



**Brighter strategies**  
for greener projects



Client: Civic Engineers  
Project: Rosemount District Centre  
Report: EIAR Screening

## QUALITY ASSURANCE

Issue/Revision:	Draft	Final
Date:	August 2023	[Date]
Comments:		
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File Reference:	552485ob31Aug23DV01_EIA R.docx	552485ob31Aug23DV01_EIA R.docx



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## 1.0 INTRODUCTION

Greenage Environmental Ltd has prepared an Environmental Impact Assessment Report (EIAR) Screening Report for the proposed development at Rosemount District Centre, in Rathfarnham.

Proposals comprise reconfiguration of the carpark to maximise its functionality, whilst also improving pedestrian links to and through the District Centre. The footpath fronting the businesses is to be rearranged to create a plaza and green space is to be created around the car park. Some of this space has been considered for the implementation of sustainable drainage solutions (SuDS) and/or landscaping. Additionally, Marian Road is to incorporate new traffic calming measures along it within the area of the District Centre.

### 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 carried out to determine whether the proposed development falls under any of the groups described above, 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.

The report details the following:

- Development description and context;
- Policy and legislative context;
- Overview of environmental impacts;
- Screening assessment and conclusions.

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

An Appropriate Assessment (AA) Screening Report has also been prepared by Greengage Environmental Ltd to consider potential impacts to Natura 2000 sites and other protected species and habitats. This EIAR Screening Report, along with the AA Screening Report, will be submitted as part of the planning process for the proposed development.

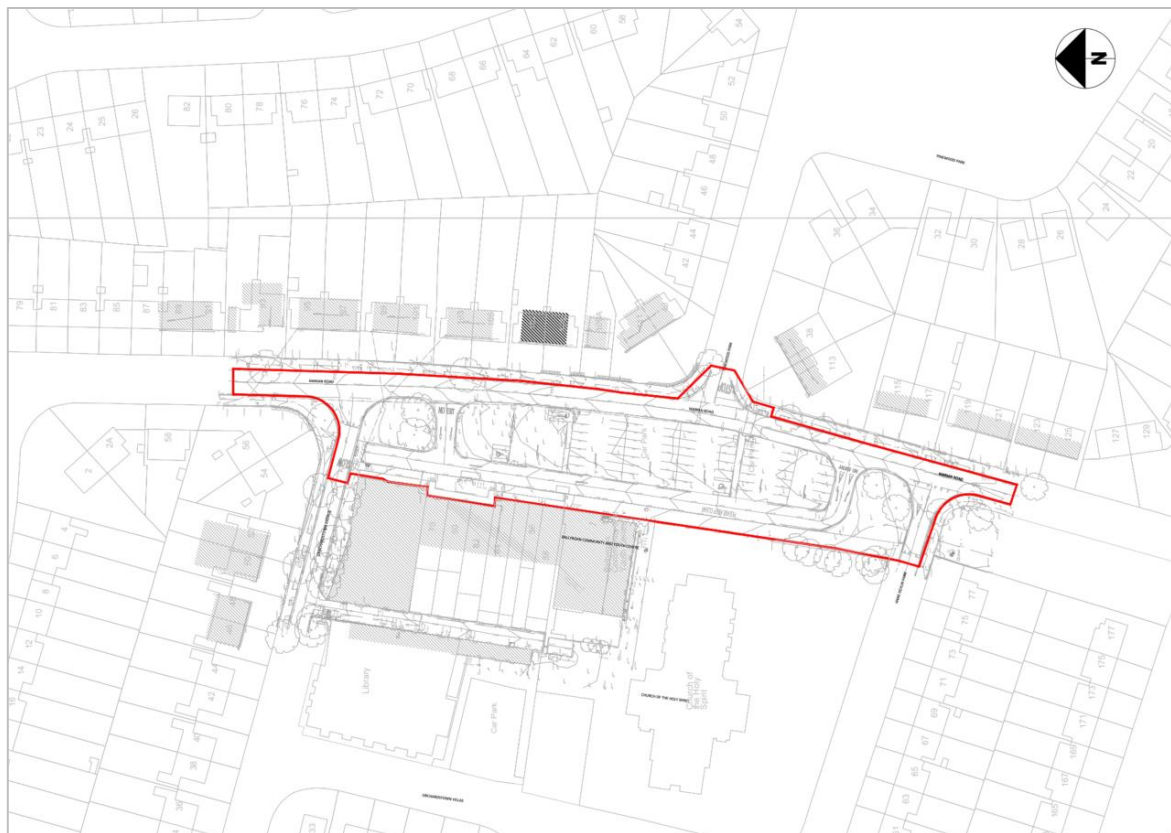
## 2.0 DESCRIPTION OF PROPOSED WORKS

### 2.1 SITE LOCATION

Rosemount District Centre is a busy and popular retail centre and car park located on Marian Road in a predominantly residential area of Rathfarnham. The centre contains 11 businesses with a varied range of services. There is also a community centre and church adjoining the car park. The site is approximately 6,550m<sup>2</sup> in size.

