

# EIA SCREENING REPORT

*In respect of*

## **Proposed Apartment Development**

*At*

**Windmill, Porterstown, Clonsilla, Dublin 15**

*Prepared by*

**John Spain Associates**

*On behalf of*

**Kimpton Vale Limited**

November 2019



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## 1.0 INTRODUCTION

- 1.1 On behalf of the applicant, Kimpton Vale Limited, we hereby submit this Environmental Impact Assessment Screening Report as part of a SHD application submission to An Bord Pleanála for a proposed residential development at Windmill, Poterstown, Clonsilla, Dublin 15.
- 1.2 The subject site extends to approximately 3.73 hectares and is located in the predominantly residential area of Clonsilla approximately 1.4km to the south of Blanchardstown town centre. The site is located to the immediate south and west of the Windmill Terrace, Court and Square residential development, to the east of Diswellstown Road, west of Station Road and north of the Royal Canal. The application site is located within the Windmill Park and Terrace section of the overall Windmill residential development.
- 1.3 The site is located within 0.55km of the Coolmine train station which is on the Dublin Connolly to Maynooth commuter route. The site is well served by public transport in the form of Dublin Bus services travelling to Ranelagh in Dublin City and terminating in Ongar on its outward journey via Clonsilla Road.

**Figure 1: Aerial Photograph of Site Location (Red Line Approximate outline of subject lands)**



- 1.4 The proposed development relates to the provision of 211 no. apartments in four no. blocks (Block J, K, L and M), comprising 10 no. studios, 68 no. 1 beds and 133 no. 2 bed units. Block J is a six storey block, including a penthouse level, and containing 46 no. apartments, Block K is a six storey block, including a penthouse level, containing 46 no. apartments and Block L and M is an interlinked L-Shaped part six and part eight storey block, including a penthouse level, containing 119 no. apartments. A communal amenity space is proposed at ground floor level of Block L-M.
- 1.5 The development proposes the phased completion of the public open space area to the south and south east of the proposed apartments, which will serve both the proposed and existing residential units at Windmill. The development includes landscaped communal courtyards, with ancillary car and cycle parking and lift access to the basement below. Vehicular access will be via the existing

access roads serving the Windmill development, an emergency access is proposed to St. Mochta's estate to the north and pedestrian / cycle connections are proposed to Diswellstown Road to the north west and Sheepmoor Lane to south east. The internal layout of the existing basement, which is located below the proposed apartments, is designed to accommodate car and cycle parking and bin storage areas for the development.

- 1.6 The development includes all associated site and infrastructural works, including foul and surface water drainage, landscaping, boundary walls and fences, roads, cyclepaths and footpaths (including a section of the Royal Canal Greenway on the southern part of the site and tie-in with adjacent footpaths / roads) all on a site area of approximately 3.73 hectares.
- 1.7 The proposed development will supersede the development permitted under Reg. Ref.: FW15A/0145.
- 1.8 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.
- 1.9 It is submitted that the development is below the relevant thresholds, i.e. 500 residential units or 10 hectares in an urban area, that would trigger the statutory requirement for an EIAR.

### **Purpose of this Report**

- 1.10 The purpose of this Screening Report is to determine whether or not the preparation of an EIAR (Environmental Impact Assessment Report) is required for the proposed development.
- 1.11 This document is also submitted in response to Section 6 of the Application Form for SHD which requests that a statement be submitted identifying the potential impacts of the proposed development on the environment.

### **Study Team**

- 1.12 This EIA Screening Report is supported and informed by accompanying application documentation including an Appropriate Assessment Screening Report, ECIA and a Cultural Heritage Impact Assessment prepared by Moore Group. Each of these reports demonstrate the proposed development does not have the potential to significantly impact on the environment.
- 1.13 In addition, the EIA Screening has been informed by the inputs from the other design team members including:
  - Mc Crossan O'Rourke Manning – Design Architects
  - 2HQ – Consulting Engineers
  - RMDA- Landscape and Environmental Consultants
  - BSCE - Sustainability and Energy Consultants
  - Digital Dimensions – Daylight and Sunlight Analysis and Photomontages
  - Arboricultural Impact Assessment- Arborcare

## **2.0 EIA SCREENING METHODOLOGY**

### **Legislation & Guidance**

2.1 This EIA Screening exercise has been guided by the following documents:

- European Union (Planning & Development) (Environmental Impact Assessment) Regulations 2018;
- Planning and Development Act 2000 (as amended);
- Planning and Development Regulations 2001-2018;
- Planning and Development (Housing) and Residential Tenancies Act 2016 (as amended);
- Directive 2011/92/EU;
- 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);
- 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); and
- Guidance for Consent Authorities regarding Sub-threshold Development (2003; DoEHLG).

