

Quarryvale Park Redevelopment

EIAR Screening Report

4 April 2023

Project number: 2022s1010

South Dublin County Council

JBA Project Manager

William Mulville
 Unit 8, Block 660
 Greenogue Business Plaza
 Rathcoole
 Dublin
 D24 YN81

Revision History

Revision Ref / Date Issued	Amendments	Issued to
S3-P01 / 22-03-2022	Draft Report	Damien Wildes (SDCC)
A3-C01 / 04-04-2022	Final Report	Damien Wildes (SDCC)

Contract

This report describes work commissioned by Damien Wildes of South Dublin County Council, by an email dated 05th of December 2022. Anna Doyle of JBA Consulting carried out this work.

Prepared by Anna Doyle B.Sc. (Hons) M.Sc.
 Assistant Environmental Scientist

Reviewed by Conor O'Neill B.A. (Mod.) M.Sc.
 Environmental Scientist

Purpose

This document has been prepared as a Final Report for South Dublin County Council ('the Client'). JBA Consulting accepts no responsibility or liability for any use that is made of this document other than by the Client for the purposes for which it was originally commissioned and prepared.

JBA Consulting has no liability regarding the use of this report except to South Dublin County Council.

Copyright

© JBA Consulting Engineers and Scientists Limited 2023

Carbon Footprint

A printed copy of the main text in this document will result in a carbon footprint of 107g if 100% post-consumer recycled paper is used and 136g if primary-source paper is used. These figures assume the report is printed in black and white on A4 paper and in duplex.

JBA is aiming to reduce its per capita carbon emissions.

Contents

1	Introduction	1
1.1	Purpose of this Report	1
2	Description of Proposed Works	2
2.1	Site Location	2
2.2	Proposed Development.....	2
3	Purpose of Screening	5
3.1	Legislative Context for EIAR in Ireland.....	5
3.2	The Planning and Development Act 2000 - Mandatory EIAR	5
3.3	Sub-threshold EIAR	6
4	Overview of Environmental Impacts	7
4.1	Population and Human Health	7
4.2	Biodiversity.....	7
4.3	Soils and Geology	8
4.4	Hydrology and Hydrogeology	8
4.5	Cultural Heritage	8
4.6	Air and Climate.....	8
4.7	Noise and Vibration.....	9
4.8	Landscape and Visual.....	9
4.9	Material Assets including Traffic, Utilities, and Waste	9
4.10	Cumulative Impacts.....	9
5	Screening Assessment	13
5.1	Characteristics of the Proposed Development	13
5.2	Location of the Proposed Development	15
5.3	Characteristics of Potential Impacts	17
6	Conclusions and Recommendations	19

List of Figures

Figure 2.1: Site Location	2
Figure 2.2: Proposed site plan.....	4

List of Tables

Table 4.1: Natura 2000 sites within 15km of the proposed development	7
Table 5.1: Characteristics of the proposed development	13
Table 5.2: Location of the proposed development	15
Table 5.3: Characteristics of potential impacts.....	17

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 EIA Screening Report for the redevelopment of Quarryvale Park. The proposed development consists of the redevelopment of the park area for the enhancement of its facilities for social interactions and biodiversity.

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 EIA 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 EIA 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 proposed development is in a park in the Liffey Valley area, west of the Liffey Valley Shopping Centre, and south of the N4 road. The nearest watercourse is the River Liffey (Liffey_180) whose closest point is 425m north of the development area. The surrounding area is a mixture of residential and commercial properties. The proposed site is shown in Figure 2.1.



Figure 2.1: Site Location

2.2 Proposed Development

The proposed and preferred development of the project includes the redevelopment of the Quarryvale Park. The scope of the project includes: The proposed and preferred development of the project includes the redevelopment of the Quarryvale Park. The Masterplan Proposals of this project include:

- New park structure focused on a formal entry plaza at Fonthill Road junction, with possible rain gardens, linear water feature, seating and feature lighting.
- Major shared footpath/cycle routes linking to Shancastle Lawns and Greenfort Gardens, with street lighting and formal trees.
- Pedestrian nodes with seating.
- Existing oak trees retained, providing an informal memorial walk.
- Provision for active recreation – e.g., Teenspace, natural play areas and pump track or similar.
- Activity circuit, 800m long - with exercise stations and seats/play equipment.
- Possible grass sports pitch.
- Biodiversity improvements - existing boundary hedge retained, grass meadowland management bands, bulbs in linear strips, informal native tree groups.

