

EIA SCREENING REPORT

FOR A

BUILD TO RENT (BTR) RESIDENTIAL DEVELOPMENT AT 'SITE
TO THE SOUTH OF ABINGDON, SHANGANAGH ROAD, DUBLIN

18

PREPARED BY



ON BEHALF OF

ES Shan Limited

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INTRODUCTION

On behalf of the applicant, ES Shan Limited, this Environmental Screening Statement accompanies a planning application to An Bord Pleanála under Section 4 of the Planning and Development (Housing) and Residential Tenancies Act (2016) for a proposed Strategic Housing Development at ***“Site to the south of Abingdon”, Shanganagh Road, Dublin 18***, in accordance with the Planning and Development (Housing) and Residential Tenancies Act 2016.

The proposed residential development on the subject lands will comprise the construction of residential development measuring up to 8 storeys in height in 4 no. apartment blocks providing 193 Build to Rent residential apartments. This area is a greenfield site within a built up urban area. The full details of the scheme are as follows:

193 no. apartments within 4 no. blocks ranging in height from 5 to 8 storeys. The apartment mix will comprise:

193 no. units are follows:

- 12 no. studios (6.2%)
- 110 no. 1 bed (56.9%)
- 1 no. 1 bed (3 persons) (0.5%)
- 70 no. 2 bed (4 persons) (36.2%)

All apartments will be provided with associated private balconies/terraces facing north/ south/ east/ west.

The development will include a pavilion, public open space, tree houses, meeting rooms and flexible work space, BBQ facilities, resident’s gym, and residential amenities areas.

The development will include for a total of 120 no. car parking spaces at undercroft and surface level, 372 no. bicycle parking spaces, and 6 no. motorcycle spaces.

Vehicular connection will be via Clifton Park. Additional pedestrian/cyclist accesses to Rathsallagh Grove and Shankill Dart station to the south is also proposed.

The development also includes for all associated site development works and services provisions including bin storage areas, substations/switch rooms, plant rooms, boundary treatments and landscaping.

The statement is prepared with direct input from the design team who include McGill Planning, MOLA Architects, PUNCH Consulting Engineers, Fallon Design, NMP Landscape Architects, Tree Management Services Consulting Arborists, Scott Cawley, IAC Archaeology, ARC Consulting, and Urban 3D to ensure that the possible effect on the environment has been examined through the process of an EIA Screening process (detailed below) and the most appropriate form of development is delivered at this site.

PURPOSE OF THIS STATEMENT

This report comprises of a screening for EIA, to determine if EIA is required for the proposed development

EIA requirements originate from Council Directive 85/337/EEC on the assessment of the effects of certain public and private projects on the environment, as amended by Directive 97/11/EC,

2003/35/EC and 2009/31/EC. The Directive and its amendments were subsequently codified and replaced by Directive 2011/92/EU, as amended in turn by Directive 2014/52/EU. This amending Directive was transposed into national planning consent procedures in September 2018 through the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018).

The objective of the EIA Directive is to ensure a high level of protection of the environment and human health, through the establishment of minimum requirements for environmental impact assessment prior to development consent being given, of public and private developments that are likely to have significant effects on the environment.

EIA is mandatory for certain projects and for other projects that meet or exceed a stated threshold as set out in Annex I and Annex II of the Directive (and Part 1 and Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended). Projects that do not meet or exceed a stated threshold are subject to Screening for the requirement, or not, for 'sub-threshold' EIA.

EIA SCREENING AND METHODOLOGY

The EIA Screening exercise has been guided by the following documents:

- Planning and Development Act 2000 (as amended);
- Planning and Development Regulations 2018 (as amended);
- Planning and Development (Housing) and Residential Tenancies Act 2016 (as amended);
- Directive 2011/92/EU;
- Directive 2015/52/EU;
- Transposition of 2014 EIA Directive (2014/52/EU) in the Land Use Planning and EPA Licensing Systems – Key Issues Consultation Paper (2017; DoHPCLG);
- Preparation of guidance documents for the implementation of EIA directive (Directive 2011/92/EU as amended by 2014/52/EU) – Annex I to the Final Report (COWI, Millieu; April 2017);
- European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018;
- Guidelines on the information to be contained in environmental impact assessment reports, EPA, 2017 (Draft);
- Environmental Impact Assessment – Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (2018; DoHPLG);
- Guidance for Consent Authorities regarding Sub-threshold Development (2003; DoEHLG)

Using the above documents, it has been possible carry out a desktop EIA Screening using the best available guidance while operating within the applicable legislation. It is noted that Directive 2014/52/EU has been transposed into Irish Legislation through the Planning and Development (Amended) Act and Planning and Development Regulations 2018. The methodology employed in this screening exercise is in accordance with the EIA Guidelines published in August 2018 by the DoHPLG and the contents of Schedule 7 and 7A of the Planning and Development Regulations 2018.

