

Artificial Grass Pitch - Sean Walsh Park

EIAR Screening Report

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South Dublin County Council

Final

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Contract

This report describes work commissioned by South Dublin County Council. Conor O'Neill of JBA Consulting carried out this work.

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Purpose

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Abbreviations

- AA - Appropriate Assessment
- AGP - Artificial Grass Pitch
- EIAR - Environmental Impact Assessment Report
- FAI - Football Association of Ireland
- LAP - Local Area Plan
- NIAH - National Inventory of Architectural Heritage
- NMS - National Monuments Service
- SDCC - South Dublin County Council
- WFD - Water Framework Directive

1 Introduction

JBA Consulting Engineers and Scientists Ltd. (hereafter JBA) has been commissioned by South Dublin County Council to prepare an EIAR Screening Document for a proposed 3G Artificial Grass Pitch (AGP) in Sean Walsh Park, Tallaght. The proposed development, which will be submitted under Part 8 of the Planning and Development Act (2000) as amended, consists of a FIFA Quality football field (minimum 90 x 45 m) and rugby training facility.

1.1 Purpose of this Report

The purpose of this report is to identify whether there is a need under the Planning and Development Act 2000, as amended, for an EIAR for the proposed development.

Schedule 5 (Parts 1 and 2) of the Act lists the groups of development projects which are subject to EIAR screening under the EIA Directive 2011/92/EU, as amended by Directive 2014/52/EU. Part 1 lists those projects which are automatically subject to an EIAR due to the scale and nature of the project. Part 2 lists projects which are also likely to have significant environmental effects based on the nature and size of the development set out by threshold criteria.

An additional group of projects, which are considered sub-threshold developments under Part 2, may fall below the thresholds set but may, under further analysis, be deemed to have significant effects due to their location within a catchment, size, or proximity to sensitive areas.

This report documents the methodology employed to determine whether the proposed development falls under any of these groups, and therefore will have significant environmental impacts. Rationale has been given for the decision made in reference to the relevant legislation, and additional documents have been referenced where required.

This report is intended for the project as described below. Any significant changes to the project description or location would require preparation of a new EIAR screening report.

An Appropriate Assessment (AA) Screening Report has been prepared by JBA Consulting and has identified any potential impacts to Natura 2000 sites and protected landscapes. This EIAR Screening document, along with the AA Screening Report, will be submitted as part of the Part 8 planning process for the proposed development.

This EIAR Screening Report is based on:

- Astro Pitch in Sean Walsh Park – Screening for Appropriate Assessment (JBA Consulting);
- Artificial Grass Pitch Location - Tallaght - Leisure Option Appraisal for South Dublin County Council (LK2)
- New 3G Pitch and Bowling Green Proposal for SDCC - Options Appraisal (SportsLabsConsult)

2 Description of Proposed Works

2.1 Project Location

Sean Walsh Park is situated in the Tallaght area of South Dublin County Council. It is a roughly triangular park bounded to the north by the Tallaght Bypass, to the west by Whitestown Way, and to the southeast by Old Bawn, a predominantly residential area. The proposed AGP is to be located directly east of Tallaght Stadium, adjacent to the N81 (Figure 2.1). In the South County Dublin Development Plan 2016-2022, the land is zoned as Objective OS: To preserve and provide for open space and recreational amenities.

The site is currently a natural grass area, generally flat, with the N81 to the north. The existing Tallaght Stadium is to the west, with Old Bawn Community School to the south. These are all located adjacent to Sean Walsh Park. Sean Walsh Park is a diverse public area, with playing pitches and recreational areas, as well as areas managed for wildlife, and an aquatic environment in Whitestown Stream, and a number of ponds on-site.

2.2 Proposed Project

The proposed development comprises:

- 3G Artificial Grass Pitch, total dimensions 100m x 60m, playing surface 92m x 52m;
- Floodlighting comprised of 250lux system mounted on 6 new lighting poles;
- Hardstanding/access path on the northern edge of the pitch, tying into existing Tallaght Stadium access;
- 5.0m high perimeter fencing on all sides;
- A double gate access point with detox area;
- 2 no. single gates (one on the eastern perimeter and one on the southwestern perimeter) to facilitate ball retrieval.

