

SLA

Stephen Little
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Environmental Impact Assessment Screening Report

Proposed Strategic
Housing Development

At

Kellystown, Clonsilla,
Dublin 15

For

Castlethorn
Construction UC and
Castlethorn
Developments
(Kellystown) UC

November 2020

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1 INTRODUCTION

This Environmental Impact Assessment (EIA) Screening Report has been prepared by Stephen Little & Associates, Chartered Town Planners & Development Consultants, 26/27 Upper Pembroke Street, Dublin 2 D02 X361, on behalf of Castlethorn Construction UC and Castlethorn Developments (Kellystown) UC, as part of a proposed Strategic Housing Development on lands at Kellystown, Clonsilla, Dublin 15.

It is submitted that the development is below any threshold that would trigger the requirement for EIAR.

The proposed residential development comprises a total of 360 no. residential units consisting of a mixture of apartments and houses of varying sizes and typologies, a childcare facility, commercial units, a public park and all associated site development and infrastructural works on a c. 9.73 hectare site.

This report accompanies a Strategic Housing Development Application to An Bord Pleanála. The possible effect on the environment has been examined through the process of an EIA Screening which will be detailed below.

2 ENVIRONMENTAL IMPACT ASSESSMENT SCREENING METHODOLOGY

2.1 Legislation & Guidance

This 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, as amended by Directive 2014/52/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, Milieu; April 2017);
- European Union (Planning & 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)

It has been possible to carry out an 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 & Development Act 2000, as amended and the Planning and Development Regulations 2001, as amended. 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 2001, as amended.

Mitigation measures for the proposed development during the construction and operational phases are set out in a number of documents, including the Construction and Demolition Waste Management Plan, Engineering Assessment Report and Noise Assessment Report.

There are four steps in determining need for Environmental Impact Assessment (EIA) for a project which are set out below. Should any of the answers to these four questions be positive, then an EIA is required for the project and an EIAR should be prepared.

2.2 Screening Exercise

The development as proposed is primarily a scheme of 360no. dwelling units on a site measuring c. 9.73 Ha gross site area. As such, we consider that the most appropriate criteria to consider as to whether or not an Environmental Impact Assessment Report (EIAR) is required is under Schedule 5, Part 2 of the Planning & Development Regulations 2001, as amended and is as set out in Item 10 (b) – Infrastructure Projects:-

- Construction of more than 500 dwelling units.
- 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.
- Construction of a shopping centre with a gross floor space exceeding 10,000 square metres.
- 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.

(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 includes a total of 360no. dwellings. It therefore falls below the relevant 500 dwelling thresholds for Item 10 infrastructure projects.

All car parking proposed as part of the development is provided for and ancillary to the proposed residential units. 2no. car parking spaces are provided on-curtilage for each proposed house, 58no. spaces at undercroft level of Block A and 116no. spaces at surface level for the apartments. The proposal in any case does not include a purpose-built car park, and therefore does not meet this threshold.

The proposed development includes a local shop of c. 98 sq.m, located within apartment block C and ancillary to the residential development. The project does not provide a shopping centre and does not in any way approach the relevant threshold of retail space.

The subject site is a greenfield site located at an edge of city location. The surrounding area predominantly consists of undeveloped greenfield lands, existing local community facilities and existing residential housing states. The site is therefore not located in a business district. The application site area falls below the 10 hectare site area threshold, and considerably below the 20 hectare threshold identified in Item 10. While the overall site extends to c. 9.73 ha including c.2.1 ha of public park area, it may be noted that the residential development area is only c. 5.6 ha.

The proposal constitutes the first phase of residential-led development within the Kellystown LAP lands. As such, Item 13 relating to changes and extension to development does not apply to this project.

In summary, the project is below the threshold for the mandatory requirement for an EIAR.

It is our view that the relevant environmental issues arising in this case may be adequately assessed in the context of a variety of reports/documents that accompany this SHD planning application (see section 3.1.4 below), including:

- Engineering Assessment Report (water/drainage)
- Flood Risk Assessment
- Landscape and Visual Impact Assessment
- Landscape Design Report
- Archaeological Impact Assessment
- Ecological Survey and Impact Assessment
- Appropriate Assessment Screening
- Irish Water Certificate of Feasibility / Statement of Design Acceptance
- Transportation Assessment
- Construction and Demolition Waste Management Plan
- Operational Waste Management Plan
- Construction Management Plan

- Noise Impact Assessment
- Transportation Assessment
- Arborist Tree Survey & Report
- Sunlight, Daylight and Shadow Assessment
- Energy Statement
- Lighting Report

3 SUB-THRESHOLD EIA CONSIDERATIONS

This section seeks to determine the need for an EIA on a discretionary basis under the Planning and Development Regulations. It is noted that development which may be below the EIA threshold as set out in Schedule 5 of the Planning and Development Regulations 2018, may still require sub threshold EIA having regard to the criteria identified under Schedule 7 of the Planning Regulations. Schedule 7A of the Planning and Development Regulation 2018 identifies the information required to screen sub-threshold development for EIA. The information required is set out under the following main headings:

- The physical characteristics of the full extent of the proposed development. (See Section 3.1.1 below.)
- The location, in particular its environmental sensitivity, likely to be affected by the Proposed Development. (See Section 3.1.2 below.)
- Types and characteristics of the likely significant impacts on the environment, arising from waste, emissions, use of natural resources, etc. (See Section 3.1.4 below.)

