

Whitestown Stream Public Realm Enhancement

EIAR Screening Report

May 2022

Project number: 2022s0257

South Dublin County Council

Draft

A decorative graphic on the right side of the page, consisting of several overlapping, diagonal bands of parallel lines. The top band is teal, the middle band is white, and the bottom band is a light green color. The lines are spaced evenly and create a sense of depth and movement.

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Contract

This report describes work commissioned by South Dublin County Council, by a letter dated 28/02/2022. Conor O'Neill of JBA Consulting carried out this work.

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Purpose

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Abbreviations

- AA - Appropriate Assessment
- CEMP - Construction and Environmental Management Plan
- EclA - Ecological Impact Assessment
- EIAR - Environmental Impact Assessment Report
- LAP - Local Area Plan
- NIAH - National Inventory of Architectural Heritage
- NMS - National Monuments Service
- SDCC - South Dublin County Council
- SFRA - Strategic Flood Risk Assessment
- 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 Report for a proposed development at Whitestown Stream, Tallaght (the 'proposed development'). The proposed development will be a public realm enhancement, incorporating tree planting, footpath resurfacing and building of new footpaths, and construction of a new pedestrian bridge.

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 identifies any potential impacts to Natura 2000 sites and other protected species and habitats, respectively. This EIAR Screening document, along with the AA Screening Report, will be submitted as part of the planning process for the proposed development.

2 Description of Proposed Works

2.1 Site Location

The location for the development is Whitestown Stream, between Jobstown Road in the west and the N81 Blessington Road in the east. The proposed development will be spread over one plot shown below in Figure 2.1. The site is approximately 3.2 hectares in size.

