the proposed site to these sensitive areas the proposed development during construction or operational stages is not likely to impact these sensitive sites.</p> |
| Is the proposed development likely to be highly visible by many people? Are there any areas or features of high landscape or scenic value on or around the location, or are there any routes or facilities that are used by the public for recreation or other facilities which would be affected by the proposal? | <p>The development will be visible by the nearby single dwellings located at the north/northwest and south/southeast of the site. There are commercial units such as Lidl and DIY stores located directly to the southwest of the site. The proposed LRD will be a max. 7 storeys high. The proposed development design has considered the visual overbearance and sunlight. The separate blocks allow sunlight through to the open space and to Lidl Supermarket. The lowest part of the development has been designed facing the residential houses on Sallynoggin Road. Gradual increase in height from prevailing contextual height to transition to increased development height. Creates variety and visual interest on street walls. Clear and strong pedestrian connections encourage a natural walk on the same existing worn desire line pathway through the development connected by the variety of landscaped areas.</p> |

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| |  <p>The development will be visible by people but can be considered not significant or out of the ordinary given the nearby residential housing estates and nearby residential apartments.</p> |
| <p>Are there any areas or features of historic or cultural importance on or around the location that could be affected by the project?</p> <p>(Protected structures or Recorded Monuments and Places of Archaeological Interest)</p> | <p>There are no protected structures or recorded monuments, or places of archaeological interests within the site or within the vicinity of the proposed development.</p> |
| <p>Are there areas within or around the location are densely populated or built-up or occupied by sensitive land uses e.g. hospitals, schools, places of worship, community facilities that could be affected by the proposal?</p> | <p><u>Hospitals</u> – The closest hospital is the National Rehabilitation Hospital c. 1.0km to the southwest. St. Lukes Hospital is c. 1.5km to the west in Deansgrange townland.</p> <p><u>Schools</u> – The closest school is Carmona School c. 100m to the northeast. St. Kevin's School and Sallynoggin Killiney and Holy Child Community Schools are situated c. 350m to the south.</p> <p><u>Place of worship</u>s – Church of Our Lady of Victories is c. 450m to the south.</p> <p><u>Community facility</u> – Sallynoggin Youth & Community Facility is c. 500m to the south.</p> <p>The locations of the sensitive land uses are unlikely to be affected by the proposal due to their distance from the proposed development.</p> |
| <p>Are there any areas within or around the location which contain important, high quality or scarce resources e.g. groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals that could be affected by the proposal?</p> | <p>No</p> |
| <p>Are there any areas within or around the location which are already subject to pollution or environmental damage, and where there has already been a failure in environmental standards that could be affected by the proposal e.g. the status of water bodies under the Water Framework Directive?</p> | <p><u>Surface Water</u></p> <p>The closest watercourse is the Kill-O-The Grange Stream (IE_EA_10K020200) that is approx. 1.5km to the southwest of the site and runs northwest to southeast and enters the Irish Sea at Shankill. This stream has a Q value status of "Poor" (score rating 3) and is "At Risk".</p> <p>Monkstown Stream (IE_EA_09B130400) is located approx. 2km to the north of the site and flows southwest to northeast and enters the sea at Dun Laoghaire. This stream is under review by the EPA.</p> <p><u>Groundwater</u></p> <p>The Kilcullen (IE_EA_G_000) groundwater body in the subject area is "At Risk" in accordance with the Water Framework Directive. The GW2016-2021 has assigned the area with a "Good" overall groundwater status.</p> |