A site location plan is shown in Figure 2.1 below and in large format at Appendix A.

Figure 2.1 Site location plan



### 2.2 EXISTING SITE

Rosemount District Centre is a retail centre located on Marian Road in a predominantly residential area of Rathfarnham. The centre contains 11 businesses with a varied range of services. There is also a community centre and church adjoining the car park. The buildings are privately owned, and most shop fronts are well maintained and reflect well on the community. The car park owned by the council and provides ample parking for the businesses. There is a pay and display scheme in operation to prevent all day parking. A narrow footpath fronts the businesses and provides separation from the carpark.

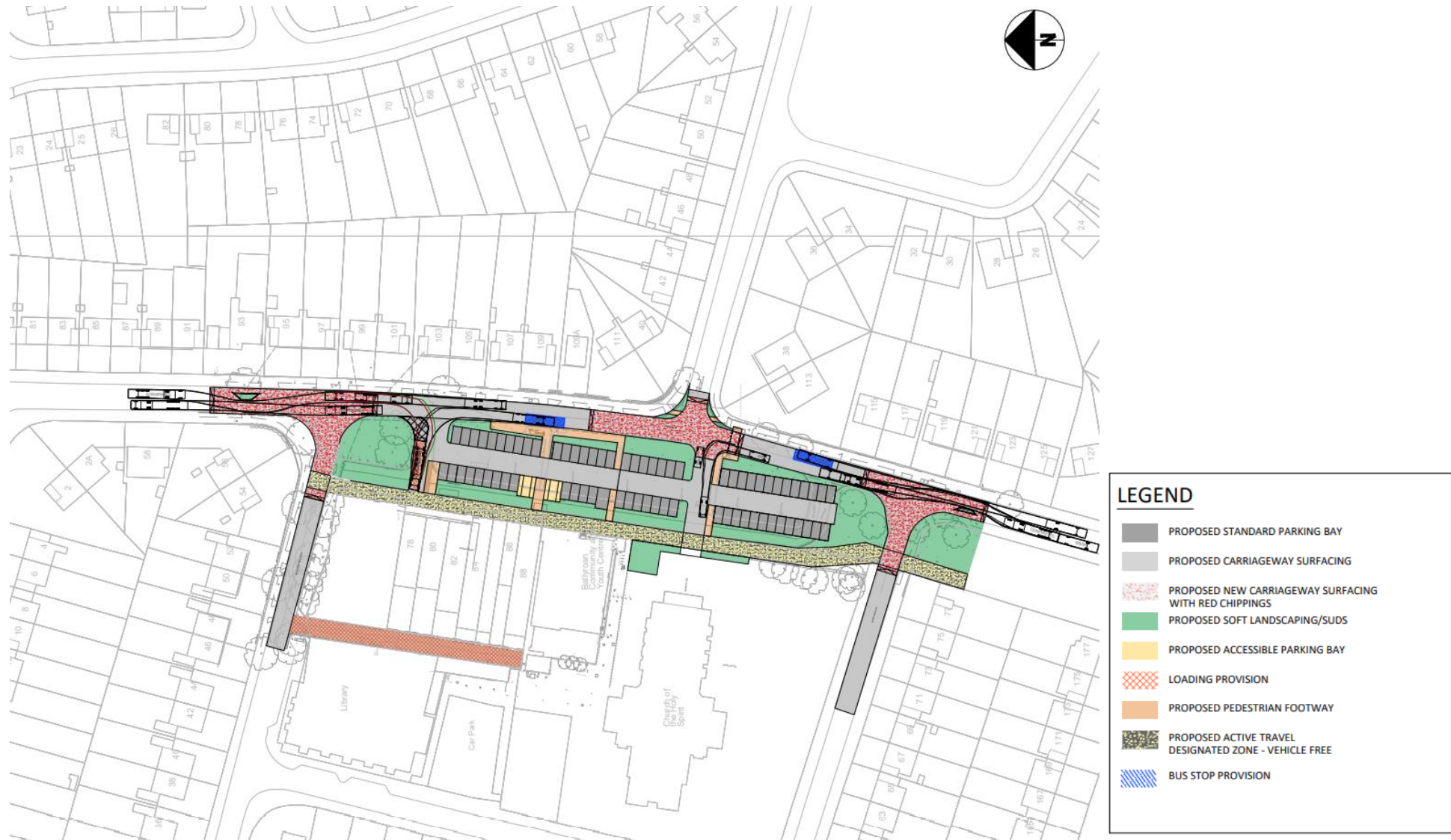
Marian Rd. is the link between Ballyroan Rd. and Butterfield Ave. The road whilst predominantly serving the surrounding residential areas is also used as a rat run for traffic travelling north/south.