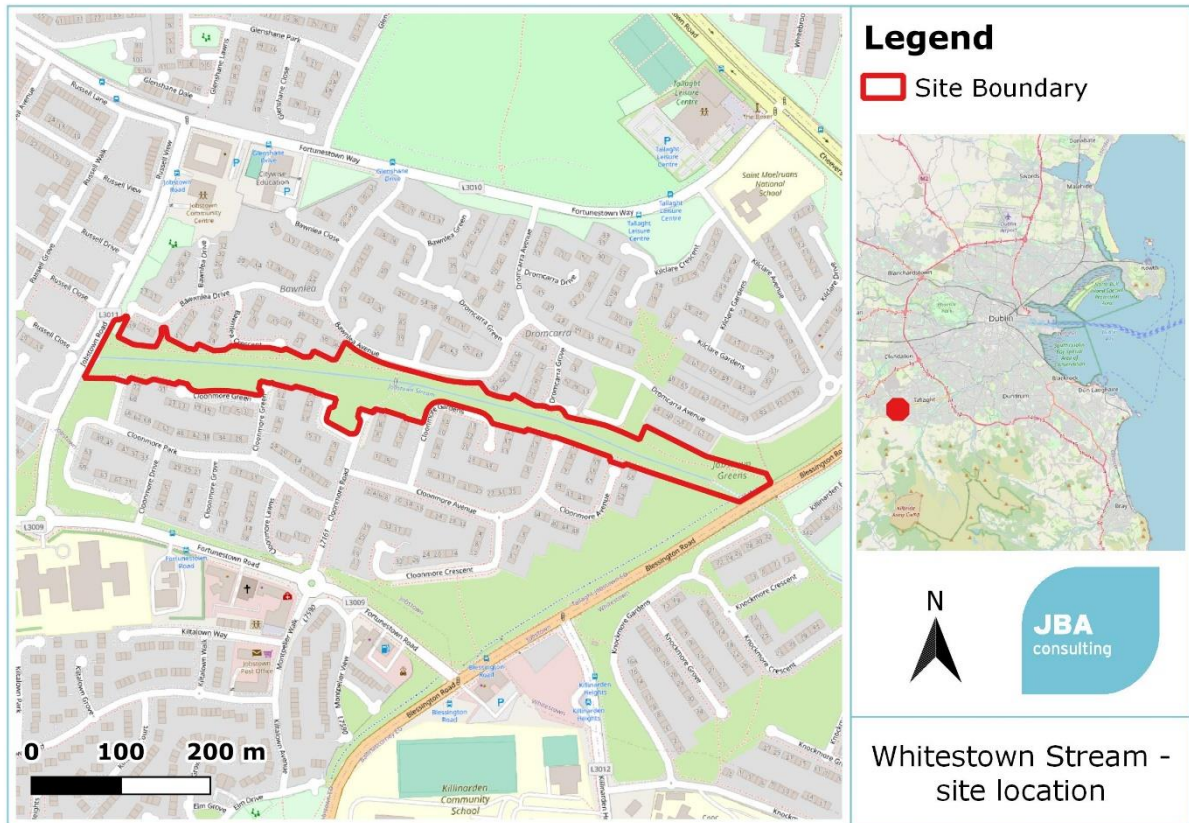


Figure 2.1: Site Location

2.2 Proposed Development

SDCC plan to upgrade the Whitestown Stream Neighbourhood Park, it is envisioned that Neighbourhood Park will become a community gathering space for all ages that offers inclusive and flexible recreation opportunities for all.

The proposed development comprises:

- The removal of an existing pedestrian bridge and construction of two new pedestrian bridges;
- Resurfacing of existing footpath;
- Construction of new footpath along the south bank of the stream;
- Tree planting; and
- All associated site works.

The proposed site layout plan is shown in Figure 2.2.



Figure 2.2: Proposed site plan

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 public realm enhancement 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:

10. Infrastructure projects

(b) (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.)

The proposed development has a site area of 3.2 ha and is below the thresholds in 10(b) above. It does not fall under any of the other categories in Schedule 5. 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 potential environmental impacts of the development, according to theme presented in an EIAR, is provided below.

4.1 Population and Human Health

The development is in line with the objectives of the South Dublin County Development Plan 2016-2022 (see Section 4.10.1).

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 the operational plans devised by the contractor. No 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 Protected 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 the 5km (plus hydrological connectivity extension) Zone of Influence of the proposed development are shown in Table 4.1. 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 within 15km of the proposed development

Natura 2000 site	Site Code	Approx. direct distance from site	Approx. hydrological distance from site
Glenasmole Valley SAC	000440	2.8km	n/a
Wicklow Mountains SAC	000588	4.8km	n/a
South Dublin Bay SAC	000210	13.1km	23.2km
South Dublin Bay and River Tolka Estuary SPA	004024	13.1km	19.4km
North Dublin Bay SAC	000206	16.6km	22.1km
North Bull Island SPA	004006	16.6km	22.1km

4.2.2 Other Ecological Receptors

An Ecological Impact Assessment (EclA) was prepared for the proposed development by JBA Consulting. The EclA found potential for low-level impacts on several ecological receptors, including the Dodder Valley pNHA, three habitats (the Whitestown Stream, dry meadows and grassy verges, and scrub), and fauna such as Otter, Hedgehog, bats, birds, Common Frog, European Eel, and Large Red-tailed Bumblebee.

The EclA outlines mitigation measures to be put in place for the development, which if strictly adhered to will reduce the potential impacts identified in that report to negligible or neutral. These measures, which are outlined in full in the EclA, are summarised as follows:

- General construction stage mitigation, such as the preparation of a Construction Environmental Management Plan (CEMP), adherence to best practice environmental guidance, and preparation of construction method statements to be submitted to SDCC prior to site works commencing;
- Measures pertaining to the location and setup of the site compound;
- Water quality measures for the prevention of watercourse pollution, spill prevention, and concrete management;

- General avoidance measures and noise and vibration limits;
- Construction site lighting design;
- A seasonally cut riparian meadow strip is recommended to be put in place on both banks of the Whitestown Stream during the operational phase.

With these mitigation measures put in place, the residual impacts of the proposed development on ecology will be minimised.