The information provided should have regard also to the criteria set out in Schedule 7 (preceding Schedule 7A) of the Regulations. The proposed development at Kellystown, and the likely potential requirement for sub-threshold EIA, is assessed below in the context of the criteria noted above.

3.1 Characteristics of Development

3.1.1 (A) Size of the Proposed Development

The proposed development comprises a residential development consisting of 360no. residential units, a childcare facility, a shop and all associated site development and infrastructural works on a c. 9.73 hectare site.

The project represents the first phase of residential led development within a wider area zoned for a new residential community. The quantum of development falls significantly below the mandatory threshold for this type of development.

The site is sequentially appropriate in its location, being immediately available development land at the eastern end of Kellystown, adjacent to the built up areas of Diswellstown to the east and Clonsilla to the north.

Proposed development density and scale is appropriate to its location at the western edge of the strategic area of 'Dublin and Suburbs', adjacent to existing built up areas, and capable of being served by existing environmental infrastructure and high capacity public transport.

We submit that the size / scale and characteristics of the proposed development at this location is not so significant as to give rise to significant effects on the environment, climate or human health, arising from emissions to air and water or waste. See also response to item (D) below in respect of impact on natural resources.

3.1.2 (B) Cumulative Impacts

There is an expectation for the development of a new residential community at this location, subject to the provision of necessary supporting physical and social infrastructure, in accordance with the Development Plan land use zoning. The lands have been zoned in this manner since 2009.

Sequentially, the proposed development would form a logical plan-led extension of a much wider existing built up area. The proposed development area lies immediately south and west of established urban development at Clonsilla and Diswellstown/Porterstown respectively, and approximately 2km from Blanchardstown Major Town Centre. The lands lie within the strategically identified North-West Corridor / Dublin 15 lands identified for residential development within the defined 'Dublin and Suburbs' area of the Dublin Metropolitan Area. The lands lie immediately south of the Dublin-Maynooth heavy rail commuter line, which is planned to be electrified to accommodate DART under the NTA's transport strategy for the GDA.

Lands east of the proposed development, between Porterstown Road and the Diswellstown Road include St. Mochta's playing pitches (FCC owned land) and St Brigid's Traveller accommodation site. To the southeast of the application site, close to the Diswellstown Road junction and Porterstown Road lies the Luttrellstown education campus, with access via the first constructed segment of the planned Kellystown access road. Lands to the west of the school are being made available by the Applicant for burial grounds and the future relocation of St Mochta's FC grounds. To the west of the proposed development, the lands within the LAP boundary are undeveloped, with a number of private individual residential properties located closer to the Clonsilla rail station.

The proposed development forms part of planned future development at this location. The County Development Plan has been subject of Strategic Environmental Assessment of its objectives, including an objective for Kellystown Local Area Plan. However, in respect of EIA, it is only necessary to assess the impact of existing, permitted and proposed development. It is not necessary to assess the impact of development that may be subject of future planning consent.

Cumulatively, the proposed development is relatively modest by comparison to the level of existing neighbouring urban development to the east and north. The proposed development marks the first, and so far the only, planned residential scheme within the identified Kellystown LAP development boundary. There are therefore no other permitted developments to consider in a cumulative context within the Kellystown LAP area.

The proposed development would not be likely to cause significant adverse effects on the environment, in cumulation with other existing or permitted development within the Kellystown area. Standalone environmental assessments have prepared to accompany the application, demonstrating that the proposed development will not have significant adverse impacts on human health, biodiversity, land resources or climate, arising from water and drainage, transportation, microclimatic, built and natural heritage, landscape and visual impacts. We refer the Board to the relevant plans and particulars that accompany the application in this respect.

We submit that a statutory EIAR should not be required to accompany the application for the proposed development, specifically on the basis of cumulative effects.

3.1.3 (C) Nature of Demolition Works

There is limited demolition involved (c. 247sq.m) in the proposed project.

This comprises the demolition of derelict farm buildings. Excavation works are also minimal, as there are no proposed basements or substantial changes to the existing on-site levels.

Details of demolition and excavation works are provided in the accompanying preliminary 'Construction Management Plan', prepared by Waterman Moylan Consulting Engineers.

We submit that a statutory EIAR should not be required to accompany the application for the proposed development, specifically on the basis of the minor nature of proposed demolition works.

