

# ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REPORT

for

## Griffeen Valley Changing Rooms Pavilion

**for: South Dublin County Council**

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Belgard Square North,  
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Co. Dublin



**by: CAAS Ltd.**

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# 1 Introduction

CAAS have been engaged by South Dublin County Council to prepare this Environmental Impact Assessment Screening Report for the proposed changing rooms pavilion at Griffeen Valley Park to establish whether or not it requires Environmental Impact Assessment (EIA) and as a result, if an Environmental Impact Assessment Report (EIAR) should be prepared in respect of it.

The screening takes account of:

- The relevant legislation (ref s.4)
- The plans and other information on the proposal which were provided to CAAS.

It also has regard to relevant EU Guidance including *Interpretation of definitions of project categories of annex I and II of the EIA Directive*, EU, 2015 and *Environmental Impact Assessment of Projects Guidance on Screening*, EU, 2017.

It covers:

- Competency of author (s.2)
- Summary description of the proposed development (s.3)
- The legislative basis for EIA (s.4)
- Screening considerations (s.5)
- Conclusions (s.6)

## 2 Competency of Author

The author, Paul Fingleton, has an MSc in Rural and Regional Resources Planning (with specialisation in EIA) from the University of Aberdeen. Paul is a member of the International Association for Impact Assessment as well as the Institute of Environmental Management and Assessment. Paul has over twenty-five years' experience working in the area of Environmental Assessment. Paul has been involved in a diverse range of projects including contributions to, and co-ordination of, numerous complex EIARs and EIA screening reports. He has also contributed to and supervised the preparation of numerous AAs and AA screenings.

Paul is the lead author of the current EPA Guidelines<sup>1</sup> and accompanying Advice Notes<sup>2</sup> on EIARs. He has been involved in all previous editions of these statutory guidelines. He also provides various EIA related consultancy services to the EPA. Paul has been engaged by numerous consent authorities to assist at various stages of EIA and AA processes, particularly in reviewing EIARs and AAs.

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<sup>1</sup> *Guidelines on the information to be contained in Environmental Impact Assessment Reports*, EPA, 2017 (Draft)

<sup>2</sup> *Advice notes on current practice in the preparation of Environmental Impact Assessment Reports*, EPA, 2003

## **3 Summary Description of the Proposed Development**

### **3.1 Site Location**

The proposed site is located in Griffeen Valley Park in the town of Lucan, lying South of the N4 and West of the R136 Outer Ring Road. Griffeen Valley Park, comprising approximately 200 acres, stretches southwards through Lucan town. It is the location of Lucan Sports and Leisure Centre and contains a children's play area, playing pitches, tennis courts and an exercise area. The proposed development is for a single-storey changing rooms pavilion, on a site adjacent to the existing leisure centre, tennis court and skate park. The site is located in the north of the Park beside the junction of Esker Manor Road and Ash Park Avenue.

### **3.2 Brief Description**

The proposed development consists of one single-storey changing rooms pavilion.

The key elements include:

- One single-storey changing pavilion consisting of six team changing rooms each with one toilet/shower area, two club storage areas, one officials' changing area with toilet and wash facilities, and one plant room, all with individual access;
- Ancillary works to landscape pavilion area
- Additional necessary ancillary works in adjacent areas including foul and surface drainage connections to existing sewers at Leisure Centre; and

The nature and extent of the proposed development is fully outlined in the accompanying drawings and other Part VIII documents. This AA Screening Report should be read in conjunction with the drawings and other documents.





