

ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REPORT

PROPOSED DEVELOPMENT AT 27 PATRICK STREET, DÚN LAOGHAIRE, CO. DUBLIN



Prepared By:



Traynor Environmental Ltd

Belturbet Business Park,

Creeny, Belturbet

Co. Cavan

Tel: 049 9522236 E-Mail: nevin@traynorenv.com


18th October 2024

Client: Dún Laoghaire-Rathdown County Council

Traynor Env Ref: 22.141TE

Status: Final

Date: 18th October 2024

Report Title:	Screening for EIAR
Doc Reference:	22.141
Client:	Dún Laoghaire-Rathdown County Council
Authorised By:	 Nevin Traynor BSc. Env, H.Dip I.T, Cert SHWW, EPA/FAS Cert. <i>Environmental Consultant</i>

Rev No	Status	Date	Writer	Reviewer
1.0	Final	18 th October 2024	Angela Kelly	Nevin Traynor

This report refers, within the limitations stated, to the condition of the site at the time of the report. No warranty is given as to the possibility of future changes in the condition of the site. The report as presented is based on the information sources as detailed in this report, and hence maybe subject to review in the future if more information is obtained or scientific understanding changes.

CONTENTS		PAGE
1.0	EXECUTIVE SUMMARY	5
1.1	Introduction	5
1.2	Proposed Development	5
1.3	Methodology	5
1.4	Screening Conclusions	5
2.0	INTRODUCTION	7
2.1	Project Brief	7
2.2	Methodology	7
3.0	DESCRIPTION OF THE PROPOSED DEVELOPMENT	8
3.1	Overview	8
3.2	Site Location and surrounding environment	8
3.3	Water Features and Quality	10
3.4	Construction Methodology	11
3.5	Drainage	11
4.0	EIA SCREENING PROCESS	14
4.1	Introduction	14
4.1.1	Legislation	14
4.2	Methodology	16
4.3	Mandatory EIA	16
4.4	Sub-Threshold Development	16
4.5	Characteristics of the Proposed Development	16
4.5.1	Size of the Development	16
4.5.2	Cumulation with Other Projects	18
4.5.3	Use of Natural Resources	18
4.5.4	Production of Waste	19
4.5.5	Risk of Major Accidents and/or Disasters	19
4.5.6	Risk to Human Health	19
4.6	LOCATION OF PROJECT	20
4.6.1	Existing and Approved Land Use	20
4.6.2	Relative Abundance, Availability, Quality and Regenerative Capacity of Natural Resources	20
4.6.3	The Absorption Capacity of the Natural Environment	20
4.6.4	Overview	20
4.6.5	Mountains and Forest Areas	20
4.6.6	Nature Reserves and Parks	20
4.6.7	Nationally Designated Sites & European Sites	20
4.6.8	Environmental Quality Standards	20
4.6.9	Densely Populated Areas	21

	4.6.10	Landscapes & Sites of Historical, Cultural or Archaeological Significance	21
	4.6.11	Designated Focal Points/Views	21
4.7		CHARACTERISTICS OF THE POTENTIAL IMPACTS	21
	4.7.1	Extent of the Impact	21
	4.7.2	Transfrontier Nature of the Impact	21
	4.7.3	Magnitude and Complexity of the Impact	21
	4.7.4	Air Quality and Climate	21
	4.7.5	Noise and Vibration	21
	4.7.6	Soils and Geology	22
	4.7.7	Hydrology	22
	4.7.8	Hydrogeology	22
	4.7.9	Biodiversity	22
	4.7.10	Archaeology, Architecture and Cultural Heritage	30
	4.7.11	Material Assets and Land	30
	4.7.12	Landscape and Visual Amenity	31
	4.7.13	Population and Human Health	31
	4.7.14	Resource and Waste Management	31
	4.7.15	Interactions	31
4.8		PROBABILITY OF THE IMPACT	31
	4.8.1	Duration, Frequency and Reversibility of the Impact	31
5.0		CONCLUSION	32

1.0 EXECUTIVE SUMMARY

1.1 Introduction

Traynor Environmental Ltd. were commissioned by Dún Laoghaire-Rathdown County Council, to undertake an Environmental Impact Assessment (EIA) Screening of a proposed development for 4 residential units at 27 Patrick St, Dún Laoghaire, Co. Dublin. Traynor Environmental Ltd have, as part of this commission, carried out this Screening for EIA to determine whether the preparation of an Environmental Impact Assessment Report (EIAR) is required for the proposed development. The findings of the EIA screening assessment are presented in this report.

1.2 Proposed Development

Permission is being sought for 4 no. Residential Units at 27 Patrick St, Dún Laoghaire, Co. Dublin. under Part 8 of the Planning and Development Regulations 2001-2020.

1.3 Methodology

This screening assessment has been carried out having regard to the following documents:

- Environmental Impact Assessment (EIA) Guidelines for Consent Authorities Regarding Sub-Threshold Development (DEHLG, 2003);
- Environmental Impact Assessment of Projects Guidance on Screening (European Commission, 2017); and
- Guidelines on information to be contained in EIS (Environmental Protection Agency, 2002).
- The following draft guidance document has also been consulted:
- Guidelines on the Information to be Contained in Environmental Impact Assessment Reports, Draft August 2017 (EPA, 2017)

1.4 Screening Conclusions

The Project does not meet the thresholds for which the preparation of an EIAR is a mandatory requirement. The legislative requirements that deem whether an EIA is mandatory for a project are outlined in Schedule 5 of the Planning and Development Regulations 2001-2020. Additionally, the thresholds listed in Part 2 (10) of Schedule 5 in relation to "Infrastructure Projects" are not met as the proposed development will not be:

- (a) Industrial estate development projects, where the area would exceed 15 hectares.
- (b)
 - i. Construction of more than 500 dwelling units.
 - ii. Construction of a carpark providing more than 400 spaces, other than a carpark 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 an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.

The characteristics of the Project which must be considered to determine whether the Project should be subject to an EIA are outlined within Annex III of the EIA Directive 2014/52/EU, and include the following:

- a) The size and design of the whole project;
- b) Cumulation with other existing and/or approved projects;
- c) The use of natural resources, in particular land, soil, water and biodiversity;
- d) The production of waste;
- e) Pollution and nuisances;
- f) The risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge; and
- g) The risks to human health (for example due to water contamination or air pollution).

There are seventeen Natura 2000 designated sites within 15km of the application site. A Screening for Appropriate Assessment (AA) pursuant to Regulation 42(1) of the Habitats Regulations and Planning and Development Act, 2000 (as amended) was prepared by Whitehill Environmental Ltd in accordance with current guidance (DEHLG, 2010). The AA Screening assessed and addressed all issues regarding the construction and operation of the proposed development in order to inform and allow the competent authority to comply with Article 6(3) of the Habitats Directive.

It has been concluded, in view of best scientific knowledge, that the proposed Project, on its own or in combination with other plans or projects, does not have the potential to give rise to likely significant effects on any Special Conservation Interests/ Qualifying Interests of any Natura 2000 sites. Significant effects are not likely to arise as a result of construction works for the proposed development and direct impacts can be objectively ruled out. The AA Screening concluded that the construction of the proposed development does not need to proceed to Stage II of the Appropriate Assessment process. Owing to the nature and scale of the Project and its location, the magnitude of the potential impact is moderate. It is clear that any effect on the site as a whole will be slight to moderate. Moreover, given that the timeframe for potential impacts is limited to the construction phase (e.g. disturbance), any effect on the site will be of a short duration. The proposed development will be designed and constructed in accordance with the Environmental Assessment and Construction Guidelines (EACG) and other best practice guidelines. Adherence to these guidelines will ensure that the likelihood of significant environmental effects will be minimised.