EIA Thresholds

Schedule 5 of the Planning and Development Regulations 2018 (as amended) sets the thresholds for which if a project exceeds these limits, it then must be the subject of an Environmental Impact Assessment. Part 2 of Schedule 5 (10)(b)(i) identifies developments of more than 500 dwelling units and (iii) identifies urban development which would involve an area of 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 number of housing units proposed is 193 which is below the 500 unit threshold, while the site area at c. 1.46 ha is also below the 10ha threshold for “*urban development*” on lands comprising “*other parts of a built-up area*” other than a business district. The adjoining area is predominantly a residential area and is not a commercial area.

SUB EIA THRESHOLDS PROJECTS REQUIRING AN EIA

The screening process has changed under the new Directive (EIA 2014/52/EU) which requires the applicant to provide certain information to allow An Bord Pleanála to carry out proper screening to determine if an Environmental Impact Assessment Report is required. Schedule 7A of the Planning and Development Regulations outlines the information to be provided by the applicant or developer for the purposes of screening sub-threshold development for Environmental Impact Assessment as set out below:

- 1. A description of the project, including in particular:**
 - A description of the physical characteristics of the whole project and, where relevant, of demolition works.
 - A description of the location of the project, 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:**
 - The expected residues and emissions and the production of waste, where relevant, and;
 - The use of natural resources, in particular soil, land, water and biodiversity.
- 4. Compilation of the above information taking into account criteria in schedule 7 as appropriate**

The information as set out above shall take into account the criteria set out in Schedule 7 which provides a list of criteria for determining whether development listed in part 2 of schedule 5 should be subject to an environmental impact assessment. These can be grouped under broad headings and topics as set out below:

- 1. Characteristics of the Proposed Development:**
 - 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).

2. Location of the Proposed Development;

The environmental sensitivity of geographical areas likely to be affected by proposed development, with particular regard 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:
 - i. Wetlands, riparian areas, river mouth;
 - 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;
 - vi. Natura 2000 areas designated by member States pursuant to Directive 92/43/EEC and Directive 2009/147/etc;
 - vii. 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;
 - viii. Densely populated areas;
 - ix. Landscapes and sites of historical, cultural or archaeological significance

3. Type and Characteristics of the Potential Impacts;

The likely significant effects of projects on the environment must be considered in relation to criteria set out in points 1 and 2 above, with regard to the impact of the project on the factors specified in Article 3 (1), taking into account:

- a. The magnitude and spatial extent of the impact (for example the geographical area and size of the population likely to be affected);
- b. The nature of the impact;
- c. The trans-boundary nature of the impact;
- d. The intensity and complexity of the impact;
- e. The probability of the impact;
- f. The expected onset, duration, frequency and reversibility of the impact;
- g. The cumulation of the impact with the impact of other existing and or approved projects;
- h. The possibility of effectively reducing the impact.

EIA SCREENING STATEMENT

The following sections provide the information as required by Schedule 7A for the purposes of screening sub-threshold development for Environment Impact Assessment.

A Description of the Proposed Development

Physical Characteristic of the Proposed Development

The proposal seeks to construct the following:

Development Proposal	Statistics
No. of apartments	193 no. as follows: <ul style="list-style-type: none"> - 12 no. studios (6.2%) - 110 no. 1 bed (56.9%) - 1 no. 2 bed (3 persons) (0.5%) - 70 no. 2 bed (4 persons) (36.2%)
Residential facilities	Residential amenities area (386.1 sq.m) Gym Meeting space Flexible workspace Pavilion Tree houses BBQ facilities
Site Area	Gross 1.4ha Gross 138 units per hectare
Plot Ratio	1: 1.25 (including podium/ pavilion/ esb substation)
Site Coverage	37%
Building Height	5 to 8 storeys
Aspect	51.3% dual aspect
Communal Residential Open Space	1, 663 sqm
Public Open Space	4,312 sqm
Carparking	120 no. car spaces
Cycle parking	372 no. bicycle spaces
Motorcycle	6 no. motorcycle spaces
Vehicular Access	From Clifton Park