The proposed site layout is shown in Appendix A.1.1

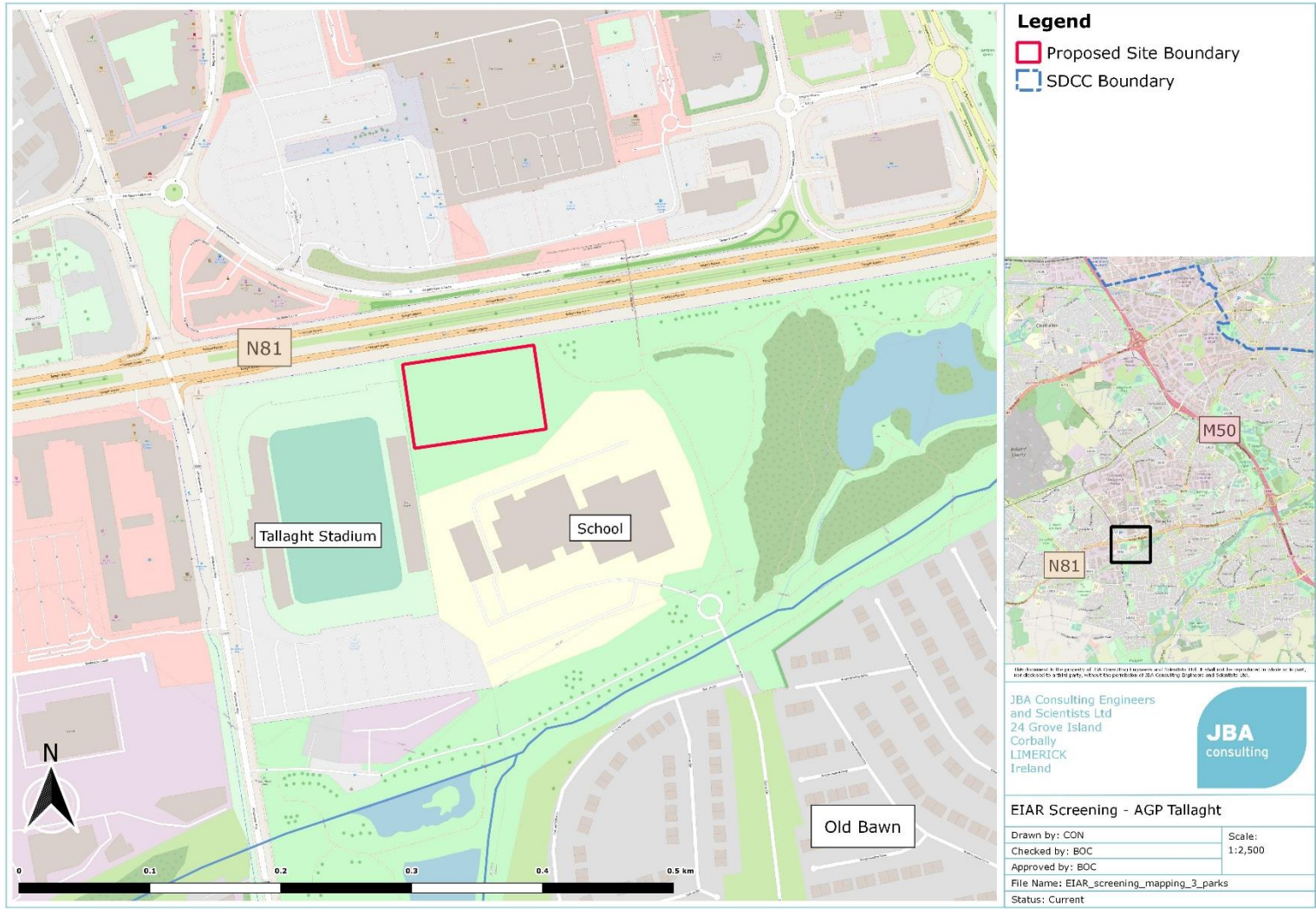


Figure 2.1: Site location

3 Purpose of Screening

3.1 Legislative Context for EIAR in Ireland

The EU has set out mandatory requirements for Environmental Impact Assessments under the EIA Directive 2011/92/EU (as amended by Directive 2014/52/EU). The Directive identifies certain project types, described under Annex I, that will always have significant environmental effects due to their nature and size. These projects are required to undergo an EIAR in every Member State.

For projects listed under Annex II, the EIA Directive gives Member States discretion to decide the limits of projects requiring an EIAR. In Ireland, mandatory thresholds have been set for projects that would otherwise fall under Annex II, which are described in Schedule 5 of The Planning and Development Regulations 2001 as amended. These thresholds are based on project characteristics including size and location. Projects within these thresholds are always subject to an EIAR. In some circumstances, projects considered below the thresholds set under Schedule 5 Part 2 may still be considered by the Planning Authority to have significant effects on the environment, such as in cases where the projects are in a location of particular environmental sensitivity and may also be subject to an EIAR. These sub-threshold projects are reviewed by the Planning Authority on a case-by-case basis.

The principal piece of legislation under which an EIAR may be undertaken for various developments is The Planning and Development Act 2000, as amended. Further regulations are explained in The Planning and Development (Environmental Impact Assessment) Regulations 2001-2018.

Legislation is examined below as to whether an EIAR will be required for this project.

3.2 The Planning and Development Act 2000 - Mandatory EIAR

The Planning and Development Act 2000, as amended, Section 172 sets out the types of projects that require an Environmental Impact Assessment Report (EIAR):

An environmental impact assessment shall be carried out by the planning authority or the Board, as the case may be, in respect of an application for consent for proposed development where either:

a. the proposed development would be of a class specified in

- i. Part 1 of Schedule 5 of the Planning and Development Regulations 2001, and either-
 - I. such development would exceed any relevant quantity, area or other limit specified in that Part, or
 - II. no quantity, area or other limit is specified in that Part in respect of the development concerned, or
- ii. Part 2 of Schedule 5 of the Planning and Development Regulations 2001 and either-
 - I. such development would exceed any relevant quantity, area or other limit specified in that Part, or
 - II. no quantity, area or other limit is specified in that Part in respect of the development concerned, or

b.

- i. the proposed development would be of a class specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001 but does not exceed the relevant quantity, area or other limit specified in that Part, and
- ii. the planning authority or the Board, as the case may be, determines that the proposed development would be likely to have significant effects on the environment.

3.2.1 Part 1 of Schedule 5 of the Planning and Development Regulations 2001-2018

Projects which fall under Schedule 5, Part 1 are typically large infrastructure and energy projects and by their nature will always have significant environmental effects. The proposed all-weather pitch does not fall under Schedule 5, Part 1.

3.2.2 Part 2 of Schedule 5 of the Planning and Development Regulations 2001-2018

With regards to Part 2 projects, the categories and thresholds were examined for the following category:

12. Tourism and leisure

- (a) Ski-runs, ski-lifts and cable-cars where the length would exceed 500 metres and associated developments.
- (b) Sea water marinas where the number of berths would exceed 300 and freshwater marinas where the number of berths would exceed 100.
- (c) Holiday villages which would consist of more than 100 holiday homes outside built-up areas; hotel complexes outside built-up areas which would have an area of 20 hectares or more or an accommodation capacity exceeding 300 bedrooms.
- (d) Permanent camp sites and caravan sites where the number of pitches would be greater than 100.
- (e) Theme parks occupying an area greater than 5 hectares.

The proposed development will consist of an artificial grass pitch, the site area not exceeding 1.5 ha. It does not fall under the categories above. Therefore, an EIAR has not been automatically triggered for this proposed development.

However, it is necessary to consider if this development could result in significant environmental effects under the category of sub-threshold developments.

3.3 Sub-threshold EIAR

In accordance with the requirement to submit an EIAR with sub-threshold planning application (Article 103 of the Planning and Development Regulations 2001-2018), where a planning application for sub-threshold development is not accompanied by an EIAR, and the Planning Authority considers that the development is likely to have significant effects on the environment it shall, by notice in writing, require the applicant to submit an EIAR. This process therefore occurs after submission of an application, if that application is not accompanied by an EIAR.

The decision as to whether a development is likely to have 'significant effects' on the environment must be taken with reference to the criteria set out in Schedule 7A of the Planning and Development Regulations 2001-2018. Schedule 7A requires that the following information be provided for the purposes of screening sub-threshold development for EIAR:

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 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.
 - c) The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7 of the Planning and Development Regulations 2001-2018 (DHPLG 2018).

In order to assist planning and other consenting authorities in deciding if significant effects on the environment are likely to arise in the case of development below the national mandatory EIAR thresholds, the Minister for the Environment, Heritage and Local Government published a Guidance document in August 2003, the Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development and the Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (DHPLG 2018b)

The criteria, as transposed in Irish legislation, are grouped under three headings:

- i. Characteristics of Proposed Development
- ii. Location of Proposed Development
- iii. Characteristics of Potential Impacts

For the purposes of assessing if the development is likely to have significant effects on the environment in reference to these three parameters, the project is examined below in further detail.

4 Overview of Environmental Impacts

An overview of the predicted environmental impacts likely to occur as a result of this project is provided below, according to the themes as presented in an EIAR.

4.1 Population and Human Health

When constructed, the proposed development will bring a positive impact to population and human health, by providing an attractive amenity for recreation for local residents and users of the park.

There is a risk to the health and safety of workers on the development, as with any construction project. This will be mitigated against by operational plans devised by the contractor following best practice guidance. No negative impacts to human health are expected as a result of the operation of the development.

4.2 Biodiversity

Ecological receptors that must be examined include protected Natura 2000 sites under the Habitats Directive (92/43/EEC) and Birds Directive (2009/147/EC), as well as species protected under the Wildlife Act (1976), and any ecological receptors which may be negatively impacted by the proposed development, both directly and indirectly.