2.0 INTRODUCTION

2.1 Project Brief

The Proposed development is consistent with planning policy in the Dún Laoghaire-Rathdown County Development Plan 2022 - 2028. Having regard to the location of the proposed site in relation to Dún Laoghaire town area, the availability to public services, it is considered that the project is in accordance with proper planning and sustainable development of the area. Therefore, once the proposed development complies with safety standards during the construction and operation of the development, it is not expected that the proposal would have significant environmental impacts.

This report has been prepared by Traynor Environmental Ltd in accordance with published guidance to document the Screening of whether an Environmental Impact Assessment is required for the development.

2.2 Methodology

Screening is a process used to establish whether an EIA is required for a proposed development. There are a number of steps in the screening process. The mandatory requirement for an EIA is generally based on the nature or scale of a proposed development, as set out in the Directive and the Planning & Development Regulations 2001-2020, as amended.

The Regulations identify certain types and scales of development, generally based on thresholds of scale, for which EIA is mandatory. In addition, there is sometimes a requirement for EIA of 'sub-threshold' developments and, in this respect, it may be necessary to undertake a screening exercise to assess whether the proposed development requires the preparation of an EIAR.

A methodology was developed to formally screen the proposed development, which is based on 'Environmental Impact Assessment (EIA), Guidance for Consent Authorities regarding Sub-threshold Development' (Department of the Environment, Heritage and Local Government (DoEHLG), 2003). This screening exercise also takes account of the requirements of EIA Directive 2014/52/EU in relation to screening, as referred to in the 'Transposition of 2014 EIA Directive (2014/52/EU) in the Land Use Planning and EPA Licencing Systems: Key Issues Consultation Paper' issued by the Department of Housing, Planning, Community and Local Government (DHPCLG) in May 2017.

3.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT

3.1 Overview

Dún Laoghaire-Rathdown County Council have indicated their intention to apply for planning permission for 4 no. Residential Units at 27 Patrick ST, Dún Laoghaire, Co. Dublin. Permission will be sought under Part 8 of the Planning and Development Regulations 2001-2020.

The Proposed Development will consist of a three storey apartment development comprising three 1-bed units and one 2 -bed unit, bicycle parking, bin storage and associated site works at Cross Avenue, Dun Laoghaire, Co. Dublin. Site Development works include reducing the carriageway and reprofiling the footpath for 35m along Cross Avenue, removal of 5no. on-curtilage, surface car parking spaces and provision of 2no. on-street parking spaces on Patrick Street. and all associated site development works.

3.2 Site Location and surrounding environment

The site is located in an urban area at the junction of Cross Avenue and Patrick Street in Dún Laoghaire. It is located approximately 500m south of the centre of Dún Laoghaire village. The application site is approximately 220m². The site is bounded to the north by Cross Avenue, to the east by Patrick Street and to the west and south by separate residential areas. The land use surrounding the site is predominantly sub-urban residential. The dominant habitats associated with these areas include buildings and artificial surfaces and amenity grasslands and gardens. Other habitats represented locally include hedgerows, treelines and scattered trees and parkland. Site location maps are shown in Figures 2 and 3, whilst an aerial photograph of the site and its surrounding habitats is shown in Figure 4.

Figure 1 – Site Location Map (Site is Indicated with Red Dot)

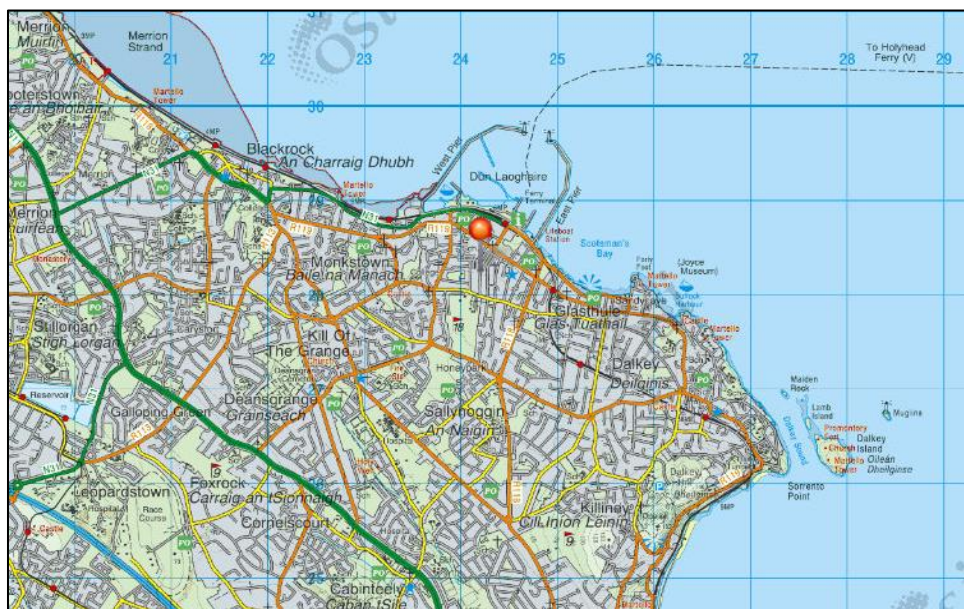


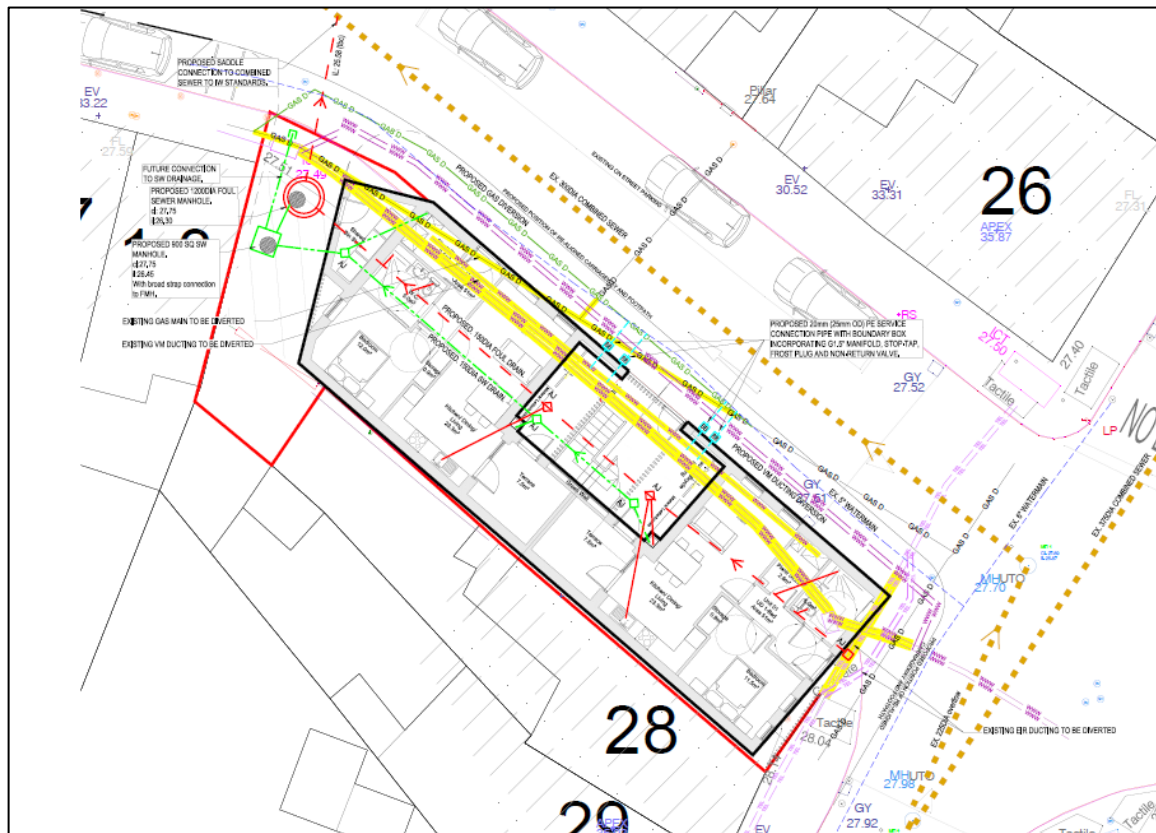
Figure 2– Site Location Map (Site is outlined in red)



