

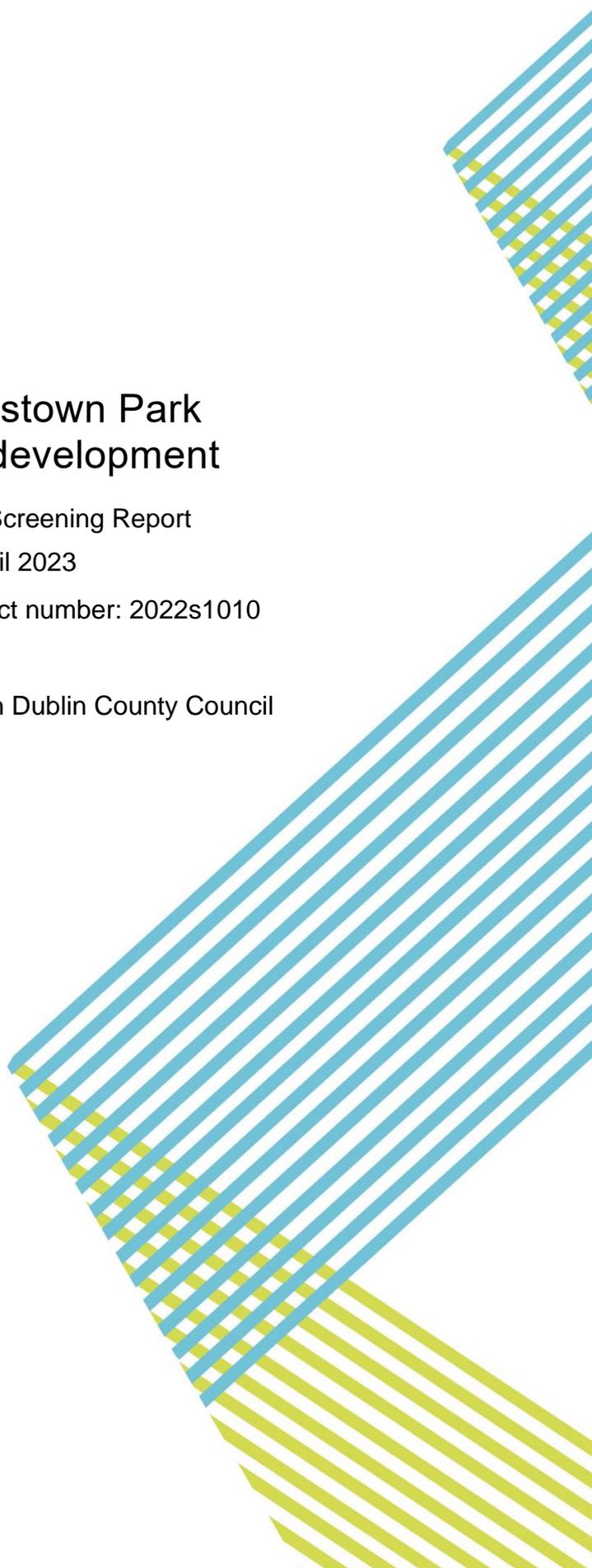
Jobstown Park Redevelopment

EIA Screening Report

4 April 2023

Project number: 2022s1010

South Dublin County Council

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 Damien Wildes of South Dublin County Council, by an email dated 05th of December 2022. Anna Doyle 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 EIA Screening Report for the redevelopment of Jobstown 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 proposed development is located in south Dublin, approximately 2km west of Tallaght, and along the R136. The closest watercourse is the Jobstown Stream, also known as the Whitestown Stream (Dodder_40), which is located approximately 250m to the south. The site area is approximately 11.6 hectares and is surrounded predominantly by residential properties. This 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 Jobstown Park. The current Masterplan comprises of:

- Formal entry plaza at Cookstown Road junction, linking with Butler McGee Park.
- Main spine route, shared pedestrian/cycle with formal signature trees and streetlights, linking Butler McGee Park to Whitestown Stream Park, via Dromcarra Estate.
- Existing sports pitches retained (northern pitch re-orientated) - refurbished where necessary with drainage and re-levelling.
- Provision for active recreation – e.g., Teenspace, natural play areas, pump track and play mound.
- Activity circuit (Park Run), 900m long - with exercise stations and seats/play equipment.
- Formal pedestrian/viewing/linear activity area linking to Leisure Centre.
- Possible on-street parking and associated planting on Fortunestown Way.
- Biodiversity improvements - existing hedgerows retained and supplemented with meadowland management, native bulbs, formal and informal tree groups.
- Attenuation basin and possible swales for enhanced biodiversity.

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

- Tree pits – 1.50m deep
- Attenuation basin – 1.50m deep (subject to detailed design)
- 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 envisaged timeframe consists of:

12 months construction, with 12 months Defects Liability Period and 36 months Planting Maintenance Period.



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

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 negative 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 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	Approximate Hydrological distance from site
Glenasmole Valley SAC	001209	3.1km	n/a
South Dublin Bay SAC	000210	13.1km	20km (indirect)
South Dublin Bay and River Tolka Estuary SPA	004024	13.2km	21km (indirect)
North Bull Island SPA	004006	16km	22km (indirect)
North Dublin Bay SAC	000206	16km	22km (indirect)

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:

- Removal of the earth bank habitat
- Degradation of dry meadow grassland, hedgerow, 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 of commuting and foraging habitats for terrestrial mammals and birds, as well as potentially accidental fatal entrapment for these faunal groups during the construction phase.

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, retention of earth bank, 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 Limestone till, while a small section to the north of the site and surrounding area consists of Made Ground. The proposed maximum excavation depth for tree pits and attenuation basins will be 1.5m. 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 within the Dodder_SC_010 sub-catchment (EPA, 2022). There are no watercourses located within the area of the project, however the WFD river waterbody Whitestown Stream (Name: DODDER_040, Code: IE_EA_09D010620) is located adjacent to the site, approximately 200m south of the site and has a "Poor" WFD status.

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). The area of the site is entirely classified as having low permeability and is also entirely in an area of low vulnerability.

The low permeability and vulnerability can be attributed to the site being located within a Locally Important Aquifer which is Moderately Productive only in Local Zones, which results in a limited and poor connection between fractures, fissures, and joints. This kind of aquifer results in a large and rapid discharge rate to local streams and rivers, restricting pollutants from reaching the site through a groundwater pathway.

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

One National Monument Service (NMS) record is located within the site boundary, Jobstown Castle (DU01668). It is noted on archaeology.ie that a housing estate was built on the site of the castle.

There is one protected architectural feature, a post box (Reg no. 11214025) approximately 300m North-East from the site listed on the National Inventory of Archaeology Heritage (NIAH).

Due to the nature of the proposed works and location of the NMS and NIAH features, any cultural heritage in the area is unlikely to be impacted by the development.

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 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 redevelopment of Jobstown Park is in line with the open space strategy of the Tallaght Town Centre LAP which identifies policies and objectives for 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 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-310570-21
Development address	Site at Cooldown Commons & Fortunestown, Citywest, Dublin 24	
<p>Description: Construction of a residential scheme comprising 421 units, offices, retail units x3 and residential amenity areas x2, within 9 blocks ranging in height from 1-13 storeys. The proposal will include 289 car parking spaces along with 650 cycle parking spaces. The development will provide public and communal open spaces throughout including a public plaza adjoining Fortunestown Luas stop. Provision of vehicular, pedestrian, and cyclist accesses to the site, including pedestrian bridge to the public park (under construction) to the east. The application includes for all landscaping, ESB substations, plant areas, bin storage, surface water attenuation and all other site development works, and site services required to facilitate the proposed development. The proposed development seeks to amend SHD permission ABP-302398 -18 (under construction to the west), replacing 32 permitted duplex apartments along with associated amendments to internal roads and open spaces. The current proposal also replaces permission SD16A/0078 previously granted on this site.</p>		
Final Decision on Application	Grant Permission	
Decision Date	18/06/21	