There are different depths of excavations required for the project, relating to six different functional zones of the development. These include:

- Tree pits – 1.50m deep.
- Streetlight bases – 1.25m deep.
- Play/recreation bases – 1.25m deep.
- Wall foundations – 0.50m deep.
- General hard surfaces – 0.45m deep.
- SuDS hard surfaces – 0.50m deep.

The construction of the proposed site will last approximately 10 months for construction, with 12 months Defects Liability Period and 36 months Planting Maintenance Period.

The proposed site plan can be viewed in Figure 2.2.

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

The categories and thresholds of Part 2 projects were examined, and the proposed development does not fall under the category of urban development, which according to the EU's "Interpretation of definitions of project categories of annex I and II of the EIA Directive" (2015) would generally include built elements such as housing, hospitals, universities, cinemas, shopping centres, or car parks, or other built infrastructure.

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 2022-2028 (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. Once operational, the proposed development within the park will provide a positive effect on the population and human health, by offering a safe amenity for transport and recreation that the public can avail of. The heavily populated residential area will benefit from the improved park and associated facilities.

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	Approximate direct distance from site	Approx. hydrological distance from site
North Dublin Bay SAC	000206	14.3km	n/a
South Dublin Bay SAC	000210	12.4km	n/a
North Bull Island SPA	004006	11.1km	n/a
South Dublin Bay and River Tolka Estuary SPA	004024	12.4km	n/a

4.2.2 Other Ecological Receptors

An Ecological Impact Assessment (EclA) was prepared for the proposed development by JBA Consulting. The EclA found that without mitigation measures in place, there is potential for significant impacts from the following:

- Degradation of dry meadow grassland, hedgerow and treeline habitats via pollution events; root compaction; and direct habitat loss, thus reducing the capacity of these habitats to support local wildlife.
- Disturbance and/or degradation commuting and foraging habitats for terrestrial mammals and birds, as well as potentially accidental fatal entrapment for these faunal groups during the construction phase.
- Degradation of off-site aquatic habitats through pollution impacts and Liffey Valley pNHA.

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 neutral or slight positive during operation. 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;
- Mitigation for the clearance of trees, replacement of damaged vegetation and sowing of remedial grassland.
- Installation of bird boxes in 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 bedrock underlying the proposed site is dominated by dark grey to black limestone and shale of the Lucan Formation. The bedrock in this area is of a thickness of between 300m - 800m. The subsoils in this location largely consists of Made ground, while a very small section to the north east of the site and surrounding area consists of Limestone till. Given the nature of the underlying subsoils and bedrock of the site there are no anticipated significant effects on the soils and geology of the area.

4.4 Hydrology and Hydrogeology

4.4.1 Surface Water

The entirety of the proposed scheme is located within the Water Framework Directive (WFD) Liffey and Dublin Bay catchment, and the Liffey_SC_090 sub-catchment (EPA, 2022). Quarryvale Stream, is located approximately 425m north of the site and drains into the Liffey_190 waterbody. The river Liffey currently holds a "Poor" WFD status and is at risk of not meeting it's WFD objectives.

Significant impacts on surface waterbodies are not expected due to the proposed development. Mitigation measures as outlined in the EclA will be implemented by the appointed contractor and will ensure that risks of watercourse pollution and sedimentation are minimised.

4.4.2 Groundwater

The site is located within the Dublin (IE_EA_G_008) groundwater body. The Dublin groundwater body currently holds a 'Good' WFD status (2013-2018); and is currently 'Under Review' (EPA, 2022).

Groundwater vulnerability underlying the site is extreme, indicating a high 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. Given the nature of the proposed development including lack of any deep excavations, any significant impact of the groundwater in the area is not anticipated.

4.5 Cultural Heritage

There are no cultural heritage features within or adjacent to the site boundary. Due to the nature of the works proposed it is unlikely there will be any impact on cultural heritage in the area.