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| Is the site location in an area susceptible to subsidence, landslides, erosion, or flooding which could cause the proposal to present environment problems? | No, the site is not located in an area susceptible to subsidence, landslides, erosion or flooding. |
| Are there any additional considerations that are specific to this location? | No significant effects have been identified. The majority of potential impacts / adverse impacts that may arise from the proposed development are associated with the construction stage and these effects will be temporary and short-term, reversible and “once-off”. Mitigation measures are set out in the OCMP for construction phase operations. Standard mitigation measures to manage noise, dust pollution etc. during the construction phase will be based on best standard practice, policies, and guidance. |
| 3. Type and Characteristics of Potential Impacts | Comment |
| Population and Human Health: | <p>The potential impacts of the construction phase on human beings are not considered to be significant. During construction, there is the potential for short term nuisances to human beings from dust and noise. These are not likely to be at such quantity or such significance that would warrant the completion of a sub-threshold EIAR. Noise and dust will be subject to standard mitigation measures and best practices as per typical construction projects and are set out in the Construction Management Plans. There will likely be traffic inconvenience during the construction phase with delivery trucks, site workers etc. going to and from the site. However, the works will be short-term and temporary in duration and active works will be limited so potential impacts will be restricted in their geographical extent as well as their duration.</p> <p>Construction sites pose risk to the health and safety of the public. Within the CMP, safety, health and environmental issues are a primary consideration in the construction methods adopted. The construction team will develop detailed health and safety plans to suit the construction sequence of the development. A site-specific safety Statement and a detailed Construction Stage Safety & health Plan will be compiled prior to works in accordance with the HSE and Local Authority guidelines. Control measures to be employed during the construction stage include storage of fuels/chemicals in designated areas, bunding of tanks, correct PPE and spillage kits. The residual construction impacts are temporary and are not considered to be significant.</p> <p>There are no significant operational impacts associated with the proposed development that would likely cause significant effects in terms of population and human health. The increase in population resulting from the development is a positive impact that will provide additional support for existing services in the area. The development has car parking spaces and bicycle spaces for the residents.</p> |
| Biodiversity / Species and Habitats: (Habitats Directive and Birds Directive) | <p>The AA Screening report concluded that the proposed development will not cause adverse impacts on the conservation objectives of any Natura 2000 Site. No significant effects to Natura 2000 sites are likely to arise either alone or in combination with other plans and projects. The lands can be described as being of low local biodiversity value.</p> <p>There are no alien invasive plant species as listed under Schedule 3 of SI no. 477 of 2011. There are no water courses, bodies of open water or habitat which could be classified as wetlands. Overall, the lands can be described as being of local biodiversity value and is entirely composed of a large expanse of dry meadow – GS2. There are no habitats listed on Annex I of the Habitats Directive. The development site is not suitable for regularly occurring populations of wintering/wetland/wading birds which may be associated with Natura 2000 sites in Dublin Bay or elsewhere.</p> <p>Mitigation measures have been addressed in the EcIS report. Although the risk of pollution from this site is low, best practice management should be followed to ensure</p> |

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| | <p>pollution does not occur. All surface water from the site will discharge to the public network after flowing through the proposed petrol interceptor, where hydrocarbons are removed and no negative effects arising to the quality or quantity of surface run-off will occur. The artificial lighting impact is neutral on mammals due to the site already heavily impacted by artificial lighting. The impacts on to biodiversity is neutral. Although the risk of pollution from the site is low, mitigation measures during the construction phase should be prepared to prevent any potential pollution. Any water leaving the site should pass through a silt trap. The EclA predicts after mitigation, no residual effects are likely to arise to biodiversity arising from this project which are moderate negative or greater.</p> |
| Land, Soil, Water, Air and Climate: | <p><u>Land</u></p> <p>The subject site is a brownfill site that has been derelict for over 10 years. There is limited vegetation cover on the site – grass. A site investigation was completed and soil was classified as “firm becoming stiff brown slightly sandy slightly gravelly silty CLAY with low cobble content”. The site investigation also found infiltration is not present on the site.</p> <p><u>Soil</u></p> <p>Soil will be excavated as part of the proposed development. There will be c. 17,949m³ of soil, stones, gravel, made ground and clay excavated to facilitate construction of new foundations and underground services. This material will be removed off site due to limited chances for reuse on site. However, this material may be considered as a by-product for nearby sites but will be assessed during the excavation. Environmental testing of the soil on the site was carried out and was classified as non-hazardous. Leachate results indicate that the soils tested would be able to be treated as Inert Waste. However, it cannot be discounted that any localized contamination may have been missed. Made ground material will be stockpiled separately to prevent any cross contamination to the natural ground material. If suspected contaminated soil is uncovered, this will be segregated, tested and transferred to a suitably authorized waste management facility. There are no likely significant effects on the environment in relation to soil management at the site with the implementation of best practice mitigation and pollution prevention control measures.</p> <p><u>Water</u></p> <p>There are no surface water courses that run through the site. Currently it is proposed to discharge the surface water to the existing 3rd party surface water sewer which the adjoining site (Lidl Supermarket) is discharging to, which falls south-west parallel to Sallynoggin Road. This pipe is within the ownership of the adjacent landowner (Lidl GmbH supermarket) and a Letter of Consent has been provided to allow a connection from the proposed development. It is proposed to attenuate a portion of the site’s stormwater at roof level and on the podium slab above basement. The proposed development has been assessed in relation to Sustainable Urban Drainage Systems (SuDS) in accordance with the guidelines of the GSDS and the SuDS Manual CIRIA C753. The aim of the proposed drainage system is to replicate the natural characteristics of rainfall runoff, minimising the environmental impact from rainfall events by reducing the runoff leaving the site for small rainfall events. A Blue Roof is used to attenuate surface runoff from roofs. The roof will retain this rainwater during storm events, allowing evaporation and transpiration from the plants during dry weather, thus decreasing the impact of the development on the receiving environment and reducing the peak flows generated. Blue roofs are proposed on podium and roof level, with permeable paving and vegetated surfaces, thus allowing for interception & treatment. A green roof build-up above the attenuation layer can provide treatment and interception via evapotranspiration, in addition to the attenuation provided. At least 70% of the total roof area is proposed as green roof/planting.</p> |