Planning Application Reference		SD16A/0210/EP
Development address	Site at junction of Citywest Road and Garter Avenue, Citywest, Dublin 24	
<p>Description: Residential development of 112 dwellings comprised of: 90 two storey houses consisting of 10 four bed detached houses, 2 three bed detached houses, 8 four bed semi-detached houses, 2 three bed detached houses, 8 four bed semi-detached houses, 42 three bed semi-detached houses and 28 three bed mid-terrace houses along with 22 one and two bed apartments in a four storey apartment building. The proposed development includes all associated site development and infrastructural works, car parking, bin storage, open spaces and landscaping. Access to the development will be via two vehicular entrances from Garter Avenue. All on a site of 3.74ha bounded to the east by the N82 Citywest Road, to the north-west by Garter Avenue and to the south by lands that will be developed as a Neighbourhood Park (permitted under Reg.Ref. SD15A/0127) in accordance with the Fortunestown Local Area Plan 2012.</p>		
Final Decision on Application	Grant extension of duration of permission	
Decision Date	12/7/2021	

Planning Application Reference		SD22A/0091
Development address	Citywest, Tallaght, Dublin 24	
<p>Description: A residential/mixed use development on a site area of 12.45ha consisting of 400 dwellings comprised of 340 no. 2 storey detached, semi-detached and terraced houses, i.e. 3 no. 2 bed houses, 323 no. 3 bed houses & 14 no. 4 bed houses along with 60 no. 1 and 2 bed apartments in 4 no. 3 & 4/5 storey buildings. The development also provides for a creche (615sq.m), kiosk (56.6sq.m) and retail unit (237sq.m). The proposed development includes all associated site development and infrastructural works, car parking, open spaces and landscaping, ESB substation and 4 associated kiosks. Access to the development will by via two proposed new vehicular entrances from Citywest Avenue and Fortunestown Lane respectively and will also provide for two new vehicular crossing points over the Luas line. The development also includes for the demolition of an existing dwelling in the southwest corner of the site at the junction of Citywest Road and Fortunestown Lane. The site is bounded to the north by Citywest Avenue, to the west by the N82 Citywest Road, to the south by Fortunestown Lane, to the east by Ard Mor residential estate and is adjacent to the Luas Red Line.</p>		

Final Decision on Application	Grant extension of duration of permission
Decision Date	01/07/20

Planning Application Reference	SHD3ABP-305556-19
Development address	Citywest Shopping Centre, Fortunestown, Dublin 24
Description: Mixed use residential scheme (total GFA 26,929sq.m) comprising 6 blocks with balconies/terraces to be provided on all elevations at all levels for each block, to provide 290 apartment units and associated residential amenity facilities, a childcare facility, 4 retail units and 2 café/restaurant units. A total of 153 car parking spaces (including 2 car club spaces) are proposed at surface level and existing basement level of the Citywest Shopping Centre to serve the development to include the reallocation of 37 existing surface level spaces; 67 new surface level spaces and the reallocation of 49 spaces from commercial to residential use at existing basement level of the Citywest Shopping Centre.	
Final Decision on Application	Permission granted
Decision Date	21/01/20

Planning Application Reference	SD21A/0012
Development address	Buckandhounds, Bedleshill, Kingswood, Brownsbarn, Cheeverstown & Belgard, Fortunestown, Tallaght, Dublin 24
Description: Deepening of part (c. 43ha.) of the existing and permitted quarry (An Bord Pleanala refs. 301177 & QD0026) to a quarry floor level of -10mOD using conventional blasting techniques; use of mobile processing plant; product stockpiles; final restoration scheme and all ancillary works within a planning application area of 49.4ha and within the overall landholding of 241.6ha	
Final Decision on Application	Permission granted
Decision Date	23/03/21

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 11.6 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 Jobstown 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 to redevelop existing pathways and pitches and improve the biodiversity of Jobstown 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 Jobstown 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 a 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 to 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.



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