3.1.4 (D) Use of Natural Resources (Soil, Land, Water, Biodiversity)

The greenfield nature of the application site is acknowledged. On this basis the proposed development has been informed by the following surveys and subject to associated specialist assessments that accompany the application:

Survey Work:

- Topographical Survey
- Geological Survey
- Tree & Hedge Surveys
- Ecological Surveys
- Desktop Survey (LVIA) (including reviewing ordnance survey mapping and aerial photography)
- Desktop Studies (to inform Appropriate Assessment Screening and Ecological Impact Assessment)
- Photographic Surveys (to inform LVIA and photomontages)
- Visual Survey (To inform Arborist Tree Survey and Report)
- Field Surveys (To inform Archaeological Impact Assessment and Ecological Impact Assessment)
- Site Survey (To inform Construction and Demolition Waste Management Plan)
- Walkover Surveys (To inform Construction and Demolition Waste Management Plan and Archaeological Impact Assessment)
- Written Description Survey (To inform Archaeological Impact Assessment)
- Habitat Survey
- Breeding Bird Survey
- Bat surveys
- Fauna Survey
- Mammal Surveys
- Traffic Survey
- Public Transport Survey
- General Condition Survey
- Noise Survey
- Shadow Analysis
- Sunlight / Daylight analysis

Environmental Assessments accompanying the application:

- Engineering Assessment Report (water/drainage)
- Flood Risk Assessment
- Landscape and Visual Impact Assessment
- Landscape Design Report
- Archaeological Impact Assessment
- Ecological Survey and Impact Assessment
- Appropriate Assessment Screening
- Irish Water Certificate of Feasibility / Statement of Design Acceptance
- Transportation Assessment
- Construction and Demolition Waste Management Plan
- Operational Waste Management Plan
- Construction Management Plan
- Noise Impact Assessment
- Transportation Assessment
- Arborist Tree Survey & Report
- Sunlight, Daylight and Shadow Assessment
- Energy Statement
- Lighting Report

The Engineering Assessment Report prepared by Waterman Moylan sets out the following with regards to foul water drainage:

“Foul water sewers will be constructed strictly in accordance with Irish Water requirements. No private drainage will be located within public areas.”

Drains will be laid to comply with the requirements of the latest Building Regulations, and in accordance with the recommendations contained in the Technical Guidance Document H.”

Surface Water:

“Surface water sewers will be laid strictly in accordance with Fingal County Council requirements for taking in charge. It is intended that all sewers within the public domain will be handed over to Fingal County Council for taking in charge.

All private outfall manholes will be built in accordance with the Greater Dublin Regional Code of Practice for Drainage Works. No private drainage will be located within public areas.

Drains will be laid in accordance with the requirements of the Building Regulations, Technical Guidance Document H.”

Water Supply:

“All watermains will be laid strictly in accordance with Irish Water requirements for taking in charge.

Valves, hydrants, scour and sluice valves and bulk water meters will be provided in accordance with the requirements of Irish Water.”

The overall landscape and design strategy has sought to ensure that in as far as possible the existing trees and hedgerows along the site boundaries are preserved and integrated as part of the proposed scheme. Proposed new planting within the scheme will enhance the biodiversity, recreational opportunities and enhance the general landscape aesthetic of the proposed scheme, including the residential development area and the proposed public park. Sustainable drainage design solutions are also integrated with the landscape design proposal. For example, the inclusion of an attenuation pond within the public park will enhance biodiversity as a water feature. The proposed development will be designed to incorporate best drainage practice. Sustainable drainage design will restrict run-off to the equivalent greenfield run-off rate. We refer the Board to the landscape masterplan report and drawings prepared by O'Trothaigh Doyle Landscape Architects, and to the Ecological Impact Assessment, prepared by Scott Cawley Ecological Consultants.

The accompanying Ecological Impact Assessment prepared by Scott Cawley Ecological Consultants also finds:

“Considering the elements included within the design of the proposed development, and the implementation of the mitigation measures proposed in Section 6 to avoid or minimise the effects of the proposed development on the receiving ecological environment, no significant residual ecological effects are predicted, either alone or cumulatively with any other projects.”

In addition, the accompanying Appropriate Assessment Screening Report, prepared by Scott Cawley Ecological Consultants finds:

“Following an examination, analysis and evaluation of the best available information, and applying the precautionary principle, it can be concluded that the possibility of any significant effects on any European sites, whether arising from the project alone or in combination with other plans and projects, can be excluded”

The reasons for this conclusion are set out in **section 3.3** of the Appropriate Assessment Screening Report.

The report also concludes that:

“ the nature of the project and its potential relationship with all European sites within the zone of influence, and their conservation objectives, have been fully considered.”

As a result, it is concluded that:

“ the application for consent for the proposed development does not require an Appropriate Assessment or the preparation of a Natura Impact Statement (NIS).”

AWN Consulting Ltd have prepared Construction & Demolition Waste Management Plan (CDWMP) and a Operational Waste Management Plan (OWMP). An accompanying preliminary Construction Management Plan (CMP) has also been prepared by Waterman Moylan Engineering Consultants. The CMP and CDWMP seek to ensure that construction activities are adequately mitigated to avoid significant adverse impact on natural resources (land, soil, water, biodiversity). The purpose of the CDWMP is to provide information necessary to ensure that the management of construction and demolition (C&D) waste at the site is undertaken in accordance with current legal and industry standards. This includes information on the legal and policy framework for C&D waste management in Ireland, estimates of the type and quantity of C&D waste to be generated by the proposed development and makes recommendations for management of different waste streams.