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| | <p>It is proposed to collect surface water runoff entering the basement via; vents, the basement access ramp and from the vehicles within the car park in a drainage network below the basement slab. This network will in turn discharge via a petrol interceptor to a pump chamber at the base of the access ramp from which it will be pumped through a 50 mm HDPE rising main to a standoff manhole and then by gravity to the foul sewer network within the site.</p> <p>The construction works for this project are not out of the ordinary and there are potential spills during the construction phase. However, these impacts will be temporary and reversible. The OCMP that accompanies this application sets out mitigation measures pollution prevention control measures and best practices to avoid/reduce the potential of these impacts. With best practice incorporated into the design and mitigation measures during the construction works, the potential for significant run-off of pollutants is either eliminated or greatly reduced, and no significant residual impacts on water are anticipated.</p> <p><u>Air and Climate</u></p> <p>Potential short-term low probability impact on air quality due to dust generated from the construction phase from machinery and vehicles. However, this will be managed through best practice measures described in the OCMP. The proposed development is not a recognised greenhouse gas emitter with the potential to effect climate change. Air and climate are not likely to be significantly affected by the proposed development.</p> <p>The operational phase is not expected to give rise to likely significant effect on land, soil, water, air or climate.</p> |
| Material Assets (Built Environment and Transportation), cultural heritage and the landscape: | <p><u>Material Assets</u></p> <p>Potential short-term temporary low impacts in relation to traffic inconvenience in the area, however this will be managed throughout the construction phase. Overall, it is expected that the level of traffic generated by the construction works will be negligible during peak hours and as a result will have a negligible impact on the surrounding road network with respect to capacity. A Traffic and Transport Assessment has been completed by Aecom as part of the application. It demonstrates that the location of the development benefits from existing public transport infrastructure, and any future public transport infrastructure works that will be undertaken, within the vicinity of the site.</p> <p>In the vicinity of the subject site, it is planned to upgrade the cycle facilities along the R118 and create a cycle track separated from the road linking the R118 up with the R829. There is an existing dedicated cycle track along Glenageary avenue, this promotes the safe cycle route for residents or visitors of the development to access the cycle parking either located in the basement by way of ramp or on the surface. The R829 will have a cycle lane within the bus lane. The National Transport Authority (NTA) has put forward proposals to upgrade a number of core bus corridors from the Dublin environs to the City Centre under the title 'BusConnects'</p> <p>An Outline Construction Traffic Management Plan (Section 7) is within the Traffic and transport Assessment report and includes the following:</p> <ul style="list-style-type: none"> • All contractors' vehicles will park within the development site area. • Hours of operation - Monday to Friday, 8am – 7pm, Saturdays 8am – 2pm and no works on Sundays or Public holidays. Construction works shall be carried out between these hours to safeguard the residential amenities of properties. • Proposed traffic management measures are listed in the Management Plan |