4.3 Soils and Geology

The underlying bedrock of the site is composed of dark grey to black limestone and shale.

The underlying subsoil is composed of made ground. To the south is mainly sandstone and shale till, while to the east are sections of limestone till.

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. The Whitestown Stream flows through the site, before flowing under the N81. It then flows through Killinarden Park and Sean Walsh Park before joining the River Dodder directly west of the M50.

The watercourse is heavily modified and has been previously straightened. The streambed is concrete and measures approx. 1.25m across, with an approx. depth of 5-10cm. The riparian zone is managed grassland. During the ecological walkover survey, some stretches of stream contained gravel deposition along the streambed, with instream vegetation growth limited. The stream is shown in Figure 4.1.



Figure 4.1: Whitestown Stream

The Whitestown Stream at the site does not have a WFD status. However, downstream from Killinarden Park the waterbody is classed as Poor Status, and At Risk of not achieving its objectives.

A Strategic Flood Risk Assessment (SFRA) was completed as part of the South County Dublin Development Plan 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.

During construction, there is the potential for emissions of dust and silt into Whitestown Stream. This could therefore lead to a reduction in water quality. This is possible during the removal of the pedestrian bridge and construction of two new pedestrian bridges. Mitigation measures to prevent impacts will be put in place during construction. This will include adherence to best practice guidance by the appointed contractor, and the implementation of watercourse protection measures and concrete management procedures as outlined in the EclA and repeated here:

Watercourse Protection Measures

- Adoption of a surface water plan including appropriate barrier controls to prevent any polluted surface water from the site reaching the marine environment.
- Minimise area of exposed ground by maintaining existing vegetation in vicinity of site compound/pier infrastructure.
- Oil booms and oil soakage pads should be maintained on-site to enable a rapid and effective response to any accidental spillage or discharge. These shall be disposed of correctly and records will be maintained by the environmental manager of the used booms and pads taken off site for disposal.
- Fail-safe site drainage and bunding through drip trays on plant and machinery will be provided to prevent discharge of chemical spillage from the sites to surface water.
- Any accidental discharge will be controlled by use of oil booms in the water prior to construction starting.
- The installation of geotextile sandbag stream dams 10m upstream and downstream of the bridge demolition and installation sites. The artificial streambed and lower banks of the Whitestown Stream are well suited to damming. This will create a dry cell area in which works can be completed, thus minimising the pollution risk to the Whitestown Stream. In order to allow the continued flow of the Whitestown Stream, water will have to be pumped overland from the dammed upstream section to the downstream. Any polluting material or debris will be removed from the dry cell areas before normal flow is returned to the Whitestown Stream.
- The installation of silt fences (see Figure 4.2) along the bank sections of the Whitestown Stream which have not been subjected to the damming / dry cell procedure. This must be completed prior to performing any movement of soil or footpath excavation / construction on-site, in order to prevent any uncontrolled flow of surface water run-off (with high sediment loading) from the site into the Whitestown Stream.
- In order to ensure the safeguarding of the Whitestown Stream, the presence of an Ecological Clerk of Works (ECoW) will be required during the initial installation of the geotextile sandbag dams within the Whitestown Stream. The ECoW will also conduct a structural integrity check of the silt fences following their initial installation along sections of the Whitestown Stream.