The enclosed OWMP has been prepared to ensure that the management of waste during the operational phase of the proposed residential development is undertaken in accordance with current legal and industry standards. In particular, the OWMP aims to provide a robust strategy for storing, handling, collection and transport of the wastes generated at site in addition to ensuring maximum recycling, reuse and recovery of waste with diversion from landfill, wherever possible. The OWMP also seeks to provide guidance on the appropriate collection and transport of waste to prevent issues associated with litter or more serious environmental pollution (e.g. contamination of soil or water resources). The plan estimates the type and quantity of waste to be generated from the proposed development during the operational phase and provides a strategy for managing the different waste streams.

The preliminary CMP also seeks to ensure that appropriate mitigation measures are employed to avoid adverse impact on the amenities of neighbouring properties and the local road network arising from construction activities and potential noise, dust and construction traffic nuisances associated with same.

We submit that the environmental assessments of the proposed development provide sufficient information and that a statutory EIAR should not be required to accompany the application for the proposed development, specifically on the basis of use of natural resources or land.

3.1.5 (E) Production of Waste

The proposal is for a residential neighbourhood including 360no. dwellings (128no. houses and 232no. apartments accommodated in 3no. blocks), a childcare facility, a retail unit and a public park.

AWN Consulting Ltd have prepared Construction & Demolition Waste Management Plan (CDWMP) and a Operational Waste Management Plan (OWMP). An accompanying preliminary Construction Management Plan (CMP) has also been prepared by Waterman Moylan Engineering Consultants. The CMP and CDWMP seek to ensure that construction activities are adequately mitigated to avoid significant adverse impact on natural resources (land, soil, water, biodiversity) during construction stage as stated in the above section. During the operational stage the OWMP presents a waste strategy that complies with all legal requirements, waste policies and best practice guidelines and demonstrates that the required storage areas have been incorporated into the design of the development.

Implementation of this OWMP will ensure a high level of recycling, reuse and recovery at the development. All recyclable materials will be segregated at source to reduce waste contractor costs and ensure maximum diversion of materials from landfill, thus achieving the targets set out in the *EMR Waste Management Plan 2015 – 2021*. We refer the Board to section 5.0 of the OWMP which details waste and storage for the proposed development

Similarly, the CDWMP aims to ensure maximum recycling, reuse and recovery of waste with diversion from landfill, wherever possible. It also seeks to provide guidance on the appropriate collection and transport of waste from the site to prevent issues associated with litter or more serious environmental pollution (e.g. contamination of soil and/or water). We refer the Board to section 4.3 which details the proposed waste management options for the proposed development.

It is submitted that the proposed development is likely to generate normal quantities of household/general commercial waste when operational for a development of this scale.

We refer the Board to the accompanying CDWMP and OWMP, prepared by AWN Consulting Ltd. We also refer the Board to the preliminary CMP, prepared by Waterman Moylan Consulting Engineers which details the practices that will be employed to manage waste from the development.

3.1.6 Pollution and Nuisance

The application for the proposed development is supported by the following documentation:

- Engineering Assessment Report (water/drainage)
- Flood Risk Assessment
- Landscape and Visual Impact Assessment
- Landscape Design Report
- Archaeological Impact Assessment
- Ecological Survey and Impact Assessment
- Appropriate Assessment Screening
- Irish Water Certificate of Feasibility / Statement of Design Acceptance
- Transportation Assessment
- Construction and Demolition Waste Management Plan
- Operational Waste Management Plan
- Construction Management Plan
- Noise Impact Assessment
- Transportation Assessment
- Arborist Tree Survey & Report
- Sunlight, Daylight and Shadow Assessment
- Energy Statement
- Lighting Report

We refer the Board to the above-mentioned supporting documents which ensure that the proposed development will not give rise to significant effects on the environment arising from pollution and nuisance during construction and operational stages of this project. The relevant findings of the various accompanying assessments are set out in summary in section 5 of this Screening Report below, for the Board's convenience.

Potential short-term nuisances (such as dust and noise etc.) associated with construction of the proposed development and proposed mitigation measures to address them have been set out in the accompanying Construction & Demolition Waste Management Plan and a Operational Waste Management Plan, prepared by AWN Consulting Ltd. We also refer the Board to Construction Management Plan, prepared by Waterman Moylan Consulting Engineers to ensure that the proposed development will not give rise to significant effects on the environment arising from pollution and nuisance.

We refer the Board to the accompanying Noise Impact Assessment, prepared by Irwin Carr Consulting which states that the noise burden upon the proposed development would not be deemed excessive (further to mitigation measures as outlined) and therefore noise should not be considered a negative determining factor when assessing this application. The findings of this report are as follows:

“The impact of existing transportation noise sources on the proposed residential development has been assessed. The ProPG Noise Risk Impact has been found to be low during the day and night, indicating an Acoustic Design Statement is required. An Acoustic Design Statement is included within Appendix C.

Further to ensuring each dwelling is installed with double glazing, the provision of acoustic ventilation will ensure that internal noise levels should not exceed those as stipulated within BS8233.

The external amenity areas of Block 11 and 13 will be enclosed with 2m high masonry walls, ensuring noise levels impacting these areas are within WHO guideline limits”

3.1.7 (G) Risk of Major Accidents and / or Disaster

The proposed development would not involve the use of technologies or substances which would present a significant risk to the environment. Furthermore, the subject lands are not proximate to any Seveso/COMAH designated sites. Therefore, there is no significant risk of major accidents and/or disasters as a result of the proposed development at the Kellystown site.