Figure 1 - Location Map



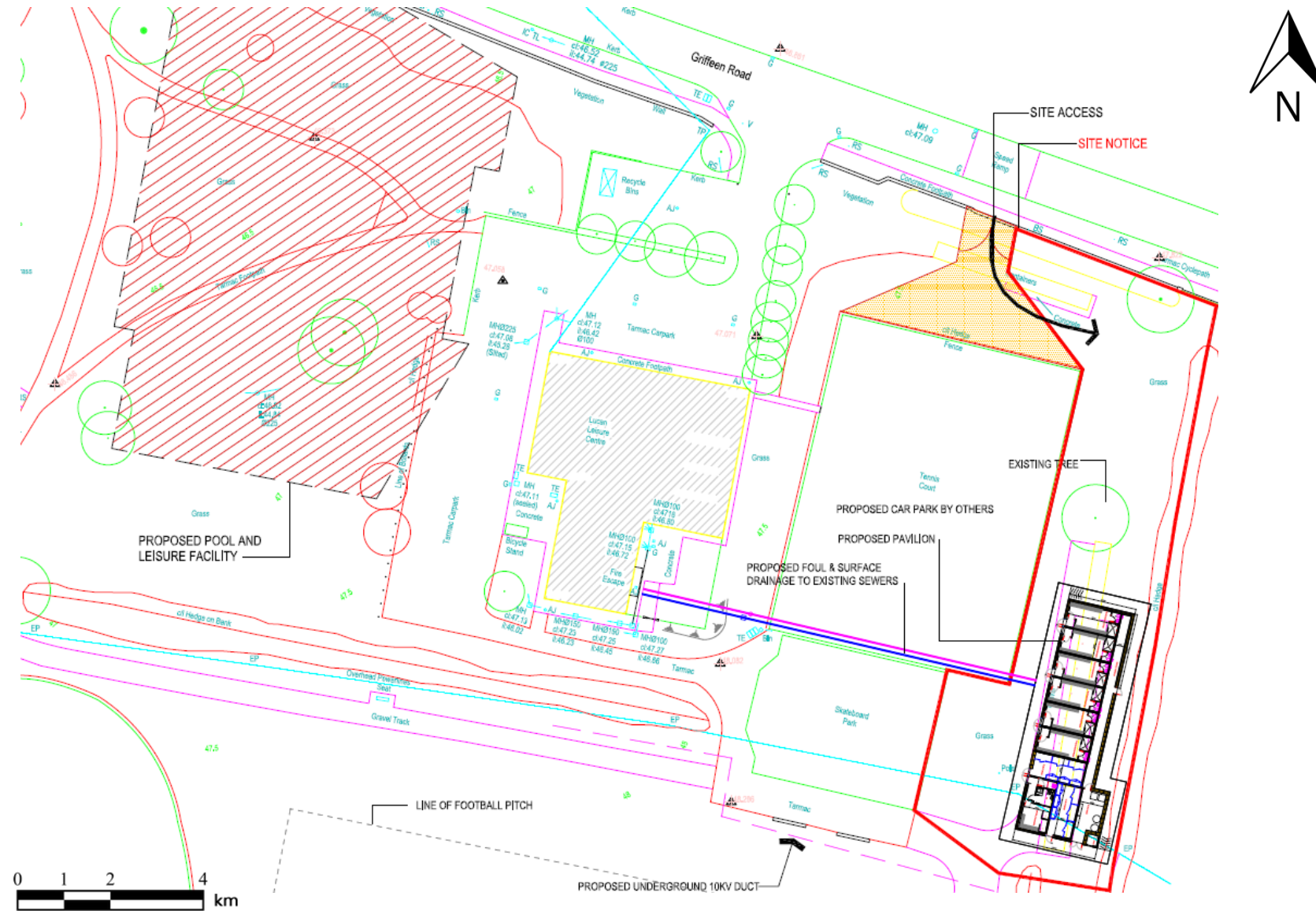


Figure 2 - Proposed Site Layout

## 4 Legislative Basis for EIA

EIA requirements derive from the EIA Directive (Directive 2011/92/EU (as amended)). These requirements have been transposed into domestic planning legislation in Part X of the Planning and Development Acts 2000-2010 and Part 10 and Schedules 5, 6 and 7 of the Planning and Development Regulations 2001, as amended<sup>3</sup>.

Part 1 of Schedule 5 of the Planning and Development Regulations lists project types included in Annex I of the Directive which automatically require EIA.

Part 2 lists project types included in Annex II. Corresponding developments automatically require EIA if no threshold is given or if they exceed a given threshold. Developments which correspond to Part 2 project types but are below the given threshold must be screened to determine whether they require EIA or not. This is done by consideration of criteria set out in Schedule 7.

## 5 Screening Considerations

In the first instance it is necessary to determine whether the project is of a type (or 'class') that requires and EIAR. These classes of development are set out in Parts 1 and 2 of Schedule 5 of the Planning and Development Regulations.

### *Part 1*

The classes in part 1 are generally for large scale infrastructural and industrial developments. The project does not correspond to any of these classes.

### *Part 2*

The classes listed in part 2 are more wide-ranging and include categories for infrastructural and for leisure projects. The project does not fall into any of these classes. Furthermore, the scale of the project is far below the level of thresholds for classes of development which do require EIA.

## 6 Conclusion

It is apparent that EIA is not required because the proposed development is not of a class listed in Schedule 5 and is of a nature and scale that there is no real likelihood of significant effects on the environment arising.

It is concluded that there is no requirement for an Environmental Impact Assessment to be carried out for the proposed development. Therefore, there is no requirement for an Environmental Impact Assessment Report to be prepared.

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<sup>3</sup> Amendments include SI 296 of 2018, the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018.