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| | <p>which include speed limits, warning signs, agreed access for construction and delivery vehicles, parking management, road sweeper to clean public roads, onsite wheel washing.</p> <p>Mitigation measures will ensure the presence of construction traffic will not lead to any further significant environmental degradation or safety concerns in the vicinity of the proposed works. Delivery timings and access arrangements will be undertaken to ensure smooth operation and reduce/avoid congestion.</p> <p>The operational assessment found that there would be a small percentage increase upon the Sallynoggin Road/Glenageary Avenue junction and upon the Glenageary Roundabout. There would be a significant percentage increase upon Glenageary Avenue/proposed site access junction during morning and event peak hours. However, from the analysis undertaken at both junctions, it indicates that the proposed development would not negatively impact on the surrounding road network.</p> <p>The Mobility Management Plan (MMP) prepared by Aecom will appoint a MMP coordinator for the development. The MMP will promote and encourage cycling, walking and public transport for the residents of the proposed development and reduce the reliant on personal cars.</p> <p>The land on which the site is situated is a material asset. It has been zoned protect for and/ or improve mixed use neighbourhood center facilities and as such the use of the material asset (site) is compatible with the zoning designation and therefore is appropriate. Once constructed, the operational phase will provide important material assets for this area in terms of residential, commercial, communal facilities and amenities and public open space.</p> <p>Residual impacts during the construction or operation phase are not considered to be significant.</p> <p><u>Cultural Heritage and Landscape</u></p> <p>The proposed development will not give rise to any significant impacts on cultural heritage, protected structures or archaeological features.</p> <p>The landscape is not considered to give rise to significant effects.</p> |
| Cumulative Effects | <p>No cumulative factors have been identified. See section 4.3.3 that identifies relevant applications for the assessment of cumulative effects. Together, the proposed development and the other permitted developments are not likely to give rise to significant effects. The additional loading to the Ringsend WwTP was considered and the effect is not significant due to the planned upgrading works.</p> |
| Transboundary effects: | <p>Any minor impacts will be contained in the immediate vicinity of the site (which are likely to be insignificant) and will unlikely result in any transboundary impacts.</p> |

6 CONCLUSION AND RECOMMENDATION

Having regard to the proposed development which is below the thresholds set out in Schedule 5 Part 1 and Part 2, the criteria in Schedule 7 and the information provided in accordance with Schedule 7A of the Planning and Development Regulations 2001, as amended, and the following (OPR Practice Note PN02):

- the context and character of the site and the receiving environment
- the nature, extent and character of the proposed development
- the potential impacts and proposed mitigation measures
- the results of other relevant assessments of the effects on the environment

It is considered that the proposed Large Residential Development (LRD) is a *sub-threshold* type project which is not likely to have a significant effect on the environment, either by itself or in combination with other plans or projects, and that an Environmental Impact Assessment (EIA) Report is not required in this instance. The conclusions are made under the assumption that good construction site practices and mitigation measure are implemented and will mitigate any risk of pollution to the receiving environment.

The information provided in this EIA Screening Report can be used by the competent authority, Dun Laoghaire Rathdown County Council, to conclude and determine that an EIA is not required as there will be no significant effects associated with the proposed LRD. It is considered that the proposed development would not be likely to have significant effects on the environment alone or in combination with other projects and that the preparation and submission of an Environmental Impact Assessment Report is not therefore required.

7 REFERENCES

- Planning and Development Act, S.I. No. 30 of 2000
- Planning and Development Regulations S.I. No. 600 of 2001
- European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 S.I. No. 296 of 2018
- Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development, DoEHLG, December 2020
- European Union (Environmental Impact Assessment) (Planning and Development) Regulations 2014
- EIA Directive 2014/52/EU
- Environmental Protection Agency, Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (Draft August 2018)
- European Communities (Birds and Natural Habitats) Regulations 2011 S.I. No. 477 of 2011
- SEVESO III Directive 2012/18/EU of the European parliament and of the council on the control of major-accident hazards involving dangerous substances, amending and subsequently repealing Council Directive 96/82/EC
- Environmental Impact Assessment Screening OPR Practice Note PN02, OPR, June 2021
- EIA Portal Online
<https://housinggov.ie/maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1> [sourced: April 2023]
- Dun Laoghaire Rathdown Planning Register Online
<https://dlrcocouncil.maps.arcgis.com/apps/webappviewer/index.html?id=af21eeb123224c4c877f410139ed1e69> [sourced: April 2023]