We therefore contend that a statutory EIAR should not be required to accompany the application for this sub-threshold development, specifically on the basis of risk of major accident/distaster.

3.1.8 (H) Risk to Human Health

It is not expected that the project would give rise to significant risk to human health arising from any of the above environmental risk factors (A to G).

Anticipated emissions to air or noise during construction stages can be appropriately mitigated in the normal manner.

It is submitted that the proposed development is likely to operate in a similar manner to existing surrounding residential development, with no significant risk to human health.

3.2 Location of Proposed Development

3.2.1 Existing Land Use

The application site is greenfield and forms part of a wider area subject to a Development Plan objective to prepare a local area plan for a new residential neighbourhood at these lands, west of Porterstown / Diswellstown and south of Clonsilla and Blanchardstown.

The lands at Kellystown were first zoned ‘RA’ to “Provide for new residential communities in accordance with approved local area plans ...” in 2008, as a variation to the Fingal County Development Plan 2005-2011. The zoning for a new residential community was carried over to the Fingal County Development Plans 2011-2017 and 2017-2023. A draft LAP for Kellystown was published in September 2020 to inform and guide the development of these lands.

The development of a new residential neighbourhood on these lands is expected as an appropriate response to the Fingal County Development Plan land use zoning objective. The recently published draft LAP further supports the sustainable residential development of the application site, supported by a range of existing and proposed physical and social infrastructure.

It is noted that the land is identified in the Development Plan ‘Green Infrastructure Map’ as having an Annex I habitat designation. However, ecological survey of the land, informing the Ecological Impact Assessment prepared by Scott Cawley, finds no evidence of Annex I habitat that would merit such designation.

The proposed development is further supported by the following documentation:

- Engineering Assessment Report (water/drainage)
- Flood Risk Assessment
- Landscape and Visual Impact Assessment
- Landscape Design Report
- Archaeological Impact Assessment
- Ecological Survey and Impact Assessment
- Appropriate Assessment Screening
- Irish Water Certificate of Feasibility / Statement of Design Acceptance

- Transportation Assessment
- Construction and Demolition Waste Management Plan
- Operational Waste Management Plan
- Construction Management Plan
- Noise Impact Assessment
- Transportation Assessment
- Arborist Tree Survey & Report
- Sunlight, Daylight and Shadow Assessment
- Energy Statement
- Building Lifecycle Report/ Property Management Report
- Lighting Plan & Report

These studies find that the application site is not highly environmentally sensitive having regard to:

- Existing or approved land use.
- The availability, quality, absorption capacity and/or regenerative capacity of natural resources in the area.
- Landscape or natural or built cultural heritage significance.

We therefore submit that a statutory EIAR should not be required to accompany the application for this sub-threshold development, based on the environmental sensitivity of the land in question.

3.2.2 Relative Abundance, Quality and Regenerative Capacity of Natural Resources in the Area

The proposed development is part of plan-led development supported by the County Development Plan land use zoning. It will be part of a significant new residential neighbourhood within the Kellystown LAP development boundary, as a sequential extension of existing built up areas within the strategic north west (Dublin 15) development corridor, in metropolitan 'Dublin and Suburbs', served by high capacity rail based public transport. Residential development at sustainable density is expected at this location.

The proposed development is compliant with the regeneration and land use policies of the Fingal County Council Development Plan for these lands zoned 'open space' and 'community infrastructure'.

We refer the Board generally to the findings of the various environmental studies which accompany the application. These findings demonstrate that the proposed development represents a suitable use of the subject lands. These findings are summarised for the Board's convenience in section 5 of this Screening Report below.

We therefore contend that a statutory EIAR should not be required to accompany the application for this sub-threshold development, specifically on the basis of the potential environmental impact on the quantum, quality and regenerative capacity of natural resources at these lands.

3.2.3 Absorption Capacity of the Natural Environment

The proposed development is not within or directly connected to any of the following environmentally sensitive geographical areas: -

- Wetlands, riparian areas and river mouths
- Coastal zones and the marine environment
- Mountain and forest areas
- Nature reserves and parks
- Natura 2000 sites
- Areas in which there has already been a failure to meet the environmental quality standards, laid down in EU legislation and relevant to the project, or in which it is considered that there is such a failure

We therefore contend that a statutory EIAR should not be required to accompany the application for this sub-threshold development, specifically on the basis of the potential of the project to have significant adverse impact on built or natural (cultural) heritage or amenities.

4 BRIEF DESCRIPTION OF POSSIBLE EFFECTS OF THE PROPOSED DEVELOPMENT ON THE ENVIRONMENT

A brief description of the possible effects on the environment arising from the proposed project is outlined below.

This include a brief description of possible significant effects on (i) the environment and (ii) European Sites, arising from the development, as required by Item 6(b) of the Pre-application Request Form and Section 28 (2)(k) of the Planning & Development (Strategic Housing Development) Regulations 2017.

4.1 Significant Effects on the Environment

The proposed development is not expected to give rise to any significant adverse effects on the environment. The text provided below discusses potential effects on the environment under a range of Environmental headings at Demolition & Construction Phase and Operational Phase.