4.2.1 Proximity to Natura 2000 sites

An Appropriate Assessment (AA) Screening has been completed by JBA Consulting for this project to determine whether there is a potential for impacts on nearby Natura 2000 sites.

Those sites within 15km of the proposed development are shown in Table 4.1. Of those sites, the AA Screening determined that eight are within the Zone of Influence (Zoi). This is either due to a surface water pathway between the proposed development and the site (South Dublin Bay and River Tolka Estuary SPA, South Dublin Bay SAC, North Bull Island SPA, and North Dublin Bay SAC), or the close proximity of the proposed development to the site (Glenasmole Valley SAC and Wicklow Mountains SAC and SPA). All other Natura 2000 sites were screened out.

The AA Screening determined that there are no likely significant impacts on any Natura 2000 sites as a result of the proposed development.

Table 4.1: Natura 2000 sites located within 15km of the proposed development.

Natura 2000 site	Site Code	Approximate direct distance from site
Glenasmole Valley SAC	001209	2.0km
Wicklow Mountains SAC	002122	4.4km
Wicklow Mountains SPA	004040	6.4km
South Dublin Bay SAC	000210	10.6km
South Dublin Bay and River Tolka Estuary SPA	004024	10.7km
Rye Water Valley/Carlton SAC	001398	11.8km
Knocksink Wood SAC	000725	12.6km
Poulaphouca Reservoir SPA	004063	13.0km
Red Bog, Kildare SAC	000397	13.8km
North Bull Island SPA	004006	14.2km
North Dublin Bay SAC	000206	14.2km

4.2.2 Other ecological receptors

An Ecological Impact Assessment (EclA) has been completed by JBA for this development. This assessment included field surveys and desktop investigation.

No potential significant impacts were identified for any protected or important sites, habitats, or species.

4.3 Soils and Geology

The underlying bedrock of the site is composed of dark limestone and shale. The subsoil on site is made ground.

A topographical survey shows that the site is generally flat. There will be limited cut and fill required on-site, with soil works kept mainly to levelling. A small area in the southeast corner will require cut, while small areas along the eastern and northern edges of the pitch require fill. There will be a net fill on-site (levels shown in Appendix A.1.3).

4.4 Hydrology and Hydrogeology

4.4.1 Surface Water

The proposed site lies within the Water Framework Directive (WFD) Liffey and Dublin Bay catchment and Dodder_SC_010 sub-catchment (EPA, 2020). There are no watercourses within the site boundary.

Whitestown Stream runs through Sean Walsh Park from west to east, approximately 200m south of the proposed development. The river is classed as Poor Status within the park (EPA, 2020). There are also a number of artificial lakes within the park and a wetland area on its western end.

A Strategic Flood Risk Assessment (SFRA) was completed as part of the South Dublin CDP 2016-2022. The development site is outside Flood Zones A (1 in 100 chance in any given year) and B (1 in 1000 chance) according to the South Dublin SFRA.

4.4.2 Groundwater

Groundwater vulnerability within the entire site is Low, indicating that the site has a low likelihood of groundwater contamination.

4.4.3 Hydrological Impacts

During construction, there is the potential for emissions of dust and silt into surface waterways. This could therefore lead to a reduction in water quality if contamination reaches Whitestown Stream, and the River Dodder further downstream. This is considered unlikely given the distance between the site and the watercourse, and the nature of the proposed development. However, mitigation measures to combat this, such as following best practice guidance regarding work near watercourses and the control of silt and sediments, will be outlined in the operating plans to be developed on-site by the appointed contractor.

Drainage design for the proposed development is shown in Appendix A.1.2. The surface water drainage on-site will be composed of 80mm lateral drainage pipes across the width of the pitch laid at 10m intervals, connected to a perimeter 150mm carrier drainage pipe on the south side of the pitch. This system will connect into a new SuDS soakaway, situated adjacent to the southwest corner of the pitch.

4.5 Cultural Heritage

There are no archaeological features within the site boundary, with the closest over 500m to the north east.

There are no structures listed on the National Inventory of Architectural Heritage (NIAH) that lie within 100m of the proposed development.

4.6 Air and Climate

There is potential for impacts to air quality through emissions during the construction phase of the development, due to the operation of machinery on site and transport of materials to and from the site. These impacts would be temporary and will be mitigated against with measures outlined in the contractor's operating plans.

The proposed development will not give rise to any significant impacts on air quality or climate during the operational period.

4.7 Noise and Vibration

There is potential for localised noise and vibration impacts during the construction phase due to operation of machinery on site. These impacts would be temporary and only during the construction phase. Mitigation measures against such impacts will be outlined in the operating plans to be devised by the contractor.

The proposed development will not lead to any significant noise or vibration impacts during the operational period.

4.8 Landscape and Visual

The proposed development will give rise to temporary visual impacts to users of the park during the construction phase.

When operational, the development will be low impact for surrounding receptors. The development will provide an improved amenity for residents and those using the area of Sean Walsh Park.

Floodlighting is to be included as part of the proposed development. The floodlighting design will be comprised of a 250-lux system, suitable for FAI low-level competition football, and rugby training. The system will be mounted on 6 new light poles.

4.9 Material Assets including Traffic, Utilities, and Waste

4.9.1 Traffic

There may be some localised impacts on traffic associated with the construction phase of the development. These will be temporary and limited in scope.

Once operational, the proposed development may create additional traffic and parking demand in the immediate area. There is sufficient car parking in the town to manage this demand.

4.9.2 Utilities

There are existing lighting poles and a manhole cover along the northern edge of the site boundary. These will be protected and retained during construction and operation of the proposed development.

Overall, there are no predicted significant impacts to utilities in the vicinity of the proposed development.

4.9.3 Waste

During construction, a waste management plan will be devised and implemented by the contractor on site.

Once operational, the proposed development will not generate waste.

4.10 Cumulative Impacts

4.10.1 Plans

South Dublin County Development Plan 2016-2022

South Dublin County Development Plan 2016-2022 has been prepared in accordance with the Planning and Development Act 2000. The plan sets out the overall strategy for planning and sustainable development in the country. The land the site is on is zoned Objective OS: To preserve and provide for open space and recreational amenities.

Tallaght Town Centre Local Area Plan 2020

Sean Walsh Park lies within the Tallaght Town Centre Local Area Plan (LAP) 2020. Several of the overarching objectives of the LAP are relevant to the proposed development. These are:

- Deliver a quality built environment;
- Deliver sustainable residential communities;

Within the LAP, Sean Walsh Park itself also has several key objectives (Figure 4.1). Those relevant to the proposed development are as follows:

- TP1: Consolidate and enhance amenity function of Sean Walsh Park.
- TP2: Balanced provision of active and passive recreation.
- TP6: Provision of all-weather playing pitches.
- TP10: That any consideration of the siting of astro-pitches in Seán Walsh Park shall be subject to an Ecological Impact Assessment having regard, in particular, to the wetland area in the west of the park.