Figure 3 – Aerial Photograph of the Site (Outlined in Red) and its Surrounding Habitats.



Figure 4– Extract from Planning Drawings (as prepared by Nicholas O'Dwyer Engineers)

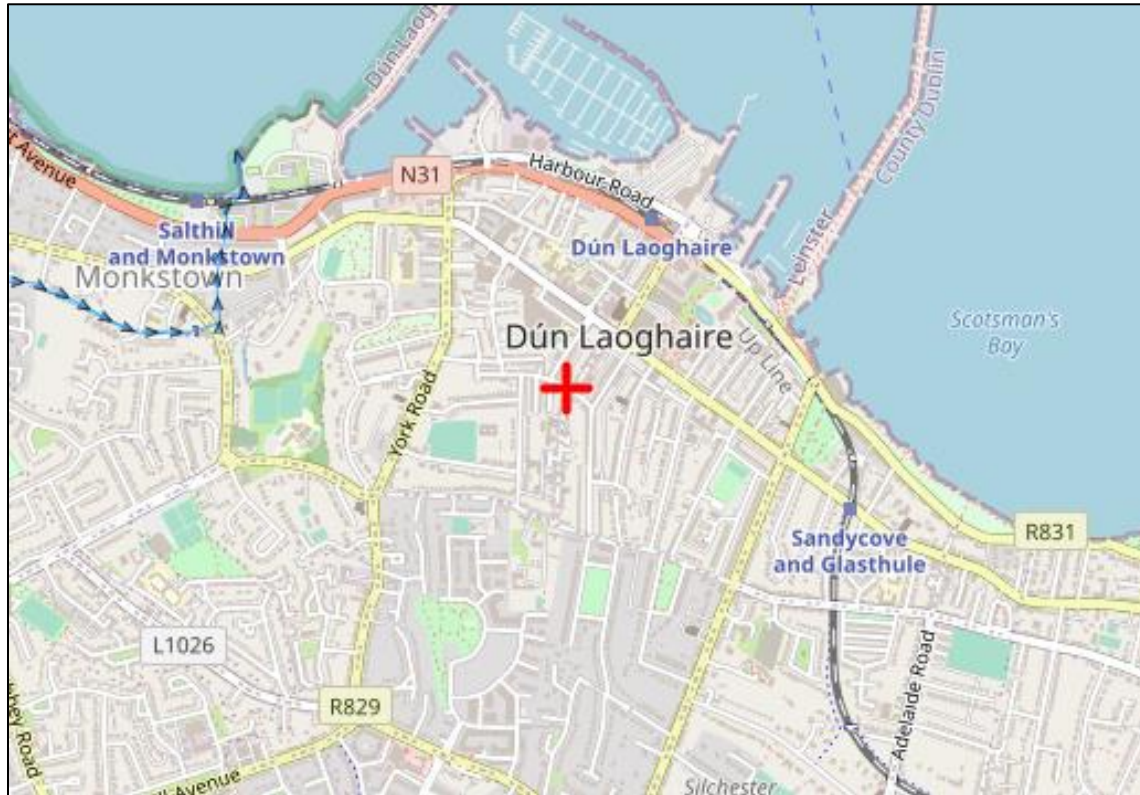


3.3 Water Features and Quality

The application site lies within the Liffey and Dublin Bay Hydrometric Area (09) and Catchment (09), the Dodder Sub-Catchment (010) and the Brewery Stream Sub-Basin (010). There are no watercourses within or adjacent to the application site. The closest water feature to the site is the open water habitats of Dublin Bay at Dún Laoghaire pier and harbour.

The EPA have classified the ecological status of Dublin Bay in this area as good. Under the requirements of the Water Framework Directive, this is satisfactory this status must be maintained.

Figure 5 – Local Watercourses and flow Directions (GIS EPA Maps) Site marked with red +



3.4 Construction Methodology

The construction sequence will generally be as follows:

1. Site clearance;
2. Drainage works (including services);
3. Foundations;
4. Structural works; and,
5. Ground works, including surfacing and landscaping.

3.5 Drainage

Surface Water Management

Details of the surface water management of the site have been provided in a report by Nicholas O'Dwyer Consulting Engineers. There is currently no specific drainage system serving the carpark and it appears the surface water flows north across the footpath to gully's along Cross Avenue. There is a 300mm Vitrified Clay Combined Sewer pipe which flows westward along Cross Ave.

There currently is no separated drainage system serving the site and all drainage discharges to the combined system.

It is proposed to utilise the existing combined sewer pipe system for the new proposed scheme. The current usage of the site is as a carpark with impermeable tarmac surfacing falling to the existing road gulley's, therefore it is envisaged that there will be no increase in surface water runoff on completion of the development. It is proposed to implement a number of SUDS measures which will further reduce the proposed runoff from the site to the public drainage system.

Roof drainage will be conveyed via rainwater downpipes to ground level where it will enter AJ's in the central courtyard and a new surface water manhole before it enters the proposed foul manhole within the site, a single connection to the 300mm diameter combined system on Cross Ave is proposed. This arrangement provides the option to separate the discharge flows from the site when/if the public system is separated. The remaining 40sqm to the north west of the building plot is proposed to be finished in permeable paving.

Sustainable Drainage Proposals

In accordance with the Greater Dublin Strategic Drainage Study (GDSDS) and the Greater Dublin Regional Code of Practice for Drainage Works it is proposed to include a number of SUDS measures including the following:

- Green roof
- Porous paving

Foul Water Discharge

It is proposed to collect the foul discharge from the units in the central entrance courtyard by a system of AJ's, which will then be directed to a new foul manhole within the curtilage of the site, a single connection to the existing 300mm combined sewer on Cross Avenue is proposed.

The existing 300mm combined sewer along Cross Avenue is currently at a depth of 1.8m below road level and the proposed building is at 28m, therefore the level difference provides adequate protection against surcharge within the Combined sewer.

Figure 6: Vulnerability map (EPA GSI Maps)

The groundwater vulnerability map (GSI) indicates a Low vulnerability.