4.1.1 Population & Human Health

The proposed residential development comprises 360no. residential units, 1no. childcare facility and 1no. retail unit in buildings ranging from 2 to 8 storeys in height. The development proposed is not of a nature, intensity or complexity that would be expected to have significant negative long-term effects on the local population or on Human Health following implementation of recommended best practice mitigation measures.

The construction phase may lead to some short-term, low severity disruption for the local population through an increase in construction traffic delivering plant and materials. This also has the potential to cause short-term adverse impacts on Human Health with possible health and safety and nuisance impacts related to construction access requirements, spillages, dust, noise and littering. Mitigation to overcome and minimise some of these impacts follow best practice advice and include management of construction traffic, dust monitoring and other proportionate provisions as set out in the overall Construction & Demolition Waste Management Plan and a Operational Waste Management Plan, prepared by AWN Consulting Ltd. We also refer the Board to the preliminary Construction Management Plan, prepared by Waterman Moylan Consulting Engineers, as well as strategic operation hours to minimise disruptive work on the local population.

However, there may also be a short-term positive effect during the construction phase as a result of new employment opportunities, an increase in daytime population and therefore potential for an increase in spending in local shops and services.

4.1.2 Biodiversity

The proposed development is not expected to give rise to any significant impacts on biodiversity.

Scott Cawley have also undertaken an Ecological Impact Assessment of the application site, which is included with this application. This assessment concludes that:

“The proposed development has the potential to result in temporary significant negative effects on nationally designated areas for nature conservation due to the potential for effects on the receiving aquatic environment and disturbance of fauna.

The proposed development will result in habitat loss within the proposed development boundary but this will not result in any significant negative effects. The landscape design will

ensure that the biodiversity value of the habitats to be retained and created as part of the proposed development are maximised.

The proposed development has the potential to result in significant negative effects on bats, stoats, amphibians, breeding birds and wintering birds at a local level.

A comprehensive suite of mitigation measures are proposed, in addition to the extensive and stringent environmental control measures that have been incorporated into the design of the proposed development. All of the mitigation measures will be implemented in full and are best practice, tried and tested, and effective control measures to protect biodiversity and the receiving environment. It is recommended that all mitigation measures included within this report are committed to and delivered through the planning conditions.

Considering the elements included within the design of the proposed development, and the implementation of the mitigation measures proposed in Section 6 to avoid or minimise the effects of the proposed development on the receiving ecological environment, no significant residual ecological effects are predicted, either alone or cumulatively with any other projects."

With regard to birds, the survey results recommend that "as much of the treeline/hedgerow habitat as possible" is retained as part of the proposed development. This recommendation has been adopted.

An Appropriate Assessment Screening has been conducted by Scott Cawley Ecological Consultants. It concludes that a Stage 2 Appropriate Assessment is not required in this instance, and that the proposed development will not, either individually or in combination with other plans or projects, have a significant effect on any European Sites, having regard to the relevant factors.

4.1.3 Land and Soil (Geology)

The proposed site presently consists of agricultural fields and a small cluster of derelict farm buildings.

It is proposed to dispose of foul water by way of a newly provided foul water pumping station located in the vicinity of the proposed public park. Surface water drainage will be managed by way of attenuation tanks and an attenuation pond, and has been designed to incorporate best drainage practice, adhering to SUDS principles. In terms of water supply, the development will connect directly to water services located within the alignment of the planned Kellystown Avenue.

On the basis of the above and the limited volume of earthworks involved in the construction of the proposed development, there is not likely to be significant effects on the environment with regard to soils and/or geology.

We refer the Board to the accompanying Engineering Assessment Report, prepared by Waterman Moylan Consulting Engineers, which contains more detailed discussion in relation to the above.

4.1.4 Water

There are no surface water features located within the proposed development site. The nearest watercourse is the Royal Canal, which is located c.35 metres to the north at its nearest point, however, surface waters would not drain to the canal as it is uphill from the site.

The accompanying AA Screening Report, prepared by Scott Cawley Ecological Consultants, confirms that:

"There are no European sites at risk of hydrogeological effects associated with the proposed development."

And,

"There are no European sites within the potential zone of influence of disturbance effects associated with the construction or operation of the proposed development."

It is considered in relation to water that there are no anticipated significant effects on the environment arising from the proposed development as addressed in the enclosed AA Screening.

4.1.5 Air (Noise & Vibration)

No likely significant adverse impact has been identified in relation to noise and vibration arising from the proposed development.

It is envisaged during the construction phase that appropriate mitigation measures will need to be introduced with respect to the control of noise and vibration on site. These are normal measures that one would expect to be introduced in any event. We refer the Board to the accompanying preliminary Construction Management Plan, prepared by Waterman Moylan Consulting Engineers, which sets out measures to ensure the impact of the construction phase on the local population is mitigated.

The proposal is for a residential scheme and is not expected to have any likely significant impacts inconsistent with the surrounding area (predominantly established residential areas). The impact of the existing road traffic and rail line on the amenity of planned residences has been considered in the accompanying Noise Assessment, prepared by Irwin Carr Consulting. No significant adverse environmental effect is envisaged, subject to the implementation of recommended design mitigation measures.