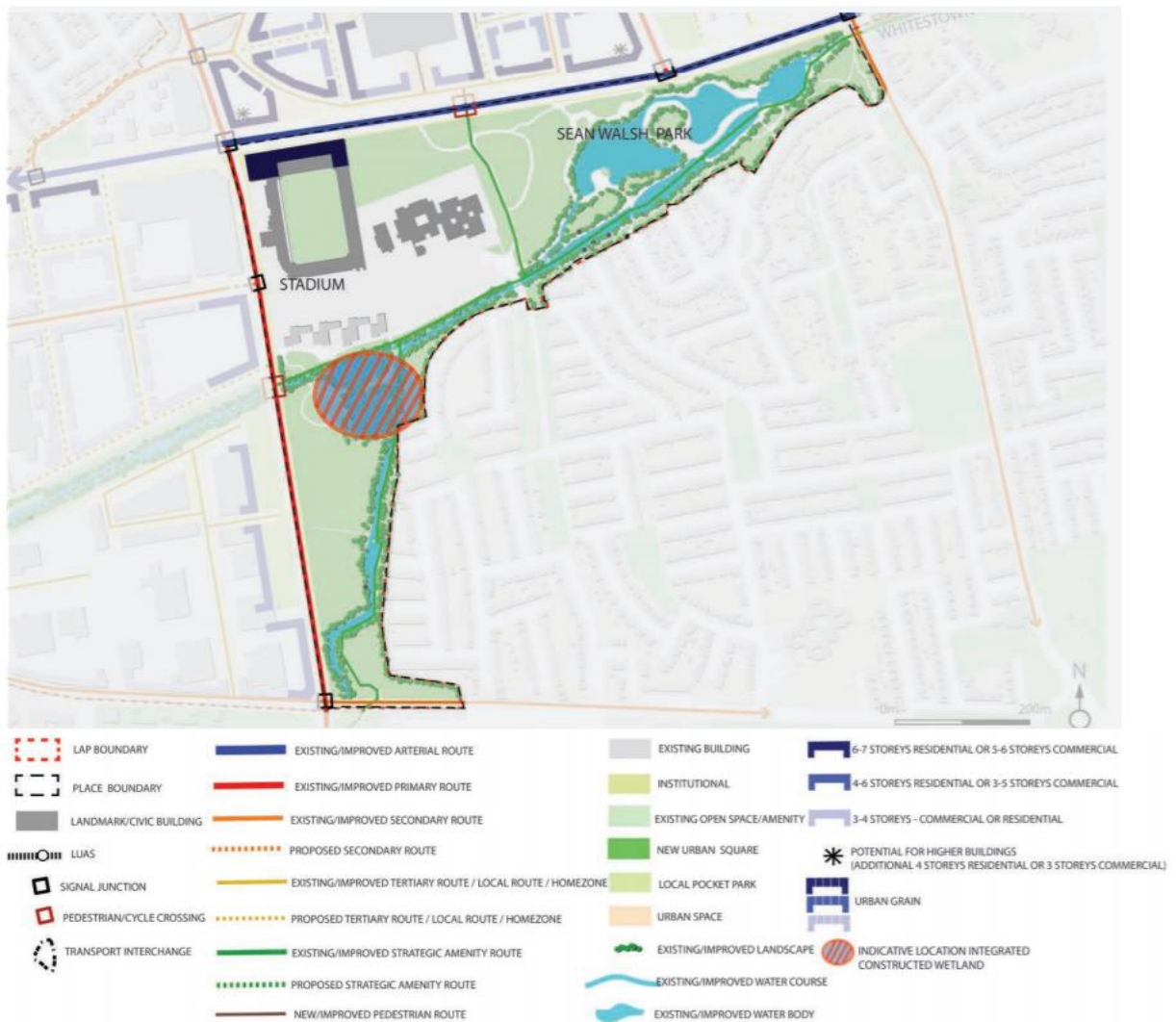


Figure 4.1: Local Area Plan, Sean Walsh Park

4.10.2 Killinarden Park development

The Killinarden Park upgrade and strategic footpath and cycleway is currently in development. The project will see improvements made to the amenities and access in the park, and the construction of a shared cycleway and footpath along Whitestown Stream, linking Killinarden Way and Whitestown Way, directly west of Sean Walsh Park. The proposed park upgrade and strategic route will not have a significant cumulative impact when considered with the proposed AGP. Once operational, the strategic route linking Whitestown Way with Killinarden Way will have a positive impact on the proposed development, as it will result in improved accessibility between the AGP and residential areas to the west.

4.10.3 Projects

There are several recent planning applications in the vicinity of the proposed project. Larger development planning applications in the near vicinity from the last three years that have been

granted permission are listed below. Applications for retention, home extensions and/or internal alterations are not considered.

Planning Application Reference		SD19A/0394
Development address	The Square Shopping Centre, Tallaght, Dublin 24	
Description:	Mixed use commercial extension (9,956sq.m gross floor space) to the southern side of The Square Shopping Centre and a new public plaza and all associated site and development works including new signage; Level 1 - no changes; Level 2 - removal of southern mall entrance lobby and construction of new extension to existing Level 2 mall to include 6 retail units (2,611sq.m), a food hall/market hall area for multiple restaurant/food and beverage type uses with associated seating areas (2,041sq.m), a restaurant/cafe unit (67sq.m) and associated ancillary accommodation and circulation (1,534sq.m) and plant rooms (176sq.m) and introduction of new internal service corridor; Level 2 extension is replacing surface parking spaces (140) to the south of the shopping centre and an existing parking area (34 spaces) to the east of the proposed extension is to be reconfigured; creation of Level 3 entrance and creation of new public plaza to replace roof car park (111 spaces) and the new outdoor public plaza (0.74ha) will be used for multi-purpose events, civic and recreational uses and retail and food and beverage concessions involving temporary moveable structures erected on a seasonal basis; the creation of the new Level 3 entrance involves replacement of existing retail unit at Level 3 (Unit 307A) with mall area to include flexible kiosk type retail concession areas; 2 buildings accommodating 9 restaurant/bar units (3,324sq.m) and ancillary accommodation (175sq.m) and associated outdoor seating areas in the new plaza on south facing terraces; Level 4 - ancillary accommodation and service areas (28sq.m) on roof of 2 restaurants buildings within provision for screened plant areas and solar panels; the proposed extension has a maximum building height of 18 metres above existing ground levels; the extension is to replace and supersede the Plot B development previously permitted under Reg. Ref. SD13A/0192 (Bod Ref. PL06S.243280) which included a gross floor space of 5,684sq.m; the permitted northern extension (Plot A) remains unchanged. Permission is sought to amend Condition 3(a) of the Reg. Ref. SD13A/0132 (Bord Ref. PL06S.243280) to facilitate the construction of the proposed southern extension prior to the permitted northern extension (Plot A) subject to a phasing programme to be agreed.	
Final Decision on Application	Grant permission	
Decision Date	17-Jun-2020	