Location of the Proposed Development

The subject lands extend to c. 1.4 ha and are roughly rectangular in shape. It is located at the western end of a quiet cul de sac, Clifton Park and to the north of Rathallagh Grove. It is a greenfield site that was formerly pastureland.

Clifton Park and Rathallagh Grove are both two storey semi-detached and terraced houses located to the south and east of the site. To the north and west of the site are large, detached houses set within large sites. The site is bounded to the south by Rathallagh Grove, with the Shankill Dart Station and local shops located some 550m to the south, and Shankill Cliffs located further east c. 500m away. Bus stops are on Shanganagh Road within 200m of the site.

It is within walking distance of a Shankill Village which has a range of services, public transport and amenities including schools, shops, library, hair dressers, gyms, chemist and restaurants. The site also has easy access to the N11. As a result the site is easily accessible to a range of larger services, retail and employment opportunities which include Cherrywood, Bray, and Dublin City Centre.

A DESCRIPTION OF THE ASPECT OF THE ENVIRONMENT LIKELY TO BE SIGNIFICANTLY AFFECTED BY THE PROPOSED DEVELOPMENT

This section examines the possible effects on the environment under the topics prescribed by Directive 2014/52/EU. This approach provides a comprehensive description of the aspects likely to be affected by the proposed development that have not been identified.

Population & Human Health

The site is located within a predominantly residential area in close proximity to Shankill. It is located at the western end of a quiet cul de sac, Clifton Park, Off Shanganagh Road, Dublin 18. This area is predominantly two storey semi-detached and terraced houses to the east and south of the site. There is also larger detached houses set in large grounds.

During the construction phase there is the likelihood of some short-term nuisances to human beings from noise and dust during construction. Once mitigated in accordance with an agreed Construction Environmental Management Plan (CEMP) it is not anticipated that the construction works would result in significant environmental impacts for the local population and human health.

There are no operational impacts associated with this residential development that would be likely to cause significant effects in terms of population and human health. The increased population resulting from the development is a positive impact that will provide additional support for existing services in the area.

Biodiversity

A Ecological Impact Assessment and Natura Impact Statement have been prepared for the site by Scott Cawley Ltd. The EclA concludes that the implementation of mitigation measures proposed within the document will avoid or minimise the effects of the proposed development on the receiving ecological environment.

The Natura Impact Statement accompanying this application states that the potential impacts associated with the proposed development have the potential to affect the receiving environment and, as a result, the conservation objectives supporting the qualifying interest/special conservation interests of two European sites: Dalkey Islands SPA, Rockabill to Dalkey SAC. The NIS presents a range of mitigation measures to be implemented during construction and operation of the development to avoid or reduce the potential impacts on Dalkey Islands SPA. The NIS prepared by Scott Cawley concludes that the proposed development will not adversely affect (either directly or indirectly) the integrity of any European site, either alone or in combination with other plans or projects.

Lands and Soils

The subject site comprises of a greenfield site used as grazing land and is enclosed by mature and semi mature trees on the boundaries of the site. It has no buildings on the site. The land is slopes gently

from south to the north east corner with a 2m elevation change. The construction or operation of the scheme would be to work with the grades and minimize cut and fill. This will ensure that the development not use such a quantity of soils or water to result in significant effects on the environment.

The site has minimal existing vegetation of importance, with no class A trees on the site. However, trees will be retained, pruned and augmented where practical. The proposal includes high quality landscaping, and planting which will be of native species. It is also proposed to use SUDs measures to ease water run-off.

The Construction Management Plan incorporates appropriate measures to ensure that all site works are completed with no polluted run-offs.

Water

The proposed development does not immediately adjoin any significant waterways. The site is located within the Shanganagh River catchment, the river itself is c. 140m north of the site, and discharges into Killiney Bay. The impact of the development will be fully assessed in the Appropriate Assessment, however, it is anticipated that there will be no significant effects on the existing water environment arising from the proposed development.