4.1.6 Climate (Air Quality, Climate Change)

There is potential for minor degradation of the air quality in a very localised area during certain parts of the construction process, which will be temporary in nature. Standard mitigation measures are appropriate, and these are set out in the accompanying Construction Management Plan prepared by Waterman Moylan Consulting Engineers.

It is considered that the proposed development is not likely to have a significant negative impact on climate and the environment during construction or operational stages.

4.1.7 Climate (Daylight & Sunlight)

The proposed development includes a range of building types ranging in form and height. Building height ranges from 1 to 8 storeys.

The apartment buildings represent the higher building height at 5 to 8 storeys. They have been located, oriented and designed to maximise the availability of sunlight/daylight to the proposed dwellings and amenity spaces. The majority of the proposed apartment units are dual aspect.

Given the site layout and design, and the nature of the lands surrounding the application site, it is not expected that the proposed development would give rise to any significant environmental impact arising from lack of sunlight or daylight access.

We refer the Board to the accompanying Sunlight & Daylight Assessment, prepared by IES Ltd, for confirmation that there will be no negative environmental impacts in this regard.

4.1.8 Landscape

The proposed development will not significantly impact on any protected views or prospects listed in the Development Plan. There are expected impacts locally to the site; however, this must be taken in the context of the land being zoned for development.

This is further demonstrated by the accompanying photomontage views of the development, prepared by Dune Visuals which show that the proposed development causes no negative visual impacts on the receiving environment

We also refer the Board to the accompanying LVIA prepared by Doyle O'Troithigh Landscape Architects which finds the:

“landscape proposals for the scheme have been developed in consultation with the Project Ecologists and the Cultural Heritage Consultants. The result of these consultations has been

two-fold. Firstly, disturbance to landscape areas have been specifically avoided and/or minimised as appropriate. In terms of the Flora and Fauna, specific plant species (i.e. compensatory native hedgerow) and measures have been incorporated into the landscape"

4.1.9 Material Assets (Transportation)

It is not anticipated that there will be any significant environmental effects relating to transportation (traffic and parking) arising from the proposed development during the construction and operational stages. The site layout has regard to the principles set out in the Design Manual for Urban Roads and Streets. The implementation of the strategy proposed, such as the provision of: secure cycle parking spaces; up-to-date information of public transport routes, bus stop locations and rail stations; information about bike to work scheme to all residents; will encourage residents to reduce dependency of private car and increase the travel by green modes of transport. These measures will not only benefit the residents but will also prevent any transport impacts that can be provoked by the operational phase of the proposed development.

We refer the Board to the Traffic and Transport Assessment, prepared by Waterman Moylan Consulting Engineers which finds:

"The reduced provision of car parking spaces per apartment unit reflects the location of the development in relation to public transport services and is in line with Objective 7.16 of the Kellystown Draft LAP which states that reduced parking standards for residential and commercial land uses should be promoted"

Construction traffic would consist of private construction staff vehicles and HGVs involved in site development works and materials delivery. Construction traffic generated during the development works would tend to arrive and depart out-with the peak morning and evening periods and be distributed throughout the day. It is important to note that the impact of traffic during the construction stage will only be temporary in nature.

We refer the Board to the Traffic and Transport Assessment, prepared by Waterman Moylan Consulting Engineers, for further details in relation to the above.

4.1.10 Material Assets (Waste)

The waste generated during the proposed construction and demolition phase is not of a nature, intensity or complexity that would be expected to have significant negative long-term effects on the environment or human health following the implementation of recommended best practice mitigation measures. These measures are set out in a Construction & Demolition Waste Management Plan prepared by AWN Consulting Ltd, and in a preliminary Construction Management Plan prepared by Waterman Moylan Consulting Engineers, both of which accompany this application.

The construction of 360no. residential units means the generation of waste materials during operation is an unavoidable impact. It is very likely to lead to a long-term, significant change in the waste generation in the area. Networks of waste collection, treatment, recovery and disposal infrastructure are in place in the region to manage waste efficiently from this type of development. Waste which is not suitable for recycling is typically sent for energy recovery. There are also facilities in the region for segregation of municipal recyclables which is typically exported for conversion in recycled products. The waste materials generated daily will be stored in dedicated waste storage area(s) as outlined in the Operational Waste Management Plan, which accompanies this application.

4.1.11 Architectural and Archaeological Heritage and Cultural Heritage

An Archaeological Assessment, prepared by Archaeology Plan Heritage Solutions, is enclosed with this application. The assessment concludes that the site has *"low to moderate archaeological potential"* and recommends a number of mitigation measures to be undertaken prior to any groundworks taking place, including geophysical survey, archaeological monitoring and appropriate recording of any archaeological features discovered.

The site does not contain any Protected Structures or features of architectural significance and is not within any Architectural Conservation Areas or Zone of Archaeological Significance.

The nearest Protected Structures are Lock Keeper's Cottage (RPS Ref. 0699) and Kennan Bridge (RPS Ref. 0698) to the north. These structures do not directly adjoin the subject site.

The Applicant commits to undertaking the mitigation measures outlined and as such no likely effect on the environment is anticipated in this regard.