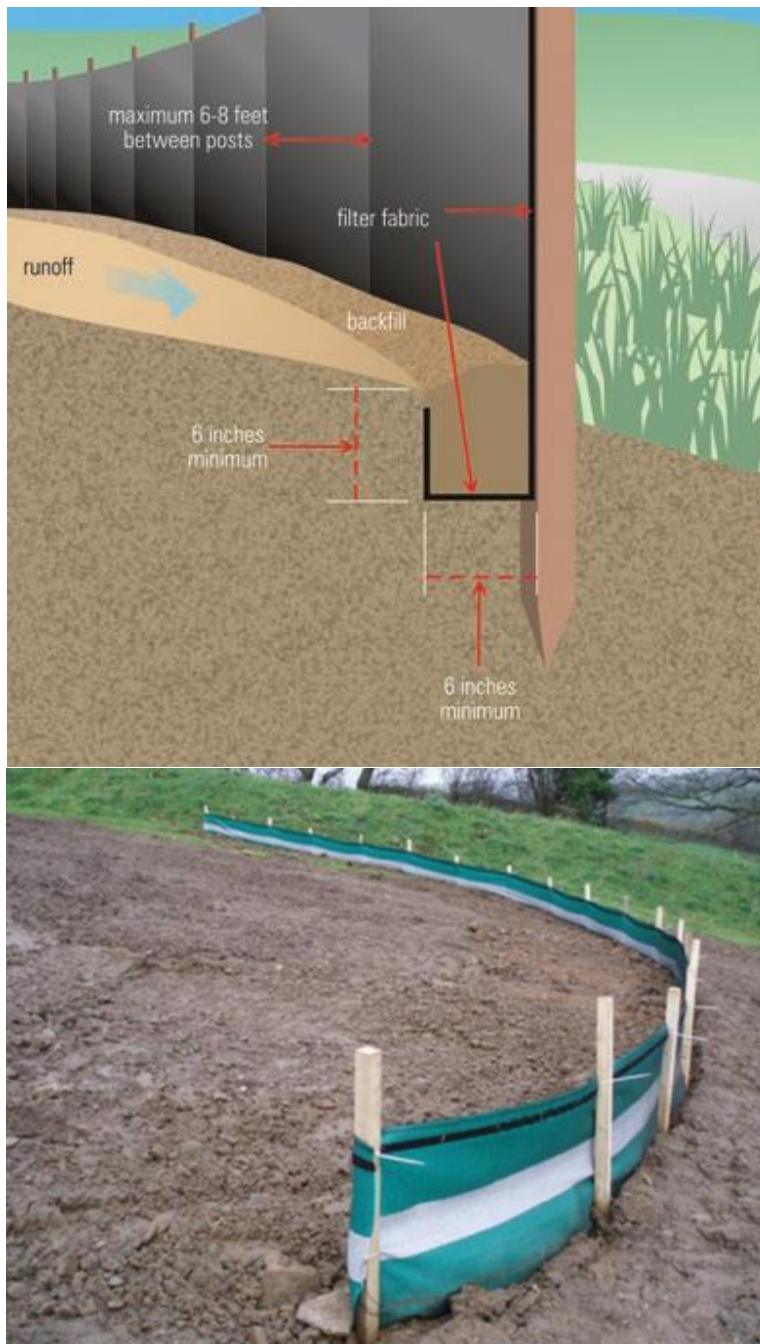


Figure 4.2: Example of suitable silt fence mitigation ensuring maximum safeguarding efficiency

Concrete Management Procedures

Concrete will be used for formation of new concrete bridge features. The following measures will be implemented to prevent liquid concrete/cement entering the aquatic environments.

- Wherever reasonably possible, pre-cast concrete bridge features should be utilised to minimise the risk of a concrete-based pollution event.
- Concrete delivery, concrete pours and related construction methodologies will be part of the procedure agreed with the contractor to mitigate any possibility of spillage or contamination of the local environment. Particular attention will be paid during the pouring process in order to avoid leakages or spills of concrete.
- Washout of concrete plant will occur off site at a designated impermeable area with waste control facilities.
- Raw, uncured or waste concrete will be stored appropriately prior to disposal by licenced contractor.

- The contractor's construction methodology will require the use of precast elements where practical; the use of secondary protection shuttering for concrete pours; all pours to be carried out in dry weather conditions; and that all trucks be cleaned prior to leaving respective depots.
- The contractor will be required to use experienced operators for the work; provide an appropriate level of continuous monitoring during any concrete pours by experienced management; and have method statements approved by the client prior to commencing works. Works will be carried out using recommendations from current guidance and relevant codes of practice as outlined in **EA (2011) - Managing concrete wash waters on construction sites: good practice and temporary discharges to ground or to surface waters.**

4.4.2 Groundwater

The groundwater body underlying the site is Good status and under Review according to the EPA. Groundwater vulnerability, a measure of the likelihood of groundwater contamination occurring, within the site is classified by the Geological Survey Ireland (GSI, 2020) as 'Moderate'. This classification is a function of the underlying bedrock and subsoils at the site.