The proposed water supply will be via a connection to the existing Local Authority watermain. The proposed development will also connect into the existing surface water drainage and foul water drainage system.

The use of accepted SUDS measures which are built into the design of the project and are being used throughout the site to enable sustainable urban drainage including permeable paving, attenuation proposals and significant amounts of green public open space and green routes through the site will ensure negative impacts to water quality do not arise from surface water run-off when the project is established.

Air, Noise and Climate

There is no impact on air pollution expected from the development outside of the potential dust impact, and therefore the risk to human health is considered negligible in this regard. Standard mitigation measures will be employed as part of an agreed CEMP.

There are no envisaged air or noise emissions arising from the residential proposal at this site other than noises arising from construction and operational traffic associated with the development.

Air, Noise and Climate are not likely to be significantly affected by the proposed development.

Landscape

A detailed landscape plan has been submitted with this application and it is submitted that the overall development will have a positive impact on the landscape features of the site. Please refer to the drawings and documentation prepared by PC Roche Associates for further detail.

No significant amenity, landscape or visual effects are likely to arise from the proposed development.

Material Assets

The land on which the site is situated is a material asset. It has been zoned for development through the appropriate process, and as such, the use of this material asset in a manner compatible with the zoning designation, is entirely appropriate. Once constructed, the operational phase will provide an important material asset for the area in terms of residential units, an outdoor gym, public open space, as well as residential communal facilities.

Archaeology, Architecture and Cultural Heritage

There are no protected structures, or architectural conservation areas or potential archaeological sites on the subject site. Shanganagh Park House is located to the south of the site and is a Georgian era mansion built in c. 1823. This building is now a community centre and is surrounded by 1970's houses. To the north is a protected structure, Abingdon House. An Architectural Heritage Impact Assessment and an Archaeological Impact Assessment are submitted with this application completed by IAC.

Vulnerability of the project to risks of major accidents and/ or disasters

Standard construction practices will be employed throughout the construction phase. The subject lands are not proximate to any Seveso/COMAH designated sites. The Site-Specific Flood Risk Assessment for the site indicates that the subject site is within Flood Zone C, with a low probability of flooding. The proposed development is not considered vulnerable to major accidents and/ or disasters, and therefore the expected effects are considered to be negligible.

Inter-relationship between the above factors

It is considered that any of the previously identified relatively minor impacts would not in themselves be considered significant nor would they cumulatively result in a likely significant effect on the environment.

A DESCRIPTION OF ANY SIGNIFICANT EFFECTS TO THE EXTENT OF THE INFORMATION AVAILABLE ON SUCH EFFECTS OF THE PROPOSED DEVELOPMENT ON THE ENVIRONMENT

This includes information available on the environment including:

- (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.

It is expected that there will be some normal residues/emissions during the construction stage associated with the development works proposed which include ground preparation works, development of site infrastructure, construction of buildings and hard standing areas and landscaping of the site including open soft landscaped areas.

There will be some waste materials produced in the construction of the proposed scheme which will be disposed of using licensed waste disposal facilities and contractors. As is standard practice the scale of the waste production in conjunction with the use of licensed waste disposal facilities and contractors will not cause concern for likely significant effects on the environment. Again, this is set out in the Construction Waste Management Plan (accompanying the application) which details the

methodologies employed for the control, management, monitoring and disposal of waste from the site.

The Operational Phase Waste Management Plan (OWMP) (that accompanies the application) as is standard practice, sets out the measures to be used to maximise the quantity of waste recycled by providing sufficient waste recycling infrastructure, waste reduction initiatives and waste collection and waste management information to the residents of the development.

There will be no large scale use of natural resources. The main use of natural resources will be land. The subject lands are zoned for residential use.

Other resources used will be construction materials which will be typical raw materials used in construction of residential and employment developments. The scale and quantity of the materials used will not be such that would cause concern in relation to significant effects on the environment. The construction or operation of the scheme would not use such a quantity of water to cause concern in relation to significant effects on the environment. The use of natural resources in relation to the proposed development is not likely to cause significant effects on the environment.