2.2 Using the above documents 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 European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 which came into operation on the 1<sup>st</sup> of September 2018.

2.3 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 2001-2018.

### **EIA Thresholds**

2.4 Schedule 5 of the Planning and Development Regulations 2001-2018 sets out the thresholds for which if a project exceeds, must be subject to an Environmental Impact Assessment.

2.5 Part 2 of Schedule 5 lists the following developments and thresholds that may be relevant to the proposal:

*‘10. Infrastructure projects –*

*(b) (i) Construction of more than 500 dwelling units;*

*(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;*

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

13. *'Changes, extensions, development and testing –*

- (a) *Any change or extension of development already authorised, executed or in the process of being executed (not being a change or extension referred to in Part 1) which would: -*

- (i) *result in the development being of a class listed in Part 1 or paragraphs 1 to 12 of Part 2 of this Schedule, and*
- (ii) *result in an increase in size greater than –*
- 25 per cent, or*
  - an amount equal to 50 per cent of the appropriate threshold, whichever is the greater.*

*15. Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.'*

- 2.6 The proposal relates to the construction of 211 no. residential units in 4 no. apartment blocks and associated development and is therefore below the 500 residential unit EIA threshold set out in Schedule 5 of the Planning and Development Regulations 2001-2018. The application site area is circa 3.73 hectares and is therefore below the 10 ha threshold for urban development in a built up area. The applicant's overall landholding, as identified in blue on the site location map, is 6.38 ha which is also below the EIA threshold requirement. Therefore, a mandatory EIA is not required.
- 2.7 We note Class 13(a) threshold relates to any change or extension of development where an increase in size greater than 25% must relate to a project listed in paragraphs 1 to 12 of the schedule. There are 194 no. existing units constructed on site and the proposed development relates to 211 no. apartment units, providing a total of 405 no. units. Under Class 10 the threshold for a residential scheme is 500 units or urban sites greater than 10 hectares. Therefore, as the total number of units and site area remain below the required threshold for EIA and the increase in size criteria under Class 13(a) does not apply as the lands / development have never been subject to EIA.
- 2.8 No. 15 of Schedule 5 relates to projects likely to have significant effects on the environment having regard to Schedule 7 of the Planning and Development Regulations 2001-2018. The AA Screening Statement prepared by Moore Group has been prepared and is submitted with this consultation request which concludes that:
- *The proposed Project is not directly connected with, or necessary to the conservation management of the European sites considered in this assessment.*

- *The proposed Project is unlikely to indirectly significantly affect the Qualifying interests or Conservation Objectives of the European sites considered in this assessment.*
- *The proposed Project, alone or in combination with other projects, is not likely to have significant effects on the European sites considered in this assessment in view of their conservation objectives.*
- *It is possible to conclude that there would be no significant effects, no potentially significant effects and no uncertain effects if the proposed Project were to proceed.*

2.9 As set out above it is submitted that the proposal does not fall within any of the EIAR thresholds arising under Class 10 as set out above. The following section and basis of this screening is to screen for the requirement of EIA on a sub-threshold project as the proposal does not exceed any of the thresholds listed in Schedule 5.

### **Sub Threshold Projects Requiring an Environmental Impact Assessment**

2.10 Development which is below the threshold of requiring an EIAR as set out in Schedule 5 of the Planning and Development Regulations 2001-2018 may still require an EIA.

2.11 Sub-threshold development means ‘development of a type set out in Part 2 of Schedule 5 which does not equal or exceed, as the case may be, a quantity, area or other limit specified in that Schedule in respect of the relevant class of development’.