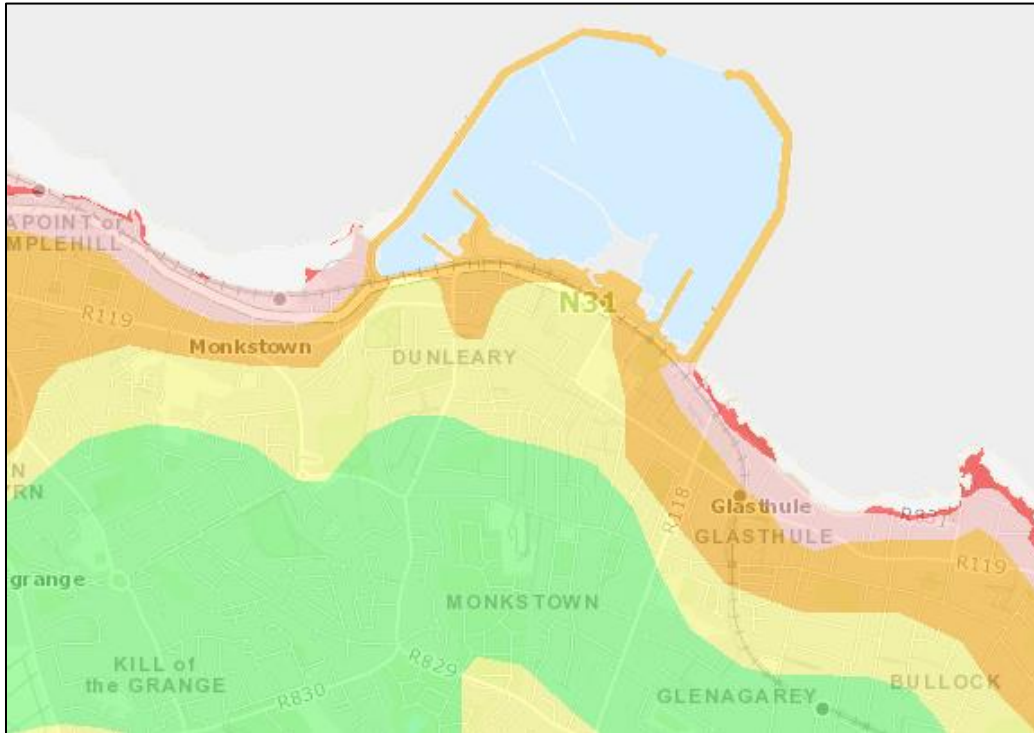


Figure 7 – Ground water /Aquifer Map (GIS EPA Maps)



The groundwater GIS Map (Figure 7) indicates this area is PI which is a Poor Aquifer

Figure 8: Teagasc Soils map (Teagasc SIS Map)



Teagasc SIS Map indicates sub-soil permeability classification as Made Ground

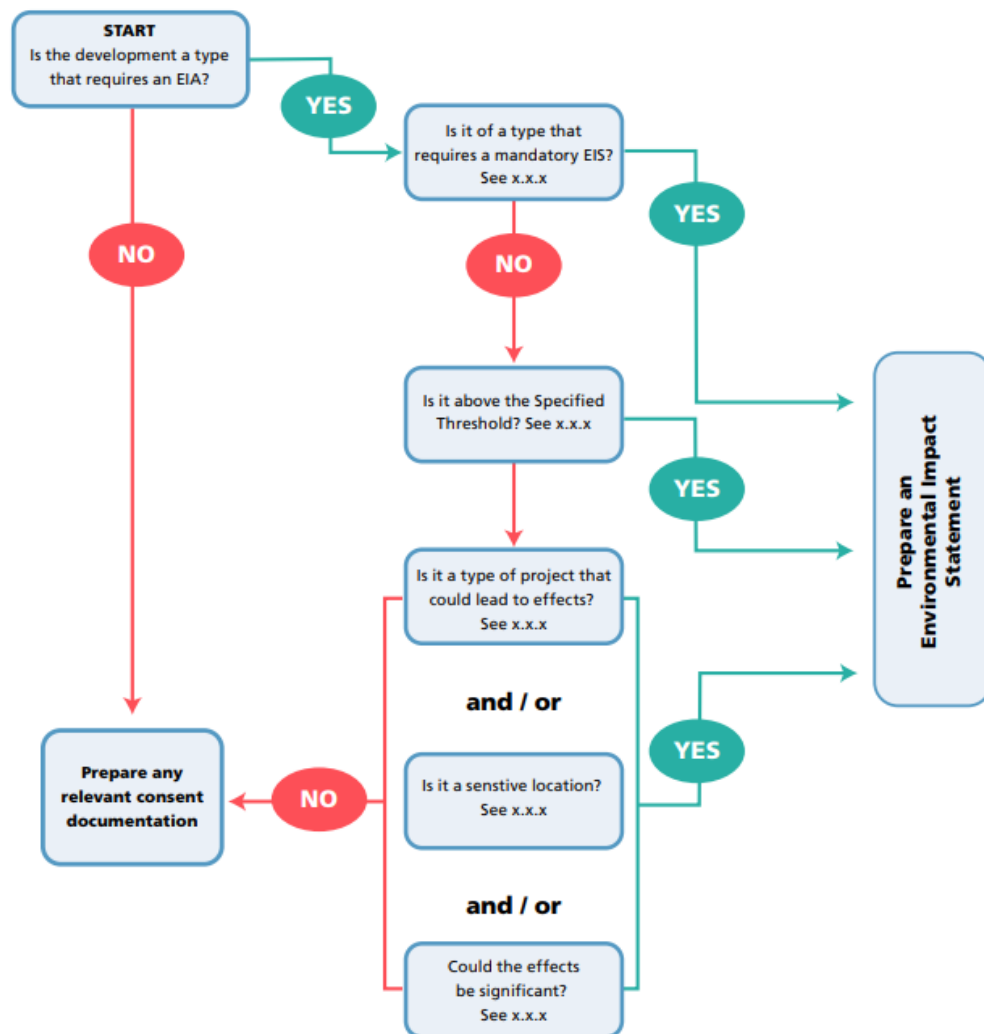
4.0 EIA SCREENING PROCESS

4.1 Introduction

This EIA Screening Report has been prepared by Traynor Environmental Ltd on behalf of Dún Laoghaire-Rathdown County Council, with the aim of documenting the significant environmental effects, positive and negative, which the proposed development is likely to have on the receiving environment. The reference documents used to inform the process are summarised in Section.

The Environmental Impact Assessment of Projects, Guidance on Screening (European Commission, 2017) provides a flow diagram of the Steps in Screening and this is the process generally followed in this Screening Report (Figure 9).

Figure 9 - Flow Diagram of the Steps in Screening (Source: European Commission Environmental Impact Assessment of Projects, Guidance on Screening, 2017)



4.1.1 Legislation

EIA requirements derive from Council Directive 85/337/EEC (as amended by Directives 97/11/EC, 2003/35/EC and 2009/31/EC) and as codified and replaced by Directive 2011/92/EU of the European Parliament and the Council on the assessment of the effects of certain public and private projects on the environment and as amended in turn by Directive 2014/52/EU.

The legislative requirements which deem whether an EIA is mandatory for a project are outlined in Schedule 5 of the Planning and Development Regulations 2001-2020, as amended. All projects can be placed into one of the following two categories:

- Those that exceed the thresholds laid down and therefore have a mandatory requirement to prepare an EIAR; and

- Those projects that are sub-threshold and must be assessed on a case-by- case basis to determine whether or not they are likely to have significant effects on the environment.