Groundwater vulnerability underlying the site is low, indicating a low likelihood of groundwater contamination by human activities. The risk of groundwater contamination will only be present during the construction phase of the development; once operational, the development is unlikely to result in groundwater impacts.

4.5 Cultural Heritage

There are no archaeological features within 500m of the proposed development. Given the nature of the proposed works, encounters with unrecorded archaeology are unlikely.

There are no NIAH or RPS sites within 500m 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 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 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 operational period.

4.8 Landscape and Visual

The proposed development is situated in the Urban Landscape Character Area (LCA), as defined by the South Dublin CDP. The LCA is characterised by the urban nature of the county.

The proposed development will give rise to temporary landscape or visual impacts to residents living in proximity to the development during the construction phase.

Once operational, the proposed development will be low in landscape and visual impact for surrounding receptors, and will be in character with the surrounding landscape. The plan includes proposed tree planting along the footpaths in the park. This will be a positive addition to an area which currently has a limited level of tree coverage.

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 duration.

Once operational, the proposed development will not have an impact on traffic.

4.9.2 Utilities

The layout of any utilities in the project area is not currently known. Prior to construction, the appointed contractor should confirm the locations of any utilities or services in the site area. Due to the nature of the proposed works (tree planting, resurfacing of footpaths), impacts to services are not anticipated.

4.9.3 Waste

During construction, small amounts of construction waste will be created. A waste management plan will be devised and implemented by the contractor on site, with waste segregated and disposed of at appropriate licensed facilities.

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 county.

The overarching Green Infrastructure Policy of the CDP is to protect, enhance, and further develop a multifunctional green infrastructure network across the county.

G2 Objective 10 is to: Promote a network of paths and cycle tracks to enhance accessibility to the Green Infrastructure network, while ensuring that the design and operation of the routes responds to the ecological needs of each site.

4.10.2 Projects

There are several other recent developments or 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 home extensions, internal alterations and retention are not considered.

Planning Application Reference	SD19A/0173
Development address	Scoil Cnoic Mhuire Junior School, Knockmore Avenue, Killinarden, Dublin 24
Description: Construction of a single storey link corridor in the south west corner of the existing school building; installation of new windows to the perimeter of the building to facilitate a proposed new internal layout and other ancillary works.	
Final Decision on Application	Grant Permission
Decision Date	25/07/2019

Planning Application Reference	SD21A/0207
Development address	St. Thomas' Junior National School, Jobstown, Tallaght, Co. Dublin
Description: Permission for: Demolition of the existing single-storey c. 2,605sq.m. Junior School building; demolition of the existing single-storey c. 211sq.m. Junior School ancillary structures; construction of a new part three/part two-storey c. 4,998sq.m - Junior School building, located to the west of the existing Senior School building. The new school will accommodate 27	

classrooms, a 3-class base Special Education Needs facility and all ancillary accommodation (the Senior School does not form part of planning application); 2 single-storey temporary accommodation units, c. 400sq.m, located to the south of the site, to facilitate the construction of the new school building; renewable energy design measures, PV Panels and/or heat pumps located at roof level; new school signage comprising wall-mounted lettering on the front elevation of the new building; external hard play area and 2 Multi-Use Games Areas; all located to the south of the site; redevelopment of the existing staff car parking and set-down facilities within the school site comprising: provision of 40 Junior school staff car parking spaces and 6 car set-down spaces, resurfacing of 22 existing Senior school car parking spaces, 106 bicycle parking spaces, new access road, new footpaths, landscaping and all ancillary site works; boundary treatment comprising of repair works to the existing low-level blockwork wall and new metal railings to an overall height of 2.4m along Fortunestown Road; replacement of the existing palisade fencing with new 2.4m high railings along Kiltalown Park Rd to the south; replacement of the existing pedestrian and vehicular entrance gates; works in the public road outside the school site: including 5 set-down spaces along Fortunestown Road, and services connection required to facilitate the development.	
Final Decision on Application	Grant Permission
Decision Date	14/09/2021