2.12 Schedule 7A of the Planning and Development Regulations 2001-2018 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 proposed development, including in particular—*

*(a) a description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and*

*(b) a description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.*

*2. A description of the aspects of the environment likely to be significantly affected by the proposed development.*

*3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from—*

*(a) the expected residues and emissions and the production of waste, where relevant, and*

*(b) the use of natural resources, in particular soil, land, water and biodiversity.*

*4. The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7’.*

- 2.13 Schedule 7A (4) refers to the criteria set out in Schedule 7 which should be used in determining whether sub threshold development listed in part 2 of schedule 5 should be subject to an environmental impact assessment.
- 2.14 The criteria under Schedule 7 is grouped under three broad headings:
- Characteristics of proposed development;
  - Location of proposed development; and
  - Types and characteristics of potential impacts.
- 2.15 Section 3 below provides the information required by Schedule 7A for the purposes of screening sub-threshold development for environmental impact assessment, and takes into account, where relevant, the criteria outlined in Schedule 7.

### **3.0 EIA SCREENING STATEMENT**

#### **Introduction**

- 3.1 The following sections provide the information as required by Schedule 7A for the purposes of screening sub-threshold development for environmental impact assessment.

#### **1. A description of the proposed development, including in particular—**

(a) a description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and

(b) a description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.

#### ***Physical Characteristics of the Proposed Development***

- 3.2 The proposed development relates to the provision of 211 no. apartments in four no. blocks (Block J, K, L and M), comprising of 10 no. studio units, 68 no. 1 bed units and 133 no. 2 bed units, above an existing basement.
- 3.3 Block J is a six storey block, including a penthouse level, containing 46 no. apartments. Block K is a six storey block, including a penthouse level, containing 46 no. apartments. Block L and M is an interlinked L-Shaped part six and part eight storey block, including a penthouse level, containing 119 no. apartments. A communal residents amenity space is proposed at ground floor level of Block L-M.
- 3.4 The development proposes the phased completion of the public open space area to the south and south east of the proposed apartments, which will serve both the proposed and existing residential units at Windmill. The development includes landscaped communal courtyards, with ancillary car and cycle parking and lift access to the basement below. Vehicular access will be via the existing access roads serving the Windmill development, an emergency access is proposed to St. Mochta's estate to the north and pedestrian / cycle connections are proposed to Diswellstown Road to the north west and Sheepmoor Lane to south east. The internal layout of the existing basement, which is located below the proposed apartments, is designed to accommodate car and cycle parking and bin storage areas for the development.

- 3.5 The development includes all associated site and infrastructural works, including foul and surface water drainage, landscaping, boundary walls and fences, roads, cyclepaths and footpaths (including a section of the Royal Canal Greenway on the southern part of the site and tie-in with adjacent footpaths / roads) all on a site area of approximately 3.73 hectares.
- 3.6 The proposed development will supersede the development permitted under Reg. Ref.: FW15A/0145.

**Figure 2 Proposed Site Layout Plan**



- 3.7 For further detail on the physical characteristics of the proposed development please refer to the architectural drawings, Design Statement, Engineering Services Report, Landscape Report, and the landscape drawings which accompany this consultation request.

#### ***Location of the Proposed Development***

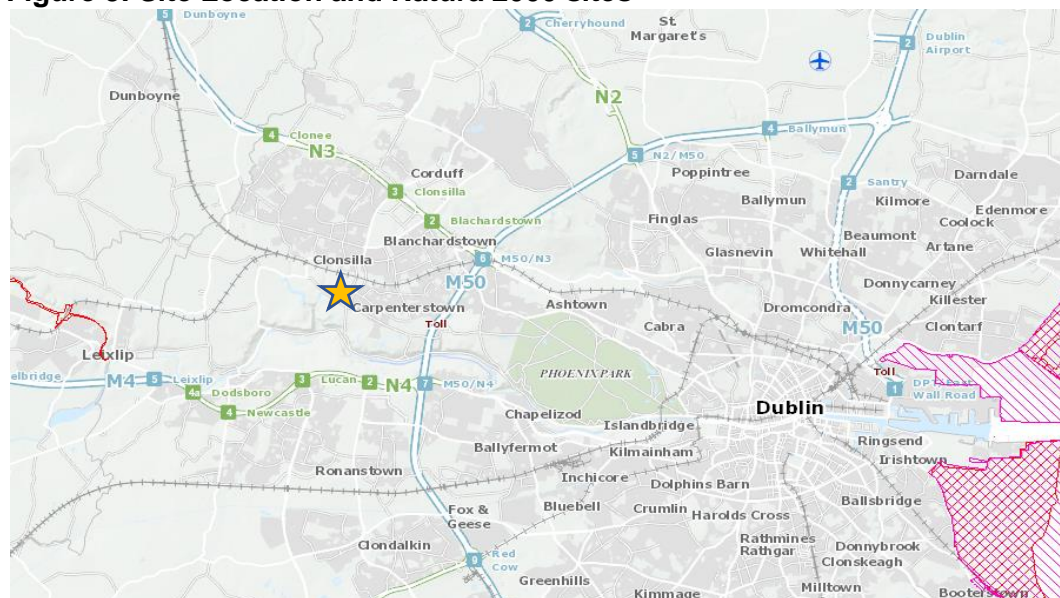
- 3.8 The subject site extends to approximately 3.73 hectares and is located in the predominantly residential area of Clonsilla approximately 1.4km to the south of Blanchardstown town centre. The application site is located within the Windmill Park and Terrace section of the overall Windmill residential development in Porterstown, Dublin 15, permitted under Reg. Ref.: F02A/0358, as amended under Reg. Ref.: F05A/0583, and subsequent variation permissions.
- 3.9 The completed 194 no. units comprise a mix of duplex units (76 no. on the eastern part of the site) and 3/4/5 storey apartment blocks in five no. blocks (Blocks A (24 no. units), B (21 no. units), C (18 no. units), E (24 no. units) and G (31 no. units), on the western part of the site) to the north and east of the proposed development.