4.2 Methodology

Screening is the process of deciding whether a development requires an EIA. The mandatory and discretionary provisions within Schedule 5 of the Planning and Development Regulations 2001-2020 as amended deem whether an EIA is mandatory for a project.

4.3 Mandatory EIA

As per Schedule 5 of the Planning and Development Regulations 2001-2020, the proposed development does not meet the thresholds to require a mandatory EIA.

4.4 Sub-Threshold Development

Where a decision is being made on whether a proposed development would or would not be likely to have significant effects on the environment, regard must be given to the following project characteristics outlined in Annex III of the EIA Directive 2014/52/EU:

- (a) The size and design of the whole project;
- (b) Cumulation with other existing and/or approved projects;
- (c) The use of natural resources, in particular land, soil, water and biodiversity.
- (d) The production of waste;
- (e) Pollution and nuisances;
- (f) The risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge;
- (g) The risks to human health (for example due to water contamination or air pollution).
- (h) Additionally, the screening process can be aided using the checklists contained within the European Commission publication Environmental Impact Assessment of Projects, Guidance on Screening (2017). Table 1. the criteria are taken from Annex III of the Directive, Section 2.

4.5 Characteristics of the Proposed Development

Table 1 - Criteria for determining whether a development would or would not be likely to have significant effects on the environment.

4.5.1 Size of the Development

The proposed development has an area of 220m² and will comprise of a proposed three storey apartment development comprising three 1-bed units and one 2 -bed unit, bicycle parking, bin storage and associated site works.

1. Characteristics of the proposed development

The characteristics of the proposed development, in particular:

- the size of the proposed development
- the cumulation with other proposed development
- the use of natural resources
- the production of waste
- pollution and nuisances
- the risk of accidents, having regard to substances or technologies used.

2. Location of proposed development

The environmental sensitivity of geographical areas likely to be affected by proposed development, having regard in particular to:

- the existing land use
- the relative abundance, quality and regenerative capacity of natural resources in the area
- the absorption capacity of the natural environment, paying particular attention to the following areas:
 - (a) wetlands
 - (b) coastal zones
 - (c) mountain and forest parks
 - (d) areas classified or protected under legislation, including special protection areas designated pursuant to Directive 79/40/EEC and 92/43/EEC
 - (e) areas in which the environmental quality standards laid down in EU legislation have already been exceeded
 - (f) densely populated areas
 - (g) landscapes of historical, cultural or archaeological significance

3. Characteristics of potential impacts

The potential significant effects of proposed development in relation to criteria set out under paragraphs 1 and 2 above, and having regard in particular to:

- the extent of the impact (geographical area and size of the affected population)
- the transfrontier nature of the impact
- the magnitude and complexity of the impact
- the probability of the impact
- the duration, frequency and reversibility of the impact

4.5.2 Cumulation with Other Projects

Information on the site and the area of the proposed development was studied prior to the completion of this screening. The following data sources were reviewed in order to complete a thorough examination of all impacts:

- National Parks and Wildlife Service - Aerial photographs and maps of designated sites, information on habitats and species within these sites and information on protected plant or animal species; conservation objectives, site synopses and standard data forms for relevant designated sites.
- Environmental Protection Agency (EPA)- Information pertaining to water quality, and geology and licensed facilities within the area.
- Myplan.ie – Mapped based information.
- National Biodiversity Data Centre (NBDC) – Information pertaining to protected plant and animal species within the study area.
- Nicolas O Dwyer Engineers – Plans and Information Pertaining to the Development.
- Dún Laoghaire-Rathdown County Council (ePLAN website)– Information on planning history in the area in order to ascertain potential cumulative impacts.
- An Bord Pleanála website (planning searches)
- Web search for major infrastructure projects in the Dún Laoghaire Area.
- Dún Laoghaire-Rathdown County Development Plan 2022 - 2028.
- Traynor Environmental – Flood Risk Assessment for the Site

The cumulative impact of the development in combination with existing baseline actions is not significantly worse than any of the individual impacts associated with the construction and operation of the proposed development.

From a review of the planning applications with 100m of the proposed development, all have been granted planning over 2 years ago.

4.5.3 Use of Natural Resources

While exact quantities of materials required during the construction phase have not been determined at this stage, the amount of aggregates and materials that will be imported to the site during construction will be moderate. No resources will be taken from any Natura 2000 site and there are no resource requirements that will impact upon any designated sites.

4.5.4 Production of Waste

Site clearance will involve the removal of all existing surfacing materials. The quantity of waste will be small and will not likely cause significant environmental effects. On this basis the waste generation will not be of a level of significance that would require EIA.

4.5.5 Risk of Major Accidents and/or Disasters

The risk of accidents associated with this development would not cause unusual, significant or adverse effects of a type that would, in themselves, require an EIA. During the construction stage, the likelihood of an accidental spillage of construction materials into the aquatic environment will be managed through the adoption of strict best practice construction management.

4.5.6 Risk to Human Health

Due to the location of this proposed development impacts to human health are likely to be minimal during the construction phase which will short term in nature, small in scale and therefore not considered to be significant.

4.6 Location of Project

The second criterion included in Annex III of the EIA Directive relates to the geographical location of projects, having regard in particular to:

- (a) The existing and approved land use
- (b) The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;
- (c) The absorption capacity of the natural environment, paying particular attention to the following areas:
 - (i) Wetlands, riparian areas, river mouths;
 - (ii) Coastal zones and the marine environment;
 - (iii) Mountain and forest areas;
 - (iv) Nature reserves and parks;
 - (v) Areas classified or protected under national legislation; Natura 2000 areas designated by Member States pursuant to the Habitats Directive;
 - (vi) Areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure;
 - (vii) Densely populated areas;
 - (viii) Landscapes and sites of historical, cultural or archaeological significance.

4.6.1 Existing and Approved Land Use

The proposed site is located in an area zoned for "R2 - Existing residential" Under objective A it is proposed to protect and-or improve residential amenity.

4.6.2 Relative Abundance, Availability, Quality and Regenerative Capacity of Natural Resources

The proposed development will have minimum impact on the quality and regenerative capacity of natural resources in the area.

4.6.3 The Absorption Capacity of the Natural Environment

4.6.4 Overview

The application site is 220m² in area, and it is located at 27 Patrick ST, Dún Laoghaire, Co. Dublin, just 500m south of the centre of Dún Laoghaire village. The site is bounded to the north by Cross Avenue, to the east by Patrick Street and to the west and south by separate residential areas.

The site is located in an area that is largely characterised by the urban fabric of Dún Laoghaire village (residential, industrial, commercial and amenity areas). The land use surrounding the site is predominantly sub-urban residential. The dominant habitats associated with these areas include buildings and artificial surfaces and amenity grasslands and gardens. Other habitats represented locally include hedgerows, treelines and scattered trees and parkland.

4.6.5 Mountains and Forest Areas

There are no mountains or areas of forestry within the study area of the proposed development.

4.6.6 Nature Reserves and Parks

There are no nature reserves or parks affected by the proposed development.

4.6.7 Nationally Designated Sites & European Sites

There are seventeen Natura 2000 designated sites within 15km of the application site. None of these sites are hydrologically connected to the application site. These designated areas and their closest points to the proposed development site are summarised in Table 2 and a map showing their locations relative to the application site is shown in Figure 10. A full description of these sites can be read on the website of the National Parks and Wildlife Service (npws.ie). There will be no reduction of designated habitat area. There will be no interference with the boundaries of any designated sites.