Planning Application Reference		SD188/0008 - Application under Part VIII
Development address	Tallaght Stadium, Sean Walsh Park, Whitestown Way, Tallaght, Dublin 24	
Description:	Older person's residential development consisting of: a range of 2 storey to 4 storey apartments which shall consist of 81 no. units and associated car parking comprising:- 18 2-bedroom 3 person units, 63 1-bed 2 person units, new access road off Whitestown Way, communal facilities, including an office, communal living room, wc's, laundry and mobility store; renewable energy design measures for each dwelling; communal open space with perimeter fencing to southern boundary; ESB substation; temporary construction signage; estate signage; site perimeter boundary treatment; and all other associated site works.	
Final Decision on Application	Part 8 approved by Council	
Decision Date	10-Dec-2018	

The older persons' residential development (SD188/0008) is to be located directly south of Tallaght Stadium car park. The potential for cumulative impacts arising from the above-mentioned plans and applications will be assessed below in Section 5.

5 Screening Assessment

5.1 Characteristics of the Proposed Development

To determine whether the characteristics of the proposed development are likely to have significant impacts on the environment, the following questions are answered in Table 5.1, following guidelines set out in Guidance for Consenting Authorities regarding Sub-Threshold Development (DoEHLG, 2003).

Table 5.1: Characteristics of the Proposed Development

Characteristics of the Proposed Development - Screening Questions	Comment
Could the scale (size or design) of the proposed development be considered significant?	The proposed development is less than 1.5 hectares in size and is comprised of 1 AGP. The land is zoned for open space amenity, and is located beside the existing Tallaght Stadium. For the reasons outlined, the scale of the proposed development is not considered to be significant.
Considered cumulatively with other adjacent proposed developments, would the size of the proposed development be considered significant?	<p>The size of the development is considered small. An existing development of similar extent is situated to the west of the site.</p> <p>A number of planning applications have been granted permission in the area around the proposed development in the last three years. The applications are all small scale. There is a proposed park upgrade and strategic walking and cycling route being developed for Killinarden Park and Whitestown Stream, directly west of the proposed development. The Killinarden Park development has also undergone an EIAR Screening, and it is unlikely that the two projects will have adverse effects on each other. As such, the cumulative effect of the proposed development is not expected to be significant.</p> <p>The site has been zoned in the County Development Plan as 'OS: To preserve and provide for open space and recreational amenities'.</p>
Will the proposed development utilise a significant quantity of natural resources, in particular land, soil, water or biodiversity?	In terms of land area, the proposed development is small (<1.5ha), and is on a generally flat site with open natural grass. Therefore, there will not be a significant quantity of natural resources used.
Will the proposed development produce a significant quantity of waste?	<p>No. Waste will be produced during the construction phase of the development. During this phase, should excavated materials require off-site removal, they will be tested to determine the most appropriate means of disposal, and disposed of at appropriately licenced or permitted sites. The site is already generally level, meaning cut and fill required will be minimal.</p> <p>Once operational, the proposed development will not generate waste.</p>
Will the proposed development create a significant amount or type of pollution?	No. Temporary air and noise pollution may occur during the construction phase, but will be mitigated against by operational plans devised by the contractor.

<p>Will the proposed development create a significant amount of nuisance?</p>	<p>No. During construction, some noise will be created, however this will be temporary and short-term. Construction works will be limited to certain times of day to avoid nuisance to local residences.</p> <p>Once operational, some noise typical of playing areas will be created. The development is located in an existing park which is zoned for open space and amenity. The development is also located beside the existing Tallaght Stadium, with no residential buildings within 100m. Therefore, there will not be significant nuisance created.</p> <p>Floodlighting has the potential to create nuisance via light pollution and light spill. To prevent impacts on wildlife (birds, bats) and nearby residents, the floodlights should be fitted with hoods, shields, or cowls. This will ensure the light is directed to the playing area and avoids light spill elsewhere.</p>
<p>Will there be a risk of major accidents having regard to substances or technologies used?</p>	<p>No. The risks of this development will be those typically associated with normal construction practices.</p> <p>Construction machinery will be used during the construction phase and will be operated by licensed contractors, and following best practice guidance.</p>
<p>Will there be a risk of natural disasters which are relevant to the project, including those caused by climate change?</p>	<p>The proposed development is outside the Flood Zone A and B extents as described in the SDC SFRA. Risk of natural disasters to the project is therefore low.</p>
<p>Will there be a risk to human health (for example due to water contamination or air pollution)?</p>	<p>No. Any potential risk to human health will be as a result of the construction phase of this project. All contractors will be subject to best practice methodologies and risk assessments in order to minimize any risk to human health.</p>
<p>Would any combination of the above factors be considered likely to have significant effects on the environment?</p>	<p>No. The development is relatively small scale. Environmental impacts are predictable and easily mitigated through the use of best practice guidelines during the construction phase. As such, significant impacts on the environment are not expected as a result of the proposed development.</p>

Conclusion: The characteristics of the proposed development are not considered likely to result in a significant impact on the environment by virtue of its size, nature, or operational activities.

Reasoning: The proposed AGP facility is small in extent. Any significant environmental or noise impacts will be during the construction phase and not during the operational phase of the development. Construction will not require a significant use of natural resources, nor will it generate significant amounts of waste.

5.2 Location of the Proposed Development

The following questions are answered below in Table 5.2 to determine whether the geographical location of the proposed development can be considered ecologically or environmentally sensitive.

Table 5.2: Location of the Proposed Development

Location of the Proposed Development - Screening Questions	Comment
Has the proposed development the potential to impact directly or indirectly on any site designated for conservation interest (e.g., SAC, SPA, pNHA)?	No. The AA Screening for the site concluded that there are no Natura 2000 sites likely to be directly or indirectly impacted by the development.
Has the proposed development the potential to impact directly or indirectly on any habitats listed as Annex I in the EU Habitats Directive?	No. The AA Screening for the site found no potential impacts on habitats listed as Annex I in the EU Habitats Directive.
Has the proposed development the potential to impact directly or indirectly on any habitats listed as Priority Annex I in the EU Habitats Directive?	No. The AA Screening for the site found no potential impacts on habitats listed as Priority Annex I in the EU Habitats Directive.
Has the proposed development the potential to impact directly or indirectly on any species listed as Annex II in the EU Habitats Directive?	No. The AA Screening for the site found no potential impacts on species listed as Annex II in the EU Habitats Directive.
Has the proposed development the potential to impact directly or indirectly on the breeding places of any species protected under the Wildlife Act?	No. The EclA for the site found no potential impacts on breeding places of any species protected under the Wildlife Act.
Has the proposed development the potential to impact directly or indirectly on the existing or approved land use?	<p>No. The proposed development is in line with the approved land use under the SDCC CDP; Objective OS: To preserve and provide for open space and recreational amenities.</p> <p>Existing land use is open green space. Sean Walsh Park is large and the loss of this space for the AGP will not have a significant impact on the amenity value of the park.</p> <p>The access points for the AGP will tie in with existing adjacent footpaths and cycle tracks in Sean Walsh Park.</p>
Has the proposed development the potential to significantly impact directly or indirectly the relative abundance, availability, quality or regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground?	No. The proposed development will not impact the relative abundance, availability, or regenerative capacity of natural resources.
Has the proposed development the potential to impact directly or indirectly on any protected structures or Recorded Monuments and Places of Archaeological Interest?	No. There are no recorded archaeological or architectural features on site or in the near vicinity of the proposed development. Excavations on site will be limited in extent and

	depth as the site is generally flat already - some levelling of the site will be required.
Has the proposed development the potential to impact directly or indirectly on listed or scenic views or protected landscapes as outlined in the County Development Plan?	No.