- 3.10 The underground car park within the Windmill development, permitted under the parent permission as subsequently amended, has been constructed but is not utilised by the existing residential units. The main public open space located in the south eastern section of site has not been completed and was used as a builder's compound during the construction phase and is screened off by hoarding. The proposed four no. apartment blocks, located to the south and west of the existing apartment blocks in Windmill Park and Terrace, will provide an active edge to the open space zoned land to the west and south. In addition, a section of the proposed Royal Canal Greenway route is incorporated into the southern part of the public open space which will provide a connection via Sheepmoor Lane to Coolmine Rail Station c. 550 metres to the east.
- 3.11 A similar application site to the subject development has an extant permission for 143 no. residential units under Reg. Ref.: FW15A/0145. The block layout and heights were largely similar to the proposed development, as illustrated in the Architectural Design Statement, however an increase in unit numbers from 143 to 211 is achieved in the proposed development through alterations to the layout of the buildings and increase in building heights in appropriate locations, to reflect the requirements and standards in the Apartment Guidelines 2018 and the Building Height Guidelines 2018. The proposed development will supersede the development permitted under Reg. Ref.: F15A/0145.
- 3.12 The site is located within 0.55km of the Coolmine train station which is on the Dublin Connolly to Maynooth commuter route. The site is well served by public transport in the form of Dublin Bus services travelling to Ranelagh in Dublin City and terminating in Ongar on its outward journey via Clonsilla Road.
- 3.13 The location of the proposed development is shown in Figure 3 below which also shows its position in relation to the boundary of nearby Natura 2000 sites.
- 3.14 There are 6 European sites (4 SACs and 2 SPAs) located within a 15km radius of the proposed development, as set out in the accompanying AA Screening Report and Appendix 1.
- 3.15 As noted in the AA Screening Report prepared by Moore Group the proposed Project is to take place within the suburban environment of Clonsilla, just to the north of the Royal Canal. There is no connectivity to the nearest European site, Rye Water Valley/Carlton SAC (Site Code 001398), which is located hydrologically upstream, approximately 6 km to the west of the proposed Project. The nearest European Sites with potential connectivity to the proposed Project are those associated with Dublin Bay, including South Dublin Bay and River Tolka Estuary SPA (Site Code 004024), North Dublin Bay SAC (Site Code 000206), South Dublin Bay SAC (Site Code 000210) and North Bull Island SPA (Site Code 004006), which are located over 11 km to the east. There is no meaningful biological or relevant hydrological connectivity to any other European sites.
- 3.16 The AA Screening Report notes that the proposed Project is not in the vicinity of any rivers or streams. The nearest watercourses with connectivity to Dublin Bay are the Liffey River, which is located approximately 1.4 km to the south, and the Tolka River, which is located approximately 1.6 km to the north. Approximately 30 m to the south of the proposed Project boundary is the Royal Canal, however, it has been noted that the works are to be contained within the boundary of the site and there are to be no discharges to any local watercourses or the Royal Canal.

- 3.17 Thus, Moore Group Environmental Services view is that it is not necessary to undertake any further stage of the Appropriate Assessment process. A finding of no significant effects report is presented in Appendix A of the AA Screening in accordance with the EU Commission's methodological guidance (European Commission, 2002).