No likely significant adverse effect has been identified with respect to Archaeology or Architectural Heritage arising from the proposed development.

4.1.12 The Expected Effects Deriving from the Vulnerability of the Project to Risks of Major Accidents and/or Disasters

There are no likely effects anticipated deriving from the vulnerability of the project to risks of major accidents and/or disasters.

The proposed development is residential with ancillary use and will be constructed using standard construction methods.

4.2 The 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.

It is considered that there are no likely significant effects on the environment in terms of any of the factors, individually or cumulatively.

5 SUMMARY & CONCLUSIONS

The purpose of this report is to provide to An Bórd Pleanála with the information required under Schedule 7A of the Planning and Development Regulations 2001, as amended, to enable The Board to determine in light of the criteria set out under Schedule 7 of those regulations whether the proposed development is likely to have significant effects on the environment. If it determines that the proposed development is not likely to have significant effects on the environment, the application can be determined without an Environmental Impact Assessment Report (EIAR) having been submitted.

The report has assessed the potential impact of the proposed development on the environment, having regard to the relevant studies and assessments that accompany the planning application. The proposed development is substantially below the thresholds of a mandatory EIAR. 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 EIAR is not required for the proposed residential development for the following reasons (in summary) set out in this screening exercise:

- The proposal falls significantly below the thresholds of Schedule 5 of the Planning and Development Regulations 2001 (as amended);
- The site makes optimum use of zoned suburban greenfield land resource in close proximity to existing residential development and where existing physical and social infrastructure is readily available or can be delivered as part of the proposed development.
- The development will be connected to public services such as water, foul and storm sewers.
- The level of demolition involved is minor and soil extraction modest in nature and will not create any significant impacts on the environment.
- The Ecological Impact Assessment concludes that no residual ecological effects are predicted due to the mitigation methods set out in the report either alone or cumulatively with other projects and the AA screening confirms that adverse effects on the integrity of the Natura 2000 network from the proposed development, whether considered on its own or in combination with other plans or projects, can be excluded.
- Standard practices as described in the Construction & Demolition Waste Management Plan prepared by AWN Consulting Ltd can be employed during construction phase to mitigate any risk of adverse impacts during the construction phase arising from noise, dust or pollution.
- The Operational Waste Management Plan prepared by AWN Consulting Ltd sets out the relevant waste management guidance that the development will comply with, to mitigate any potential negative impacts on the environment in this regard during the operation of the proposed development.
- Standard construction practices as described in the Construction Management Plan prepared by Waterman Moylan can be employed to mitigate any risk of adverse impacts during the construction phase arising from noise, dust or pollution.
- The Landscape and Visual Impact Assessment concludes that where necessary, mitigation measures have been implemented to ensure any potential impacts in this regard are minimised during construction and operation stages.
- The Landscape Design Report notes the scheme will adopt ecological compensatory measures for the scheme, which will provide a positive aspect to the landscape and offer significant ecological mitigation measures.
- The Engineering Assessment Report sets out the relevant best practice to ensure that any adverse impacts in relation to water supply / drainage are mitigated. The site layout has regard to the principles set out in the Design Manual for Urban Roads and Streets, as confirmed in this report.
- The Flood Risk Assessment concludes that where necessary mitigation measures have been proposed. As a result of the proposed mitigation measures, the residual risk of flooding from any source is low.

- The Traffic and Transportation Assessment, prepared by Waterman Moylan Consulting Engineers indicates that it is not anticipated that there will be any significant environmental effects relating to transportation (traffic and parking) arising from the proposed development during the construction and operational stages. The 6no. junctions assessed as part of the Transportation Assessment will all operate / continue to operate within capacity during both AM and PM peak hours as a result of the proposed development. The results of public transport assessment indicate that the capacities of both rail and bus services will be significantly greater than demand forecast
- The Archaeological Impact Assessment concludes that the subject site has low to moderate archaeological potential. It is recommended that a geophysical survey is carried out before any groundworks are commenced.
- The Noise Impact Assessment concludes that the noise burden imposed on this development would not be deemed excessive and should not be considered a negative determining factor when assessing the application. It sets out mitigation measures including the inclusion of a 2m high brick wall enclosing the external amenity areas of Block 11 and Block 13 (as shown in Appendix C), noise levels will be reduced to a desired noise level below the WHO upper limit of 55dB LAeq. The communal private open spaces within the Apartment Blocks are acoustically protected by the block itself, reducing noise levels to under the target noise level of 55 dB LAeq.
- The Arborist Report notes that the developer intends to complete the proposal with minimum tree losses
- The Daylight, Sunlight and Overshadowing study concludes that the site performs very well in relation to the metrics set out in the report
- No identified impact in this screening exercise, cumulatively or individually is considered to likely cause significant effects on the environment.

Recommended mitigation measures are set out at in the various environmental assessments, which accompany this application and will be employed throughout the construction and operational phase of the development.

In conclusion, it is considered that the proposed development is not likely to give rise to any significant adverse impacts on the environment, having regard to the relevant EIA Guidelines.

STEPHEN LITTLE & ASSOCIATES
6 November 2020

Stephen Little & Associates are committed to progressing and achieving sustainable development goals.

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