4.6 Air and Climate

There is a 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. Due to the small-scale nature of this development these impacts will not be significant, and will be temporary.

The proposed development will not give rise to any significant impacts on air quality or climate during operational period. Positive impacts will result from the proposed landscape interventions at the park.

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 slight landscape or visual impacts to residents living in proximity to the development during the construction phase due to the operation of machinery on site.

Once operational, the proposed development will be low in landscape and visual impact for surrounding receptors, and will benefit the character of the surrounding landscape. Path lighting in the proposed development along the main footpath and cycle routes will follow all best practice guidelines and remain in line with South Dublin County Council lighting practice in public parks to ensure there are no significant visual effects. The visual impact from these lights is normal for an urban area and not significant. No additional visual impacts will occur on residential receptors from the proposed development.

4.9 Material Assets including Traffic, Utilities, and Waste

4.9.1 Traffic

There will 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 a significant impact on traffic. Improvements to the internal footpath network and pedestrian entrances should encourage pedestrian and cycle access to and through the park.

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, significant 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 2022-2028

South Dublin County Development Plan 2022-2028 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 proposed upgrade of Quarryvale Park is in line with the CDP objectives outlined within "Green Infrastructure," seeking to connect parks and areas of open space with ecological and recreational corridors.

The Green Infrastructure policy within the CDP sets out to work with and enhance the existing biodiversity and natural heritage of green infrastructure enabling the delivery of sustainable communities and improving climate change resilience to provide environmental, economic and social benefits.

The overarching aim of the Green Infrastructure Policy is to "Protect, enhance and further develop a multifunctional GI network, using an ecosystem services approach, protecting, enhancing and further developing the identified interconnected network of parks, open spaces, natural features, protected areas, and rivers and streams that provide a shared space for amenity and recreation, biodiversity protection, water quality, flood management and adaptation to climate change."

Other relevant objectives outlined in the CDP include:

GI1 Objective 1: To establish a coherent, integrated and evolving GI Network across South Dublin County with parks, open spaces, hedgerows, trees including public street trees and native mini woodlands (Miyawaki-Style), grasslands, protected areas and rivers and streams and other green and blue assets forming strategic links and to integrate and incorporate the objectives of the GI Strategy throughout all relevant land use plans and development in the County.

GI1 Objective 3: To facilitate the development and enhancement of sensitive access to and connectivity between areas of interest for residents, wildlife and biodiversity, and other distinctive landscapes as focal features for linkages between natural, semi natural and formalised green spaces where feasible and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of Natura 2000 sites and protected habitats outside of Natura 2000 sites.

GI1 Objective 4: To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.

GI1 Objective 8: To increase over the lifetime of this plan the percentage of land in the County, including residential, managed for biodiversity including supporting the delivery of the objectives of the County Pollinator Plan and to continue to investigate the potential for the use of low-mow methods during the lifetime of the Plan.

GI2 Objective 1: To reduce fragmentation and enhance South Dublin County's GI network by strengthening ecological links between urban areas, Natura 2000 sites, proposed Natural Heritage Areas, parks and open spaces and the wider regional network by connecting all new developments into the wider GI Network

GI2 Objective 2: To protect and enhance the biodiversity and ecological value of the existing GI network by protecting where feasible (and mitigating where removal is unavoidable) existing ecological features including tree stands, woodlands, hedgerows and watercourses in all new developments as an essential part of the design and construction process, such proactive approach to include provision to inspect development sites post construction to ensure hedgerow coverage has been protected as per the plan.

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		SHD3ABP-307092-20
Development address	Lands at Palmerstown Retail Park, Kennelsfort Road Lower, Palmerstown, Dublin 20, D20 AE04	
Description:	Demolition of all existing structures on site and the construction of a residential development of 250 'build-to-rent' apartments in 5 blocks; with a cafe and ancillary residential amenity facilities. Block A- 27 apartments in a building ranging from 3-6 storeys over basement, with 1 communal roof garden and most apartments provided with private balconies/terraces. A cafe, reception/concierge with managers office and bookable space at ground floor level; meeting rooms and workspace/lounge at first floor level, a gym at second floor level; and a cinema and a games room at basement level; Block B- 46 apartments in a building 6 storeys over basement and all apartments provided with private balconies/terraces; Block C- 47 apartments in a building 6 storeys over basement and all apartments provided with private balconies/terraces; Block D- 67 apartments in a building 7 storeys over basement and most	