**Figure 3: Site Location and Natura 2000 sites**



**2. A description of the aspects of the environment likely to be significantly affected by the proposed development.**

- 3.18 This section is intended to provide a statement on the possible effects on the environment, if any. This section will consider the potential impacts of the proposed development under the environmental topics prescribed by Directive 2014/52/EU. This approach will assist in providing a comprehensive description of the aspects of the environment likely to be significantly affected by the proposed development that have not previously been identified.

***Population & Human Health***

- 3.19 There may be possible short term nuisances to human beings from noise and dust during the construction phase. These are not likely to be at such a quantity or of such a significance that would warrant the completion of a sub-threshold EIAR. Noise and dust or pollution will be subject to standard mitigation measures as per typical construction projects.
- 3.20 The completion of the residential development at Windmill is considered to make a positive impact on the existing residents. The proposal will deliver a high quality and high density residential development which is sensitively designed to integrate with the surrounding context including neighbouring residences. The proposed four no. apartment blocks, located to the south and west of the existing apartment blocks in Windmill Park and Terrace, will provide an active edge to the open space zoned land to the west and south. In addition, a section of the proposed Royal Canal Greenway route is incorporated into the southern part of the public open space which will provide a connection via Sheepmoor Lane to Coolmine Rail Station c. 550 metres to the east.
- 3.21 A Daylight and Sunlight Assessment has been included with the application documentation which considers the impact to daylight and sunlight from the

proposed development on the surrounding properties and facilities. The results find that there will be no significant impact as a result of the proposed development to either sunlight or daylight availability to the surrounding properties. The proposed development meets the recommendations of the BRE guidelines.

- 3.22 There are no operational impacts that would be likely to cause significant effects in terms of population and human health.

### ***Biodiversity***

- 3.23 As previously set out, the subject site is not located within or on a direct pathway to any Natura 2000 site and does not support any of the habitats or species of interest listed. Therefore, it cannot have a 'reservoir' function in re-populating them, should this be necessary. There is no connectivity to the nearest European site, Rye Water Valley/Carlton SAC (Site Code 001398), which is located hydrologically upstream, approximately 6 km to the west of the proposed Project.

- 3.24 The development will not result in the loss or disturbance of habitats or semi-natural habitats connected to Natura 2000 areas as noted by the accompanying AA Screening Report. Indirect disturbance via amenity pressures on coastal areas is unlikely to arise from this project due to the nature of the works and their distance to Natura areas.

- 3.25 The ECIA report prepared by Moore Group addresses the local biodiversity impacts and notes that 'the proposed Project is not in the vicinity of any rivers or streams, as indicated in Ordnance Survey Ireland (OSI) Geographical Information System (GIS) data available from the Environmental Protection Agency (EPA). The nearest watercourses with connectivity to Dublin Bay are the Liffey River, which is located approximately 1.4 km to the south, and the Tolka River, which is located approximately 1.6 km to the north. Approximately 30 m to the south of the proposed Project boundary is the Royal Canal, however, it has been noted that the works are to be contained within the boundary of the site and there are to be no discharges to any local watercourses or the Royal Canal.

- 3.26 Thus, there is no potential for significant biodiversity impacts as a result of the development.

### ***Lands and Soils***

- 3.27 It is anticipated that soil and bedrock will be excavated to achieve required ground levels for the proposed apartment blocks. This material will be reutilised to achieve a cut and fill balance where possible. The underground car park within the Windmill development, permitted under the parent permission, is existing but is not utilised by the existing residential units. The potential impact on Land and Soils is not considered to be significant.

- 3.28 A Site Investigation Report accompanies the engineering inputs and has informed the engineering design elements of the scheme. There is not likely to be significant effects on the environment with regard to soils and/or geology due to the site being connected to public foul, storm and water services.

**Water**

- 3.29 The proposed development is not located in proximity to any streams or rivers. The Royal Canal is located c. 30 to the south. However, as set out in the ECIA the works proposed in this development are contained within the boundary of the site and there are no discharges to any local watercourse or the Canal.
- 3.30 It is considered that in relation to water, there are no anticipated significant effects on the environment arising from the proposed development.