Conclusion: The location of the proposed development is not considered likely to result in a significant impact on the environment.

Reasoning: The proposed development is located in an existing park, is zoned appropriately for a playing pitch, and is situated beside an existing football stadium. There are no Natura 2000 sites or designated ecological sites which will be impacted by the proposed development.

5.3 Characteristics of Potential Impacts

The following questions were answered in Table 5.3, in line with Guidance on EIA Screening - June 2001, prepared for the European Commission by ERM (UK), to determine whether the environmental impacts of the development can be considered significant.

Table 5.3: Characteristics of Potential Impacts

Characteristics of Potential Impacts - Screening Questions	Comment
Will there be a large change in environmental conditions?	No. The existing park is large, and the area to be used for the AGP is a small proportion of its area.
Will new features be out of scale with the existing environment?	No. The proposed development is similar in scale to existing facilities, and is situated beside the larger Tallaght Stadium.
Will the effect be particularly complex?	No. The primary environmental impacts are expected to occur during the construction phase, and will be mitigated in the contractor's operating plans. These include temporary impacts to surface water quality, air quality, noise and vibration, and through the generation of waste.
Will the effect extend over a large area?	No. Given the small scale and nature of the proposed development this is highly unlikely.
Will there be any potential for trans-frontier impacts?	No.
Will many people be affected?	Residents, business owners, and business customers in the local vicinity will be affected by the construction phase, however such impacts will be temporary.
Will many receptors of other types (fauna and flora, businesses, facilities) be affected?	No. Impacts on other receptors are expected to be temporary and limited to the construction phase. Once operational, impacts to receptors are expected to be typical of those expected in a park.
Will valuable or scarce features or resources be affected?	No. There will be no effect on scarce features or resources.
Is there a risk that environmental standards will be breached?	No. The appointed contractor will be contractually obligated to follow environmental guidance and standards, which will be outlined in the contract documents and operating plans devised for construction.
Is there a risk that protected sites, areas, features will be affected?	No.
Is there a high probability of the effect occurring?	No.
Will the effect continue for a long time?	No. Potential impacts would be brief to temporary, only occurring occasionally within the construction phase of the development or in the case of a breach of environmental standards.
Will the effect be permanent rather than temporary?	No. Potential impacts would be temporary.
Will the impact be continuous rather than intermittent?	No. Potential impacts would be intermittent.
If it is intermittent will it be frequent rather than rare?	No. Potential impacts would be rare, occurring only in the case of accidental breach of

	environmental standards during the construction phase.
Will the impacts be irreversible?	No.
Will it be difficult to avoid, or reduce or repair or compensate for the effect?	No. Mitigation measures to be put in place during construction will be sufficient to avoid or reduce potential impacts.

Conclusion: The characteristics of the potential impacts as a result of the proposed development are unlikely to be significant and are easily mitigated.

Reasoning: The potential impacts from this development would be primarily during the construction phase. It is easy to predict these impacts and mitigate them through the use of standard environmental procedures.

6 Conclusions and Recommendations

The purpose of this report was to identify whether there is a need under the Planning and Development Act 2000, as amended, for an EIAR for the proposed Artificial Grass Pitch at Sean Walsh Park, Tallaght.

The proposed development comprises one FIFA Quality pitch, on one natural grass plot bound by the N81, the existing Tallaght Stadium, and Old Bawn Community School.

It was determined that the proposed development does not fall under Schedule 5 (Parts 1 and 2) of the Act. As such, an EIAR has not been automatically triggered. To determine whether the development may fall under the category of Sub-threshold development, with the potential to give rise to significant environmental effects, a screening exercise was undertaken.

During construction, typical impacts such as noise, dust, traffic disruption, and the generation of small amounts of waste are to be expected. These are typical construction phase impacts, and will be mitigated against by environmental operating plans devised by the on-site contractor, following best practice guidance.

Once operational, the proposed development is expected to be low in environmental impact. The site is zoned for open space and amenity in the SDCC CDP, and is situated in the park beside Tallaght Stadium. The development will provide an important sports amenity for the local residents of Tallaght, in line with the Tallaght Town Centre Local Area Plan.

It has been concluded that the proposed development does not fall under the category of sub-threshold development, and thus an EIAR is not required.