apartments provided with private balconies/terraces; Block E- 63 apartments in a building 8 storeys over basement and all apartments provided with private balconies/terraces. The development also includes the construction of a basement providing 120 car parking spaces, 10 motorcycle spaces, 250 bicycle spaces and a plant room and bin stores. The proposal also incorporates 5 car parking spaces and 26 bicycle spaces at surface level; upgrades and modifications to vehicular and pedestrian/cyclist access on Kennelsfort Road Lower; utilisation of existing vehicular and pedestrian/cyclist access via Palmerstown Business Park; 1 ESB sub-station; landscaping including play equipment and upgrades to public realm; public lighting; boundary treatments and all associated engineering and site works necessary to facilitate the development.	
Final Decision on Application	Grant Permission
Decision Date	01/09/20

Planning Application Reference	SD19A/0008
Development address	Site at Balgaddy, South Lucan, Co. Dublin
Description: Demolition of two existing unoccupied, unused and dilapidated single storey buildings and the construction of a Community Centre and Place of Worship (Mosque) in a detached three storey over basement building (basement, ground, first and second floors), part pitched and part flat roofed, incorporating solar PV panels and a feature minaret and dome on/over roof levels and including: (a) at basement level - circulation spaces, car parking, bicycle parking, exercise room, service rooms, service plant and bin storage; (b) at ground floor level - main entrance and circulation spaces, administrative spaces, toilets and ablutions areas, storage rooms, tea stations, mortuary, prayer room with supporting service rooms, 2 classrooms, a library/book store, 3 retailing/services units, child minding rooms; (c) at first floor level - circulation spaces, administrative spaces, toilets and ablutions areas, 2 apartments, community health rooms, events room, kitchen/servery, prayer gallery overlooking the prayer room; (d) at second floor level - circulation spaces, administrative spaces, toilets, restaurant, kitchen; external to the building will be main vehicular and pedestrian site entrances including gates in the new northern boundary, limited car and bicycled parking, ramp entrance/exit to & from the underground basement car park, service yard, external circulation, children's play space, hard and soft landscaped areas, boundary treatments including walls and metal fencing; the areas and locations of each use will be shown on the drawings proposed to be lodged with the planning application and the times of use and occupancy of each are listed within written documents to be lodged with the planning application.	
Final Decision on Application	Permission granted
Decision Date	23/01/20

Planning Application Reference	SD20A/0089
Development address	Immediately adjacent to and south-east of the Liffey Valley Shopping Centre, Fonthill Road, Clondalkin, Dublin 22
Description: Mixed leisure, entertainment and retail extension to the existing Liffey Valley Centre organised around a large public plaza and pedestrian friendly east-west street with parapet levels varying between c.15m and c.18m above street level; the scheme provides for: (a) a two storey commercial extension (c.46,783sq.m gross) with plant areas at roof level to the existing Centre providing for mixed leisure and entertainment units (c. 9,247sq.m gross), food/beverage units (c.4,052sq.m gross), retail units (c. 21,051sq.m gross) and all ancillary space and circulation areas (c.12,433sq.m gross); the main retail area will be anchored by two stores (comprising a total of c.10,090sq.m gross) located on either side of the public plaza; (b) a central public plaza fronting onto the east-west street covered with a large glass canopy in the form of a curved gridshell structure, this structure will be the tallest part of the proposal at a height of c. 20m above street level, the food/beverage units are located around the plaza at both ground and first floor levels; (c) car parking over two levels (c.900 spaces including 45 universal access spaces and c.200 long stay cycle spaces with an area of c.27,917sq.m gross) located north-	

east of the extension area c. 290 short stay cycle spaces, 27 short stay car parking spaces and car/taxi set down areas on the east-west street; c.100 long stay cycles spaces provided within the existing car park to the adjacent to the Westend development (Vue Cinema and restaurants); approximately 2,085sq.m of existing gross floor space is to be removed/demolished over ground and first floor to facilitate the extension; the proposal includes all associated service yards, plant and equipment, photovoltaic panels, electricity substations, all utility connections and works, street lighting, signage, landscaping and boundary treatments; the proposal includes the construction of new toucan crossing points for cyclists on Ascaill an Life (Ring Road around the Centre) at the western end of the east-west street to provide safe connection to the existing cycle network.