**Air & Climate**

- 3.31 There may be a minor degradation of the air quality in a very localised area during certain parts of the construction process. Standard mitigation measures would be appropriate will be required in the Construction Management Plan prepared by Kimpton Vale Ltd. It is considered that there will be no negative impact on the climate that would be likely to have a significant effect on the environment.

**Noise & Vibration**

- 3.32 The application is accompanied by a Noise Impact Assessment which demonstrates that there is no requirement for any mitigation measures based on the site location and background noise levels.
- 3.33 There may be noise and vibration during the construction phase which will be subject to standard construction management controls. It is considered that there will be no significant noise or vibration effects on the environment during the operational phase and construction phase subject to standard construction mitigation measures.
- 3.34 On completion of works, noise and vibration levels will return to background levels.

**Landscape**

- 3.35 The proposed development is consistent with the zoning and urban redevelopment policies promoted by the Government, has regard to the surrounding context, and there are no landscape designations pertaining to the subject site.
- 3.36 The visual impact of the proposed development on the surrounding area is illustrated in the photomontage / architectural visualisations brochure accompanying this application. It illustrates the previously permitted and proposed development and surrounding context and that the proposals provide an appropriate form of development for this location.
- 3.37 It is considered that the retention of existing trees along the boundary of the site and landscaping planting will assimilate the development in its local context and contribute towards an improved and attractive landscape.
- 3.38 The proposed landscaping plan is considered an enhancement in comparison to the do nothing scenario.
- 3.39 No significant adverse amenity, landscape or visual effects are likely to arise from the proposed development.

### **Material Assets**

- 3.40 The land on which the site is situated is a material asset. It has been zoned for residential 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 residents in terms of providing amenity and recreation, through the provision of significant open space areas.

### **Archaeology, Architecture and Cultural Heritage**

- 3.41 The subject site does not contain any recorded monuments, unrecorded cultural heritage sites or protected structures. This is confirmed by the accompanying Cultural Heritage Impact Assessment Report prepared by Moore Group.
- 3.42 The Assessment concludes as follows:

*“From a review of cartographic and historic sources the site up until recent years remained undeveloped and was used for agricultural purposes. A strip along the canal to the south was used for quarrying. Based on aerial imagery the site to the west and south was impacted during construction work for the road and bridge circa 2000. The rest of the site was stripped of topsoil around 2007/8. Since then the area has been used to store topsoil and builders fill. The site is too disturbed to undertake archaeological testing or monitoring. It is recommended that development proceed without further mitigation.”*

- 3.43 Archaeology, Architecture and Cultural Heritage are not likely to be significantly affected by the proposed development.

### **Interaction of Foregoing**

- 3.44 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.

### **3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from -**

**(a) the expected residues and emissions and the production of waste, where relevant, and**

**(b) the use of natural resources, in particular soil, land, water and biodiversity.**

- 3.45 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 hardstanding areas and landscaping of the site including open soft landscaped areas.
- 3.46 We acknowledge that there is an amount of topsoil, arisings from earlier works and small amounts of builder's waste material currently on site which will require removal during the construction process and phased delivery of open space in accordance with a Waste Management Plan to be implemented by the contractor. Further arisings and waste material will be generated as a result of

the proposed works and will be managed in accordance with the CMP as outlined above. Similarly, any importing of fill or topsoil that would be required for the proposed development will be managed in accordance with the CMP as modified by the Planning and Environmental Department's requirements.

- 3.47 Standard mitigation measures will be employed and monitored during the construction phase. As such residues and emissions are not considered likely to have potential to cause significant effects on the environment.
- 3.48 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. The scale of the waste production in conjunction with the use of licensed waste disposal facilities and contractors does not cause concern for likely significant effects on the environment.
- 3.49 There will be no large use of natural resources. The main use of natural resources will be land which is zoned for residential development.
- 3.50 Other resources used will be construction materials which will be typical raw materials used in construction of residential 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.
- 3.51 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

**4. The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.**

- 3.52 Schedule 7 of the Planning and Development Regulations 2001-2018 details the criteria for determining whether sub-threshold development listed in Part 2 of Schedule 5 should be subject to an environmental impact assessment.
- 3.53 It is considered that there are no likely significant effects on the environment in terms of each of the chapter headings, individually or cumulatively.