Planning Application Reference	SD218/0004
Development address	Whitestown and Killinarden, Tallaght, Dublin 24
<p>Description: Killinarden Park upgrade, total site area approx. 20ha and Greenway with landscaped pedestrian/cycle route within Killinarden Park and between Killinarden Park and Sean Walsh Park, total site area approx. 4.50ha. The works will comprise: • Strategic walk/cycleway with bat sensitive lighting along Whitestown Stream; new and enhanced entrances, including new road crossings at Killinarden Heights , Whitestown Drive, Whitestown Way and Killinarden Way/Killinarden Estate (with a revised carriageway arrangement); feature areas at primary and secondary accesses; a Primary Oval footpath and walking/exercise circuit 1km in length; existing secondary footpath network retained and resurfaced where required; and a new footbridge crossing the Whitestown Stream within the park. • Replacement and new park perimeter walls/railings where required and retention of existing private walls/railings. • Linear play trails; seating; two natural play areas; outdoor fitness and calisthenics equipment; a Multi-use Games and Skate Area; upgrade of existing grass sports pitches to include re-levelling where required. • Biodiversity and landscape improvements including a community orchard; wildflower meadows; surface water swale; willow; native woodland; informal tree groups; Signature Trees; and retention of existing tree groups and scrub where shown. • Installation of CCTV Cameras for monitoring by An Garda Síochána and South Dublin County Council. • All ancillary works. The proposal has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC) and screening for Environmental Impact Assessment (EIA) under the EIA Directive 2014/52/EU. The Planning Authority has made a preliminary examination of the nature, size and location of the proposed development. The authority has concluded that there is no real likelihood of significant effects on the environment arising from the proposed development and a determination has been made that an EIA is not required. Any person may, within 4-weeks from the date of publication of this notice, apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment.</p>	
Final Decision on Application	Application under Part 8
Decision Date	n/a

The potential for cumulative impact of the plans and projects identified above are assessed in the Screening section below in combination with the currently proposed project.

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 boundary is 3.2 hectares in size. The proposed development is small in scale, comprising tree planting, footpath resurfacing, and the provision of two new pedestrian bridges. The nature of the proposed works will represent a minor change compared to present conditions, while the proposed tree planting at the site will result in a slight improvement in the natural environment. 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?	The size of the development is considered small. A number of planning applications have been granted permission in the area around the proposed development in the last three years. An AA screening and EIA screening were prepared for SD218/0004, and it is not anticipated to act in combination with the proposed development given the nature of the proposed works in the two projects. The other applications are all small scale. As such, the cumulative effect is not expected to be significant.
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 (3.2ha), with no changes in the amount of open space. The development will increase the number of trees in the area, which is currently low. The development will not require significant quantities of soil, water or biodiversity. Therefore, there will not be a significant quantity of natural resources used.
Will the proposed development produce a significant quantity of waste?	No. A small quantity of 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. This will be detailed in the contractor's operating plans. During operation, the proposed development will not produce waste.
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.

Will the proposed development create a significant amount of nuisance?	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. Once operational, the proposed development will not produce a significant amount of nuisance.
Will there be a risk of major accidents having regard to substances or technologies used?	No. The risks of this development will be those typically associated with normal construction practices. Construction machinery will be used during the construction phase and will be operated by licensed contractors, and following best practice guidance.
Will there be a risk of natural disasters which are relevant to the project, including those caused by climate change?	The proposed development is outside the Flood Zone A and B extents as described in the CFRAM maps. The site is therefore at low risk of flooding, and risk of natural disasters to the project is therefore low.
Will there be a risk to human health (for example due to water contamination or air pollution)?	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.
Would any combination of the above factors be considered likely to have significant effects on the environment?	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.