4.6.8 Environmental Quality Standards

There are no known areas in which the environmental quality standards shall be exceeded.

4.6.9 Densely Populated Areas

The development is not expected to affect any densely populated areas. Given the small scale of the development and the implementation of best practice guidelines, it is unlikely that there will be negative impacts to these areas from the construction of the proposed development. Impact on road users as a result of the proposed development is unlikely considering the scale of the proposed development any additional increase in traffic as a result of the development will be minimal.

4.6.10 Landscapes and Sites of Historical, Cultural or Archaeological Significance

There are no known archaeological sites within the site area or in the immediate environs of the site.

4.6.11 Designated Focal Points/Views

There will be no views, prospects or scenic routes affected by the proposed development.

4.7 CHARACTERISTICS OF THE POTENTIAL IMPACTS

4.7.1 Extent of the Impact

The site in question is 220m² in area. It is located 500m from the centre of 500m south of the centre of Dún Laoghaire village.

4.7.2 Transfrontier Nature of the Impact

There are no trans frontier impacts associated with the proposed development.

4.7.3 Magnitude and Complexity of the Impact

The nature of the building does not fall into the project types mentioned in Schedule 5 of the Planning and Development Regulations 2001-2020.

4.7.4 Air Quality and Climate

It is considered that the scale of construction traffic required for a project of this size will have a minimal impact on the local air quality and climate. The proposed development may result in moderate generation of dust. A programme of dust monitoring should be put in place and mitigation measures carried out if works are to be carried out during dry weather.

4.7.5 Noise and Vibration

An increase in noise and vibration levels is expected during the construction phase but the impact is likely to be temporary in nature. Furthermore, construction works will be carried out in compliance with BS5228: Part 1 and the European Communities (Noise Emission by Equipment for Use Outdoors) Regulations, 2001-2020 which will ensure a controlled level of noise during the construction phase. Once construction begins, it should be complete within two years. Operation of the site will be ongoing. Due to the scale of the project it is considered that the construction/demolition and operation of the project will not result in any significant levels of noise or vibration.

4.7.6 Soils and Geology

There will be no land-take from any designated sites. There will be no interference with the boundaries of any designated site. Material from site clearance will be reused where possible. Any remaining material will be disposed of in a responsible manner in a licensed facility away from any designated sites. Due to the small scale of the project and the nature of excavation required, it is anticipated that the likelihood of any direct, indirect or cumulative impacts to soils and geology as a consequence of the construction / operation of the project are low.

4.7.7 Hydrology

The application site lies within the Liffey and Dublin Bay Hydrometric Area (09) and Catchment (09), the Dodder Sub-Catchment (010) and the Brewery Stream Sub-Basin (010). There are no watercourses within or adjacent to the application site. The closest water feature to the site is the open water habitats of Dublin Bay at Dún Laoghaire pier and harbour.

The EPA have classified the ecological status of Dublin Bay in this area as good. Under the requirements of the Water Framework Directive, this is satisfactory this status must be maintained.

4.7.8 Hydrogeology

Hydrogeological assessment addresses the potential impact of the proposed project on groundwater features and groundwater flow regime. During construction plant and machinery will be required on site and as a result it is appropriate to adopt best working practices and measures to protect the underlying groundwater. Accidental spillage of fuels or chemical reagents on site pose a potential contamination risk.

4.7.9 Biodiversity

Natura 2000 Sites Identified

In accordance with the guidelines issued by the Department of the Environment and Local Government, any Natura 2000 sites within 15km of the proposed development have been identified and described according to their site synopsis, qualifying interests and conservation objectives. In addition, any other sites further than this, but potentially within its zone of interest were also considered. The zone of impact may be determined by an assessment of the connectivity between the application site and the designated areas by virtue of hydrological connectivity, atmospheric emissions, flight paths, ecological corridors etc.

There twelve Natura 2000 designated sites within 15km of the application site. None of these sites are hydrologically connected to the application site. These designated areas and their closest points to the proposed development site are summarised in Table 2 and a map showing their locations relative to the application site is shown in Figure 10. A full description of these sites can be read on the website of the National Parks and Wildlife Service (npws.ie).

Table 2 – Natura 2000 Sites connected with the Proposed Site (within 15km of the proposed site)

Site Name & Code	Distance from Site	Qualifying Interests	Significant Effects
South Dublin Bay and River Tolka Estuary SPA 004024	903m north	<ul style="list-style-type: none"> • Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) • Oystercatcher (<i>Haematopus ostralegus</i>) • Ringed Plover (<i>Charadrius hiaticula</i>) • Grey Plover (<i>Pluvialis squatarola</i>) • Knot (<i>Calidris canutus</i>) • Sanderling (<i>Calidris alba</i>) • Dunlin (<i>Calidris alpina</i>) • Bar-tailed Godwit (<i>Limosa lapponica</i>) • Redshank (<i>Tringa totanus</i>) • Black-headed Gull (<i>Chroicocephalus ridibundus</i>) • Roseate Tern (<i>Sterna dougallii</i>) • Common Tern (<i>Sterna hirundo</i>) • Arctic Tern (<i>Sterna paradisaea</i>) • Wetland and Waterbirds 	<p><i>There are no watercourses on the site, therefore there are no source-pathway-receptor linkages between the application site and this SPA and significant effects arising from pollution during construction or operation can be ruled out.</i></p> <p><i>The site does not support sufficient or suitable habitat that could be used by the QIs of this SPA and significant effects upon these species will not arise.</i></p>
South Dublin Bay SAC 000210	1.1km north-west	<ul style="list-style-type: none"> • Mudflats and sandflats not covered by seawater at low tide • Annual vegetation of drift lines • Salicornia and other annuals colonising mud and sand • Embryonic shifting dunes 	<p><i>There are no watercourses on the site, therefore there are no source-pathway-receptor linkages between the application site and this SAC and significant effects arising from pollution during construction or operation can be ruled out.</i></p>

			<p>There will be no direct or indirect impacts or significant effects upon the QIs of this SAC.</p>
<p>Dalkey Island SPA 004172</p>	<p>3.1km south-east</p>	<ul style="list-style-type: none"> • Roseate Tern (<i>Sterna dougallii</i>) • Common Tern (<i>Sterna hirundo</i>) • Arctic Tern (<i>Sterna paradisaea</i>) 	<p>There are no watercourses on the site, therefore there are no source-pathway-receptor linkages between the application site and this SPA and significant effects arising from pollution during construction or operation can be ruled out.</p> <p>The site does not support any habitat that could be used by the QIs of this SPA and significant effects upon these species will not arise.</p>
<p>Rockabill to Dalkey Island SAC 003000</p>	<p>3.1km south-east</p>	<ul style="list-style-type: none"> • Reefs • <i>Phocoena phocoena</i> (Harbour Porpoise) 	<p>There are no watercourses on the site, therefore there are no source-pathway-receptor linkages between the application site and this SAC and significant effects arising from pollution during construction or operation can be ruled out.</p> <p>There will be no direct or indirect impacts or significant effects upon the QIs of this SAC.</p>
<p>North Dublin Bay SAC 000206</p>	<p>6km north</p>	<ul style="list-style-type: none"> • Mudflats and sandflats not covered by seawater at low tide • Annual vegetation of drift lines • Salicornia and other annuals colonising mud and sand • Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) 	<p>There are no watercourses on the site, therefore there are no source-pathway-receptor linkages between the application site and this SAC and significant effects arising from pollution during construction or operation can be ruled out.</p> <p>There will be no direct or indirect impacts or significant effects upon the QIs of this SAC.</p>