COMPILATION OF THE ABOVE INFORMATION TAKING SCHEDULE 7 CRITERIA, AS APPROPRIATE, INTO ACCOUNT

It is necessary to determine whether the proposed development is likely to have a significant effect on the environment and if an Environmental Impact Assessment (EIA) is required by reference to the type and scale of the proposed development and the significance or the environmental sensitivity of the receiving environment.

The proposed development is sub-threshold in terms of EIA having regard to Schedule 5, Part 2, 10 (b) (i) and (iv) of the Planning & Development Regulations, 2001-2018.

The number of housing units proposed is 193 and well below the 500 unit threshold, while the site area at c. 1.46ha is also below the 10ha threshold for “*urban development*” on lands comprising “*other parts of a built-up area*” other than a business district.

Sub-Threshold Development

Section 172(b)(i) and (ii) of the Planning and Development Act 2000, as amended, states that the competent authority can also require an EIA where a project is below the specified threshold due to the likelihood of significant effects on the environment.

Article 103(3) of the Planning and Development Regulations, 2001 as amended states that in determining whether a proposed development would or would not be likely to have a significant effect on the environment, regard shall be given to the criteria set out in Schedule 7 of the Regulations.

The following assesses the development against the Schedule 7 criteria:

Characteristics of Proposed Development	
The size of the proposed development.	The site is c. 1.46 ha and the development is for 193 residential units. The development is sub-threshold for EIA.

The culmination of other proposed development.	This is a greenfield site within a built up urban area with no available brownfield sites in the immediate vicinity. As it stands there are no anticipated adjoining developments planned that would likely give rise to cumulative impacts.
The nature of any associated demolition works	No demolition works are required on the site
The use of natural resources, in particular land, soil, water and biodiversity.	This is a greenfield site. There are no protected species, either animal or fauna on site. No basement is proposed that could impact the geology/hydrogeology of the site/area. The proposed level of excavation is minimal. Any excavated material will be generally reused on the site or disposed of off-site to a licensed facility for land reclamation. However, this quantity has not been finalised as yet.
The production of waste.	<p>This will be limited to the excavation of the site, however, generally the proposed development is working with the levels on the site.</p> <p>Construction waste produced will be controlled, stored and disposed of in a sustainable manner as per relevant environmental guidance. A Construction Management Plan will be agreed with Dún Laoghaire–Rathdown County Council prior to commencement of development.</p> <p>Operational waste for the residential development will be controlled by each household and dealt with by municipal services. Estate management will control pollution of public areas.</p>
Pollution and nuisances	<p>The construction phase will create short term negative impacts particularly in terms of dust and noise.</p> <p>An agreed Construction Management Plan will ensure that construction activities are properly controlled and mitigated.</p>
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	None.
The risks to human health (for example, due to water contamination or air pollution).	Standard construction practices regarding noise and dust management will be implemented throughout the construction phase in accordance with an agreed Construction Management Plan.
Location of Proposed Development	
The existing and approved land use	This site is currently a vacant greenfield site which is allocated for residential development.

<p>The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground.</p>	<p>This is a greenfield site in a highly sustainable location that will be developed at a high density appropriate to its location. The provision of significant quantities of open space will result in an increase in planned vegetation than currently on the site. The redevelopment will also ensure good water drainage on the site.</p>
<p>The absorption capacity of the natural environment, paying particular attention to the following areas:</p> <ul style="list-style-type: none"> (i) wetlands, riparian areas, river mouths; (ii) coastal zones and the marine environment; (iii) mountain and forest areas; (iv) nature reserves and parks; (v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and; (vi) areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure; (vii) densely populated areas; <p>landscapes and sites of historical, cultural or archaeological significance.</p>	<p>The site itself is not located within a wetland, river mouth, coastal zone, marine environment, mountain, forest, nature reserve, park, or protected site.</p> <p>The proposal is an urban greenfield site and will not have detrimental impact on any of these areas beyond that of a small to medium development site would have on any such areas.</p> <p>The proposed development is within a greenfield site bounded by existing trees which will be retained where possible. The buildings have been located centrally to the site to enable the protection and retention of these trees.</p>
<p>Types and characteristics of potential impacts</p>	
<p>The magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected).</p>	<p>It is expected that the proposed development will not have any environmental impact beyond the site and immediate vicinity</p> <p>All construction activities will be governed by a Construction & Traffic Management Plan, the details of which will be agreed with Dún Laoghaire– Rathdown County Council prior to commencement of development.</p>
<p>The nature of the impact.</p>	<p>The potential likely and significant impacts arising from the development will be typically those associated with a medium scale residential development located within a well established urban location within Dublin City. The nature of the impacts are expected to be of a magnitude that would not be significant, adverse or permanent.</p> <p>The potential likely and significant impacts arising from the construction of the development will be typically those associated with any medium scale residential development</p>