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 development is relatively small in extent and will result in insignificant changes compared to present conditions. Any environmental or noise impacts will be during the construction phase and not during operation of the development. Construction will not require 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. No records of protected floral or faunal species were found on the ecological walkover survey by JBA ecologists. Otter and Hedgehog have been recorded within a 2km radius of the development, but were not observed on site. The EclA found that, with mitigation measures in place, there will be a negligible impact on these species during construction. Once operational, the impact will be neutral or positive.
Has the proposed development the potential to impact directly or indirectly on the existing or approved land use?	No. The proposed development is in line with the objectives of the South Dublin CDP, and will involve no change in the existing land use.
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, nor will it require the use of water or biodiversity. Impacts to water quality are possible during the construction phase. Mitigation measures to prevent impacts will be put in place during construction. This will include adherence to best practice guidance by the appointed contractor, and the use of geotextile sandbag stream dams upstream and downstream of bridge removal works to prevent silt and debris from entering the watercourse.
Has the proposed development the potential to impact directly or indirectly on any protected structures or Recorded Monuments?	No. There are no NIAH structures or recorded archaeological features within the proposed development site or the surrounding area.

and Places of Archaeological Interest?	
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 on both banks of the Whitestown Stream in Jobstown, Tallaght, and will require the removal of one pedestrian bridge of no architectural significance. The AA screening found that there is no potential impact on Natura 2000 sites as a result of the proposed development. The EclA has outlined mitigation measures that will ensure no significant negative impacts occur on ecology at the site. Water protection measures, outlined in the EclA and included in Section 4.4 above, will ensure that there are no significant adverse impacts on water quality in the Whitestown Stream or downstream of 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 area to be developed is small (3.2 hectares), with the proposed changes confined to footpath resurfacing, tree planting, and the construction of two new pedestrian bridges. The site will remain as public open space.
Will new features be out of scale with the existing environment?	No. The proposed development is set to the same scale as the existing developments in the area and thus will not be out of place in the local environment.
Will the effect be particularly complex?	No. The primary environmental impacts are expected to occur during the construction phase, and will be mitigated by operational plans devised by the on-site contractor incorporating the mitigation measures outlined in Section 4.4 and in the EclA. 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 in the local vicinity will be affected by the construction phase, however such impacts will be temporary and not significant.
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 neutral, with some positive impacts resulting from the proposed tree planting.
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.

Conclusions: 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 development along Whitestown Stream between Jobstown Road and Blessington Road, South County Dublin.

The proposed development consists of resurfacing of footpaths, tree planting, the removal of one pedestrian bridge and construction of two new pedestrian bridges.

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.

During construction, there is potential for impacts to the water quality of the Whitestown Stream. This will be mitigated against by water quality protection measures, including the preparation of a surface water management plan, the installation of geotextile sandbag stream dams and silt fences, supervision of works by an Ecological Clerk of Works, and adherence to concrete management procedures. Provided these protection measures are put in place and strictly adhered to, significant adverse impacts to water quality are not anticipated.

An AA Screening Report completed by JBA for the proposed development determined that no likely significant impacts are expected as a result of the proposed development. This is due to the small size of the development and the distance and lack of pathways to Natura 2000 sites.

Once operational, the proposed development is expected to be low in environmental impact. The scale of the development is in keeping with the surrounding area, and will enhance the public realm in the area, providing tree planting and improved access in the area.

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.

The overall conclusion is based on the details of the scheme available at the time of preparation of this report. If the extent of the scheme or the construction methods for the scheme are changed then the EIAR Screening assessment should be reviewed.

The logo for JBA consulting, featuring the text "JBA" in a large, bold, white sans-serif font above the word "consulting" in a smaller, white sans-serif font. The text is set against a teal-colored rounded square background.

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