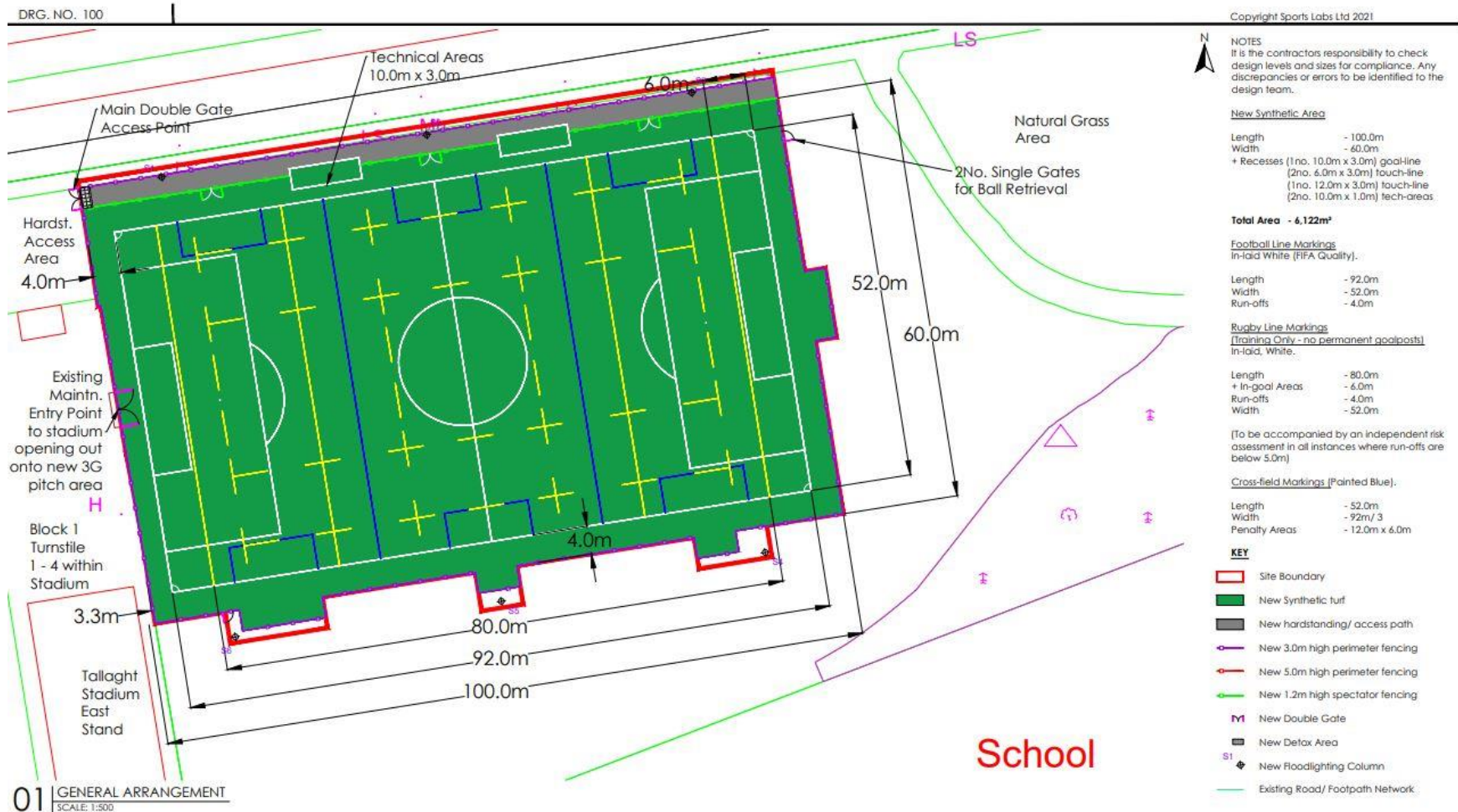
References

Environmental Protection Agency (EPA) (2020) EPA Maps, Next Generation EPA Maps, available: <https://gis.epa.ie/EPAMaps/> [accessed 20 Jul 2020]

South Dublin County Council (2016) 'South Dublin County Development Plan 2016-2022', available: <https://www.sdcc.ie/en/download-it/publications/south-dublin-county-council-development-plan-2016-2022-written-statement.pdf> [accessed 27 Jul 2020]

Appendices

A.1.1 Proposed site layout



NOTES
It is the contractor's responsibility to check design levels and sizes for compliance. Any discrepancies or errors to be identified to the design team.

New Synthetic Area
Length - 100.0m
Width - 60.0m
+ Recesses (1 no. 10.0m x 3.0m) goal-line
(2 no. 6.0m x 3.0m) touch-line
(1 no. 12.0m x 3.0m) touch-line
(2 no. 10.0m x 1.0m) tech-areas

Total Area - 6,122m²

Football Line Markings
In-laid White (FIFA Quality).
Length - 92.0m
Width - 52.0m
Run-offs - 4.0m

Rugby Line Markings
(Training Only - no permanent goalposts)
In-laid, White.
Length - 80.0m
+ In-goal Areas - 6.0m
Run-offs - 4.0m
Width - 52.0m

(To be accompanied by an independent risk assessment in all instances where run-offs are below 5.0m)

Cross-field Markings (Painted Blue):
Length - 52.0m
Width - 92m/ 3
Penalty Areas - 12.0m x 6.0m

- KEY**
- Site Boundary
 - New Synthetic turf
 - New hardstanding/ access path
 - New 3.0m high perimeter fencing
 - New 5.0m high perimeter fencing
 - New 1.2m high spectator fencing
 - M New Double Gate
 - New Detox Area
 - S1 New Floodlighting Column
 - Existing Road/ Footpath Network

01 GENERAL ARRANGEMENT
SCALE: 1:500

REVISED BY DATE CHECKED

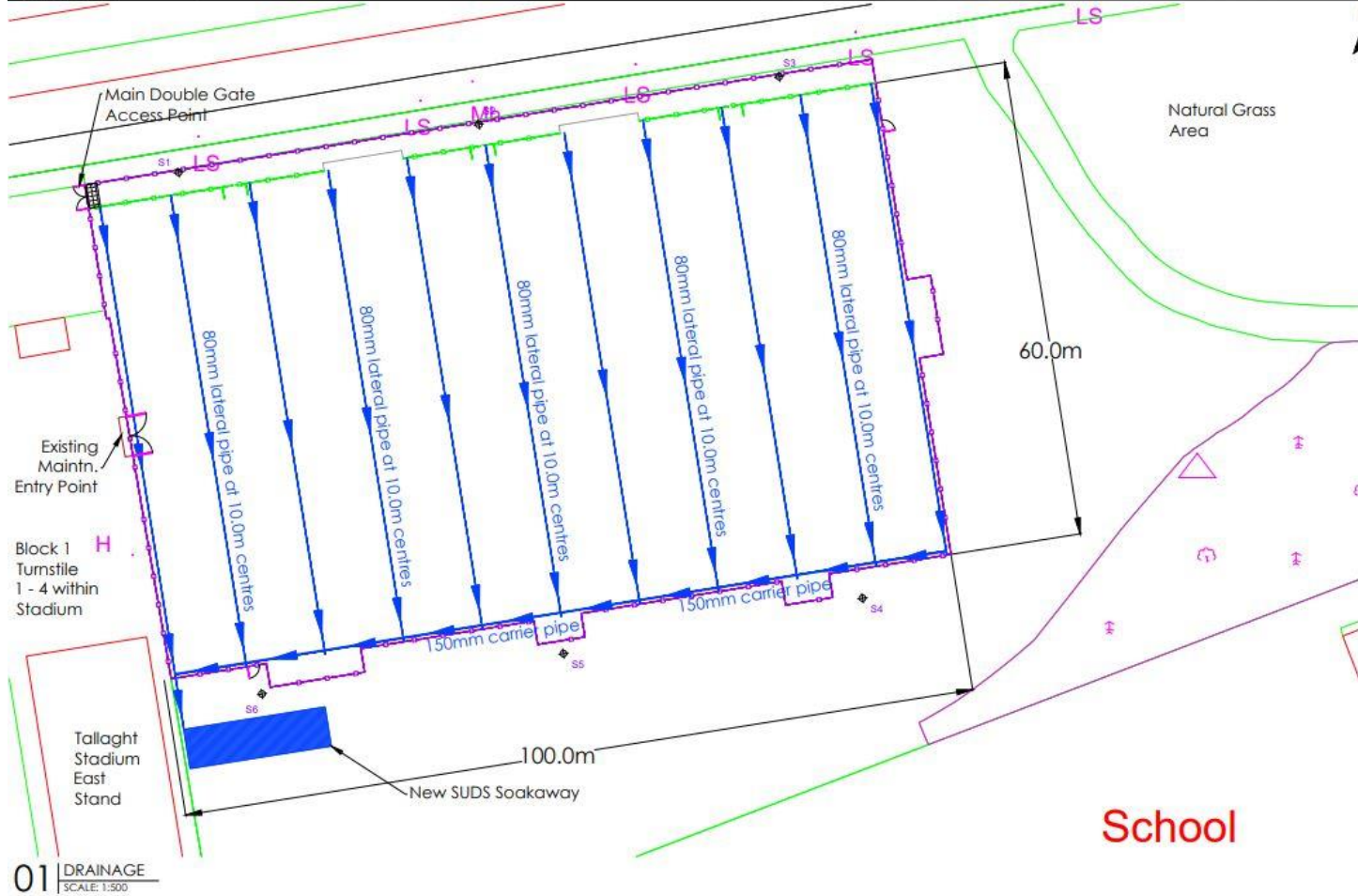
sportslabsconsult
info@sportslabsconsult.com