		<ul style="list-style-type: none"> • Mediterranean salt meadows (<i>Juncetalia arenaria</i>) • Embryonic shifting dunes • Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) • Fixed coastal dunes with herbaceous vegetation (grey dunes) • Humid dune slacks • <i>Petalophyllum ralfsii</i> (Petalwort) 	
North Bull Island SPA 004006	6km north	<ul style="list-style-type: none"> • Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) • Shelduck (<i>Tadorna tadorna</i>) • Teal (<i>Anas crecca</i>) • Pintail (<i>Anas acuta</i>) • Shoveler (<i>Anas clypeata</i>) • Oystercatcher (<i>Haematopus ostralegus</i>) • Golden Plover (<i>Pluvialis apricaria</i>) • Grey Plover (<i>Pluvialis squatarola</i>) • Knot (<i>Calidris canutus</i>) • Sanderling (<i>Calidris alba</i>) • Dunlin (<i>Calidris alpina</i>) • Black-tailed Godwit (<i>Limosa limosa</i>) • Bar-tailed Godwit (<i>Limosa lapponica</i>) • Curlew (<i>Numenius arquata</i>) • Redshank (<i>Tringa totanus</i>) • Turnstone (<i>Arenaria interpres</i>) 	<p>There are no watercourses on the site, therefore there are no source-pathway-receptor linkages between the application site and this SPA and significant effects arising from pollution during construction or operation can be ruled out.</p> <p>The site does not support sufficient or suitable habitat that could be used by the QIs of this SPA and significant effects upon these species will not arise.</p>

		<ul style="list-style-type: none"> • Black-headed Gull (<i>Chroicocephalus ridibundus</i>) • Wetland and Waterbirds 	
Howth Head SAC 000202	8.6km north	<ul style="list-style-type: none"> • Vegetated sea cliffs of the Atlantic and Baltic coasts • European dry heaths 	<p><i>There are no watercourses on the site, therefore there are no source-pathway-receptor linkages between the application site and this SAC and significant effects arising from pollution during construction or operation can be ruled out.</i></p> <p><i>There will be no direct or indirect impacts or significant effects upon the QIs of this SAC.</i></p>
Ballyman Glen SAC 000713	9.4km south	<ul style="list-style-type: none"> • Petrifying springs with tufa formation (Cratoneurion) • Alkaline fens 	<p><i>There are no watercourses on the site, therefore there are no source-pathway-receptor linkages between the application site and this SAC and significant effects arising from pollution during construction or operation can be ruled out.</i></p> <p><i>There will be no direct or indirect impacts or significant effects upon the QIs of this SAC.</i></p>
Howth Head Coast SPA 004113	9.6km north-east	<ul style="list-style-type: none"> • Kittiwake <i>Rissa tridactyla</i> 	<p><i>There are no watercourses on the site, therefore there are no source-pathway-receptor linkages between the application site and this SPA and significant effects arising from pollution during construction or operation can be ruled out.</i></p> <p><i>The site does not support any habitat that could be used by the QIs of this SPA and significant effects upon these species will not arise.</i></p>

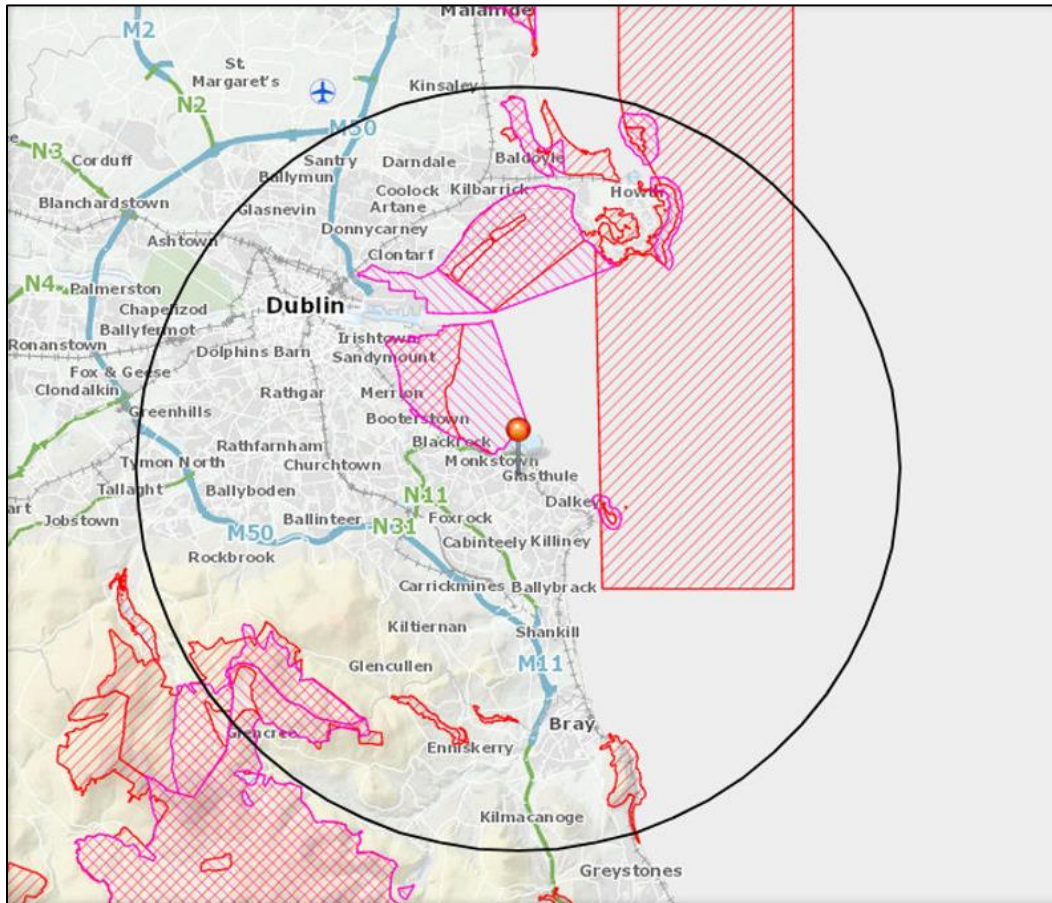
Knocksink Wood SAC 000725	9.8km south	<ul style="list-style-type: none"> • Petrifying springs with tufa formation (Cratoneurion) • Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, Alnion incanae, Salicion albae) 	<p><i>There are no watercourses on the site, therefore there are no source-pathway-receptor linkages between the application site and this SAC and significant effects arising from pollution during construction or operation can be ruled out.</i></p> <p><i>There will be no direct or indirect impacts or significant effects upon the QIs of this SAC.</i></p>
Bray Head SAC 000714	10.9km south	<ul style="list-style-type: none"> • Vegetated sea cliffs of the Atlantic and Baltic coasts • European dry heaths 	<p><i>There are no watercourses on the site, therefore there are no source-pathway-receptor linkages between the application site and this SAC and significant effects arising from pollution during construction or operation can be ruled out.</i></p> <p><i>There will be no direct or indirect impacts or significant effects upon the QIs of this SAC.</i></p>
Wicklow Mountains SAC 002122	11km south-west	<ul style="list-style-type: none"> • Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) • Natural dystrophic lakes and ponds • Northern Atlantic wet heaths with <i>Erica tetralix</i> • European dry heaths • Alpine and Boreal heaths • Calaminarian grasslands of the <i>Violetalia calaminariae</i> • Species-rich <i>Nardus</i> grasslands, on siliceous substrates in 	<p><i>There are no watercourses on the site, therefore there are no source-pathway-receptor linkages between the application site and this SAC and significant effects arising from pollution during construction or operation can be ruled out.</i></p> <p><i>There will be no direct or indirect impacts or significant effects upon the QIs of this SAC.</i></p>