**Type and Characteristics of Potential Impacts**

*Could the type and nature of characteristics of the magnitude and spatial extent of the impact (for example on a geographical area and size of the population likely to be affected) be considered to be likely to cause significant effects on the environment?*

- 3.54 The proposed development is located in an urban context. The proposed uses are consistent with land in such a location and represent a high quality and more compatible and sustainable land use to that currently existing at the site. The works during the construction phase may have a minor impact on the immediate area, however, this will be controlled by a Construction Management Plan.
- 3.55 The works during construction or the operational phase are not of such a scale or extent that would be considered to be likely to cause significant effects on the environment in the geographic area or on any considerable quantum of the population in the vicinity.

*Could the type and characteristics of the transboundary nature of the impact be considered to be likely to cause significant effects on the environment?*

- 3.56 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.

*Could the type and characteristics of the intensity and complexity of the impact be considered to be likely to cause significant effects on the environment?*

- 3.57 The proposed development is not of any significant intensity or complexity such that would be likely to cause significant effects on the environment.

*Could the type and characteristics of the probability of the impact be considered to be likely to cause significant effects on the environment?*

- 3.58 It is likely that the minor impact of noise and pollution during the construction phase will occur; however, construction works in an urban environment are entirely normal and working hours will be limited generally to hours set by condition or as otherwise agreed. All works carried out will be done so in accordance with the construction management plan submitted with this application, which will be updated prior to construction commencing.

*Could the type and characteristics of the expected onset, duration, frequency and reversibility of the impact be likely to cause significant effects on the environment?*

- 3.59 Any of the minor impacts identified would occur during the construction phase, there are no significant negative impacts considered to occur during the operational phase as the frequency of vehicular travel to and from the site on a daily basis will be significantly reduced to that at present. The frequency will vary throughout the construction phase; however, the impact is still not considered to be significant. The minor impacts will be temporary so will be reversible.

*Could the type and characteristics of the cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development be likely to cause significant effects on the environment?*

- 3.60 The subject site is zoned land designated for residential use. The proposed apartment scheme falls under this use and is therefore considered acceptable at the location. The development and regeneration of land is to be expected in an urban context in order to maximise land resource and deliver compact urban growth. The scale of the proposed scheme and any other permitted schemes in the vicinity are not such that the characteristic of any potential impacts in culmination with each other are likely to cause significant effects on the environment. This has been verified by the Appropriate Assessment Screening Report carried out by Moore Group which accompanies this submission.

*Could the type and characteristics of the possibility of effectively reducing the impact be likely to cause significant effects on the environment?*

- 3.61 There are no significant mitigations measures or methods to be undertaken in order to reduce likely significant effects on the environment in order to complete the proposed scheme.

- 3.62 Any mitigations measures to manage noise, dust and/or pollution during the construction and operational phases are subject to standard policies and practices. Please refer to the accompanying Construction Management Plan prepared by 2HQ Consulting Engineers for further details.

#### **4.0 SUMMARY & CONCLUSIONS**

- 4.1 This Environmental Impact Assessment Screening Report has been prepared to accompany a SHD application An Bord Pleanála for a proposed Strategic Housing Development at Windmill, Porterstown, Clonsilla, Dublin 15.
- 4.2 The report has assessed the potential impact of the proposed development on the environment in response to Section 11 of the application form. It has been demonstrated that the proposed development is 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.
- 4.3 It is considered that a sub threshold EIAR is not required for the proposed development for the reasons set out in this screening exercise and summarised as follows:
- The proposal falls significantly below the thresholds of Schedule 5 of the Planning and Development Regulations 2001-2018;
  - The AA Screening Report concludes that “1) *The proposed Project is not directly connected with, or necessary to the conservation management of the European sites considered in this assessment.* 2) *The proposed Project is unlikely to indirectly significantly affect the Qualifying interests or Conservation Objectives of the European sites considered in this assessment.* 3) *The proposed Project, alone or in combination with other projects, is not likely to have significant effects on the European sites considered in this assessment in view of their conservation objectives.* 4) *It is possible to conclude that there would be no significant effects, no potentially significant effects and no uncertain effects if the proposed Project were to proceed.*
  - 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. Adequate measures are in place to avoid, reduce or mitigate likely impacts, such that neither the construction nor operational phase of the overall development will have a significant negative impact on the environment.
  - No identified impact in this screening exercise, cumulatively or individually is considered to likely cause significant effects on the environment.
- 4.4 In conclusion, 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.



### Appendix 1

#### Location of Designated Environmental Sites within 15km radius of the subject site