Final Decision on Application	Permission granted
Decision Date	08/12/21

Planning Application Reference	SHD3ABP-305857-19
---------------------------------------	--------------------------

Development address	St. Edmunds, St. Lomans Road, Palmerstown, Dublin 20
---------------------	--

Description: Mixed use scheme which consists of: (a) 252 residential units in 3 blocks made up of 247 apartment/duplex units within 2 2-8 storey blocks (1 of which is over podium car park) comprising 119 one bed units, 125 two bed units, and 3 three bed units; 5 2 storey, three bed semi-detached/terraced house; all of the residential units will have associated private open space/balconies/terraces facing north/south/east/west; (b) a separate non-residential block measuring (total floor area c. 1118sq.m) and will comprise a creche (c.430sq.m), retail unit (c. 269sq.m), gym (c.152sq.m), community room (c. 231sq.m), and concierge (c. 36sq.m). The development will have 225 car parking spaces (145 spaces at under croft level, 70 spaces at surface level and 10 spaces at the 5 houses), 5 motorcycle parking spaces and 308 secure bike parking spaces. The site is accessed through the existing vehicular access to the west, off the unnamed road to the west. There will be a number of pedestrian entrances along St. Lomans Road, the Fonthill Road (R113) and the unnamed road to the west. In addition to all the new facilities all other site services and works to enable the development of the site will also be provided including site, bin stores, ESB substations, associated roadworks and services connections, a large quantity of public and communal open space, boundary treatment works and landscaping.

Final Decision on Application	Permission granted
Decision Date	06/03/20

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 approximately 6.5 hectares in size. The nature of the proposed works will represent a minor change compared to present conditions, with no change to the overall site boundary of the park. The proposed interventions are all small-scale, while the proposed lighting at the site will result in a slight improvement in the pedestrian amenity for the community. 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. The development will create a slight positive cumulative impact in the area by promoting more sustainable movement, recreational activities and improved green infrastructure. 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?	The proposed development area for works is small, with improvements in the utilisation of open space. The development will upgrade existing features and include entry routes for improved green infrastructure connection. 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-

	<p>term. Construction works will be limited to certain times of day to avoid nuisance to local residences.</p> <p>Once operational, the proposed development will not produce a significant amount of nuisance.</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 CFRAM maps. The site is therefore at low risk of flooding, and 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 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 development is relatively small in scale and design and will result in changes that are not significant 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. The operational phase will result in positive impacts to public amenity, visual amenity, and biodiversity.

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 found that, with mitigation measures in place, there will be a neutral impact on the locally important habitats and 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. Mitigation measures to prevent impacts will be put in place during construction. This will include adherence to best practice guidance by the appointed contractor.
Has the proposed development the potential to impact directly or indirectly on any protected structures or Recorded Monuments and Places of Archaeological Interest?	No. Due to the nature of the proposed works, no NIAH structures or recorded archaeological features will be impacted either directly or indirectly.
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 small in nature and works are located within the Quarryvale park. 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.

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, with the proposed changes aiming to redevelop and enhance facilities for social interactions, biodiversity pathways and pitches of Quarryvale Park.
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 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 redevelopment of Quarryvale Park for a more communal and biodiverse area.

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.

The EclA has outlined mitigation measures to ensure there will be no significant impacts as result of the development and associated works on the ecology and local species of the area and on any designated conservation sites. Provided these protection measures are put in place and strictly adhered to, significant adverse impacts are not anticipated, with positive impacts to biodiversity expected once operational.

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.

JBA
consulting

Offices at
Dublin
Limerick

Registered Office
24 Grove Island
Corbally
Limerick
Ireland

t: +353 (0) 61 345463
e: info@jbaconsulting.ie

[JBA Consulting Engineers and
Scientists Limited](#)
Registration number 444752

JBA Group Ltd is certified to:
ISO 9001:2015
ISO 14001:2015
OHSAS 18001:2007



Visit our website
www.jbaconsulting.ie