		<p>mountain areas (and submountain areas, in Continental Europe)</p> <ul style="list-style-type: none"> • Blanket bogs (* if active bog) • Siliceous scree of the montane to snow levels (Androsacetalia alpinae and Galeopsietalia ladani) • Calcareous rocky slopes with chasmophytic vegetation • Siliceous rocky slopes with chasmophytic vegetation • Old sessile oak woods with Ilex and Blechnum in the British Isles • <i>Lutra lutra</i> (Otter) 	
Baldoyle Bay SAC 000199	11.3km north	<ul style="list-style-type: none"> • Mudflats and sandflats not covered by seawater at low tide • Salicornia and other annuals colonising mud and sand • Atlantic salt meadows (Glaucopuccinellietalia maritima) • Mediterranean salt meadows (<i>Juncetalia maritima</i>) 	<p>There are no watercourses on the site, therefore there are no source-pathway-receptor linkages between the application site and this SAC and significant effects arising from pollution during construction or operation can be ruled out.</p> <p>There will be no direct or indirect impacts or significant effects upon the QIs of this SAC.</p>
Baldoyle Bay SPA 004016	11.3km north	<ul style="list-style-type: none"> • Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) • Shelduck (<i>Tadorna tadorna</i>) • Ringed Plover (<i>Charadrius hiaticula</i>) 	<p>There are no watercourses on the site, therefore there are no source-pathway-receptor linkages between the application site and this SPA and significant effects arising from pollution during</p>

		<ul style="list-style-type: none"> • Golden Plover (<i>Pluvialis apricaria</i>) • Grey Plover (<i>Pluvialis squatarola</i>) • Bar-tailed Godwit (<i>Limosa lapponica</i>) • Wetland and Waterbirds 	<p>construction or operation can be ruled out.</p> <p>The site does not support sufficient or suitable habitat that could be used by the QIs of this SPA and significant effects upon these species will not arise.</p>
Wicklow Mountains SPA 004040	11.4km south-west	<ul style="list-style-type: none"> • Merlin (<i>Falco columbarius</i>) • Peregrine (<i>Falco peregrinus</i>) 	<p>There are no watercourses on the site, therefore there are no source-pathway-receptor linkages between the application site and this SPA and significant effects arising from pollution during construction or operation can be ruled out.</p> <p>The site does not support any habitat that could be used by the QIs of this SPA and significant effects upon these species will not arise.</p>
Ireland's Eye SPA 004016	12.7km north-east	<ul style="list-style-type: none"> • Cormorant (<i>Phalacrocorax carbo</i>) • Herring Gull (<i>Larus argentatus</i>) • Kittiwake (<i>Rissa tridactyla</i>) • Guillemot (<i>Uria aalge</i>) • Razorbill (<i>Alca torda</i>) 	<p>There are no watercourses on the site, therefore there are no source-pathway-receptor linkages between the application site and this SPA and significant effects arising from pollution during construction or operation can be ruled out.</p> <p>The site does not support any habitat that could be used by the QIs of this SPA and significant effects upon these species will not arise.</p>
Ireland's Eye SAC 002193	13km north-east	<ul style="list-style-type: none"> • Vegetated sea cliffs of the Atlantic and Baltic coasts • Perennial vegetation of stony banks 	<p>There are no watercourses on the site, therefore there are no source-pathway-receptor linkages between the application site and this SAC and significant effects arising from pollution during</p>

			<p>construction or operation can be ruled out.</p> <p>There will be no direct or indirect impacts or significant effects upon the QIs of this SAC.</p>
--	--	--	--

Figure 10 – The Application Site (Pinned) in relation to the Natura 2000 Sites (SACs – Red Hatching, SPAs – Pink Hatching)



4.7.10 Archaeology, Architecture and Cultural Heritage

The proposed development will have no impact on any monuments or structures.

4.7.11 Material Assets and Land

A construction project may affect material assets if it involves any of the following:

- Acquisition of land;
- Loss of land used by the community;
- Demolition of private property;
- Revaluation of or change in the development potential of adjoining lands / properties.

4.7.12 Landscape and Visual Amenity

The construction of the proposed development is not expected to have a significant effect on the visual amenity of the surrounding area. There are no protected views within the area that will be affected by the proposed development and while there may be impacts due to the construction phase, these will be short term in nature and are not likely to be significant. The closest designated site to the development is Lough Gill SAC and this is 86km west of the application site at the River Bonnet. There is no hydrological connectivity between these two areas, this distance is sufficient to ensure that no significant effects will arise.

4.7.13 Population and Human Health

The objective of any population and human health assessment is to examine the potential impact of the construction and operation of the proposed development on the local community and business activities in the local area. The construction phase of the proposed development should not have any direct impact on the population of the area or the subject lands noting the minor nature of the proposed works. During the construction phase the influx of construction workers will be a positive contributing factor to the local economy due to the additional income and expenditure that will arise within the Dún Laoghaire Area.

4.7.14 Resource and Waste Management

The key phase with regard to resource and waste management is the construction phase. Due to the moderate scale of the proposed development, it is considered that there will not be a significant amount of waste generated during the construction phase and efforts will be made to re-use materials on site where possible, thus minimising waste.

Overall: Environmental impacts associated with the proposed development will be minor and short term and therefore, significant environmental effects can be ruled out without the necessity for further surveys, investigations and assessments.

4.7.15 Interactions

Whilst there will be interaction between the environmental topics, particularly between human beings and landscape, noise and vibration and air quality and climate, the small scale and nature of these interactions will not result in significant environmental impacts.

4.8 PROBABILITY OF THE IMPACT

During the construction stage, noise nuisances and air pollution may occur.

4.8.1 Duration, Frequency and Reversibility of the Impact

The potential impacts during the development will be associated with the construction stage. These impacts will be temporary and one-off.

5.0 CONCLUSION

5.1 Summary

This EIAR screening report has been carried out in accordance with a methodology that is based on Environmental Impact Assessment (EIA), Guidance for Consent Authorities regarding Sub-threshold Development (DEHLG, 2003), Guidelines on information to be contained in EIA (EPA, 2002) and The European Commission Environmental Impact Assessment of Projects, Guidance on Screening (2017). The Guidelines on the Information to be Contained in Environmental Impact Assessment Reports, Draft August 2017 (EPA, 2017) was also consulted.

5.2 Mandatory EIA

Traynor Environmental Ltd have reviewed possible mandatory EIA schedules to identify if applicable.

5.3 Sub-Threshold EIA

The proposed development is sub-threshold and was assessed in the preceding chapters of this screening report.

Should you require any further information, do not hesitate to contact me.

Yours sincerely

A handwritten signature in blue ink that reads 'Nevin Traynor'.

Nevin Traynor

Qualifications BSc. Env, H.Dip I.T, Cert SHWW, EPA/FAS Cert.

For **Traynor Environmental Ltd**