TALLAGHT 3G
GENERAL ARRANGEMENT
NEW 3G PITCH



Date: 02/2021	Rev. No: 2936	Drawn by: SD	Checked by: SD
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A.1.2 Drainage layout



NOTES
 It is the contractor's responsibility to check design levels and sizes for compliance. Any discrepancies or errors to be identified to the design team.

New Synthetic Area
 Length - 100.0m
 Width - 60.0m
Total Area - 6,134m²

Drainage
 Lateral - 80mm pipe laid at 10.0m centres
 Carrier - 150mm pipe to SUDS soakaway

- KEY**
- New Drainage Pipe
 - New 3.0m high perimeter fencing
 - New 5.0m high perimeter fencing
 - New 1.2m high spectator fencing
 - New Double Gate
 - New Detox Area
 - ♦ S1 New Floodlighting Column
 - Existing Road/ Footpath Network

01 DRAINAGE
 SCALE: 1:500

REVISED: 20/03/21 BY: GWH DATE: 20/03/21

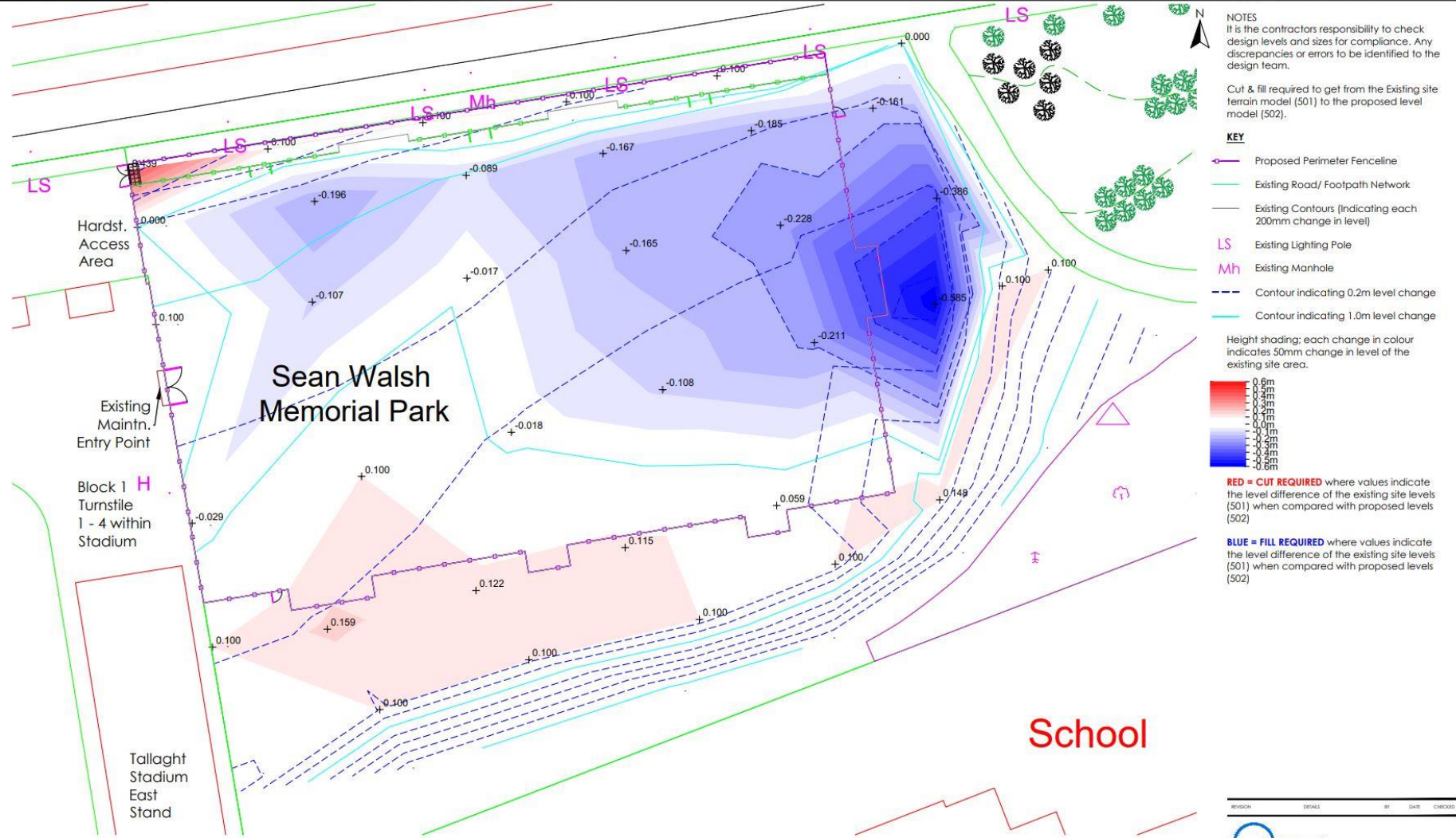
sportslabsconsult
 info@sportslabsconsult.com

**TALLAGHT 3G
 DRAINAGE
 NEW 3G PITCH**

SCALE: 1:500

Date: 02/02/21	Rev. No.: 2936	Drawn by: PD Checked by: GWH
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A.1.3 Cut and Fill



01 CUT & FILL
SCALE: 1:500

CUT & FILL REQUIRED TO GET FROM EXISTING (501) TO PROPOSED (502)					
Volume	Value	Area	Value	Avg Depth	Value
Cut	517.3293	Cut	5368.0464	Cut	0.096
Fill	570.7084	Fill	4574.2624	Fill	0.125
Balance	-53.3790	Null	0.0000		

NOTE THAT QUANTITIES ABOVE CONSIDER CUT & FILL TO REACH LEVEL PLATFORM ONLY IE THEY DO NOT INCLUDE TOP SOIL REMOVAL AND DISPOSAL

REVISION	DETAILS	BY	DATE	CHECKED



TALLAGHT 3G
CUT & FILL
NEW 3G PITCH



Date: 04/2021	Job No: 2936	Drawn by: SD
Scale: 1:500 @ A3	Checked by: SD	



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