	<p>without basement construction - e.g. noise, dust, traffic.</p> <p>The impact of the development at operational stage will be typical of this residential area and will not be significant, adverse or permanent.</p>
The transboundary nature of the impact.	Any minor impacts will be contained in the immediate vicinity of the site. The subject lands are not located on any geographical or other boundary of relevance to assessment of likely significant effects on the environment.
The intensity and complexity of the impact.	The proposed development is not of any significant intensity or complexity such that would be likely to cause significant effects on the environment.
The probability of the impact	It is probable that the minor impact of noise and pollution during the construction phase will occur; however, construction works on zoned lands within the metropolitan area are not unexpected or out of character and working hours will be limited to hours set by the planning conditions.
The expected onset, duration, frequency and reversibility of the impact	The minor impacts identified would occur during the construction phase, there are no significant negative impacts which are considered likely to occur during the operational phase of the proposed residential development. The frequency of impacts will vary throughout the construction phase; however, the impact is still not considered to be significant. The minor impacts associated with the construction phase such as noise, dust and traffic will be temporary and will not lead to residual impacts.
The cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment.	The subject site is zoned land designated for residential uses. The scale of the proposed scheme and any other permitted developments in the vicinity are not such that the characteristic of any potential impacts, in combination with each other, are likely to cause significant effects on the environment.
The possibility of effectively reducing the impact.	Standard mitigation measures to manage noise, dust and/or pollution, tree protection during the construction phase will be based on standard best practice, policies and guidance.

In conclusion, having regard to the criteria specified in Schedule 7 of the Planning and Development Regulations, 2001; the context and character of the site and the receiving environment, the nature, extent, form and character of the proposed development, this Screening Assessment concludes that an Environmental Impact Assessment of the proposed development is not required.

CONCLUSIONS

In conclusion, it is respectfully submitted that the proposed development is below the thresholds of a mandatory EIA. The screening exercise has been completed in this report and the methodology used has been informed by the available guidance, legislation and directives.

It is considered that a sub threshold EIA is not required for the proposed development for as the proposal is below the thresholds of Schedule 5 of the Planning and Development regulations. It is worth noting that the proposal is unlikely to have effects on the Natura 2000 Network, either alone or in combination with other plans; the development will be connected to public services such as water and foul systems; standard construction practices can be employed to mitigate any risk of noise, dust or pollution; and no identified impact in the screening exercise either individually or cumulatively will have significant impacts on the environment.

It is considered that the proposed development will not have any significant impacts on the environment. All recommended mitigation measures and standard practices will be employed throughout the construction and operation phase of the development to ensure that the proposed development will not create any significant impacts on the quality of the surrounding environment.

In conclusion:

- The proposed development is not a development for which an EIA is mandatory.
- In terms of scale, the proposed development (i.e. 193 apartments on a site of circa 1.4595 hectares) falls significantly below the thresholds set out in either Class 10(b)(i) or Class 10(b)(iv) in Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended.
- An EIA Screening exercise was carried out to determine the potential for the proposed development to have significant environmental effects or not.
- The nature or characteristics of the proposed development are not considered likely to result in significant effects on the environment. Standard best practice methodologies employed during the construction phase will limit any potential disturbance to the surrounding area and prevent any risk of pollution from the site.
- No significant negative effects on the environment have been identified during the operational phase of the proposed development.
- The proposed works have been assessed in the Natura Impact Statement, which has concluded that the proposal will not adversely impact Natura 2000 Sites or sensitive habitats either on its own or in combination with other projects.
- The site is not subject to risk of flooding.
- Therefore, the type and characteristics of the potential impacts are not considered significant, taking into account the characteristics of the proposed development and its location.
- The overall conclusion and determination of the screening for requirement for EIA is that there is no requirement for Environmental Impact Assessment of the proposed development.