## 2.3 PROPOSED DEVELOPMENT

The scheme is predominately an upgrade to the District Centre which includes a reconfiguration of the carpark to maximise its functionality, whilst also improving pedestrian links to and through the District Centre. The footpath fronting the businesses is to be rearranged to create a plaza and green space is to be created around the car park. Some of this space has been considered for the implementation of sustainable drainage solutions (SuDS) and/or landscaping. Additionally, Marian Road is to incorporate new traffic calming measures along it within the area of the District Centre.

The proposed site layout plan is shown in Figure 2.2

Figure 2.2 Proposed site layout plan





## 2.4 PROGRAMME

Construction likely to commence in Spring/Summer 2024 and to be completed with a 6 months construction period.

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## 3.0 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.

## 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 development does not fall under Schedule 5, Part 1.

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

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

(b) (iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.

(In this paragraph, “business district” means a district within a city or town in which the predominant land use is retail or commercial use.)

The proposed development is a mixed-use development in a built-up area, with a site area of 2 ha (below the thresholds in 10(b)(iv) above). It does not fall under any of the other categories in Schedule 5. Therefore, an EIAR has not been automatically triggered for this proposed development.

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

### 3.3 SUB-THRESHOLD EIAR

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

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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:

1. Characteristics of Proposed Development
2. Location of Proposed Development
3. 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.

## 4.0 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 (CDP) 2022-2028 to support the improvement of local centres and facilitate the location of small-scale community facilities within accessible local centres.

The proposed development will result in positive impacts for the local population, as it will improve the local centre facilities available to them. This includes the proposed improvements to pedestrian and cycling infrastructure around the District Centre.

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 effects to human health are expected as a result of the operation of the development.

### 4.2 BIODIVERSITY

Ecological receptors that must be examined including 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.

#### Proximity to Protected Sites

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

Those sites within the Zone of Influence of the proposed development are shown in Table 4.1. The AA Screening determined that there are no likely significant effects on any of the below sites as a result of the proposed development.

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

Site Name	Description	Distance
Glenasmole Valley SAC (001209)	Glenasmole Valley in south Co. Dublin lies on the edge of the Wicklow uplands, approximately 5 km from Tallaght. The River Dodder flows through the valley and has been impounded here to form two reservoirs which supply water to south Dublin. The non-calcareous bedrock of the Glenasmole Valley has been overlain by deep drift deposits which now line the valley sides. They are partly covered by scrub and woodland, and on the less precipitous parts, by a herb-rich grassland. There is much seepage through the deposits,	4.5km SW

Site Name	Description	Distance
	which brings to the surface water rich in bases, which induces local patches of calcareous fen and, in places, petrifying springs. Qualifying Interests (Codes): <ul style="list-style-type: none"> <li>• [6210] Orchid-rich Calcareous Grassland</li> <li>• [6410] Molinia Meadows</li> </ul> [7220] Petrifying Springs	
Wicklow Mountains SAC (002122)	Wicklow Mountains SAC is a complex of upland areas in Counties Wicklow and Dublin, flanked by the Blessington reservoir to the west and Vartry reservoir in the east, Cruagh Mountain in the north and Lybagh Mountain in the south. Most of the site is over 300 m, with much ground over 600 m. The highest peak is 925 m at Lugnaquilla. The Wicklow uplands comprise a core of granites flanked by Ordovician schists, mudstones and volcanics. The form of the Wicklow Glens is due to glacial erosion. The topography is typical of a mountain chain, showing the effects of more than one cycle of erosion. The massive granite has weathered characteristically into broad domes. Most of the western part of the site consists of an elevated moorland, covered by peat. The surrounding schists have assumed more diverse outlines, forming prominent peaks and rocky foothills with deep glens. The dominant topographical features are the products of glaciation. High corrie lakes, deep valleys and moraines are common features of this area. The substrate over much of the area is peat, usually less than 2 m deep. Poor mineral soil covers the slopes, and rock outcrops are frequent. The Wicklow Mountains are drained by several major rivers including the Dargle, Liffey, Dodder, Slaney and Avonmore. The river water in the mountain areas is often peaty, especially during floods. Qualifying Interests (Codes): <ul style="list-style-type: none"> <li>• [3110] Oligotrophic Waters containing very few minerals</li> <li>• [3160] Dystrophic Lakes</li> <li>• [4010] Wet Heath</li> <li>• [4030] Dry Heath</li> <li>• [4060] Alpine and Subalpine Heaths</li> <li>• [6130] Calaminarian Grassland [6230] Species-rich Nardus Grassland</li> <li>• [7130] Blanket Bogs (Active)*</li> <li>• [8110] Siliceous Scree</li> <li>• [8210] Calcareous Rocky Slopes</li> <li>• [8220] Siliceous Rocky Slopes</li> </ul>	7km S

Site Name	Description	Distance
	<ul style="list-style-type: none"> <li>[91A0] Old Oak Woodlands</li> <li>[1355] Otter (<i>Lutra lutra</i>)</li> </ul>	
Wicklow Mountains SPA (004040)	<p>This is an extensive upland site, comprising a substantial part of the Wicklow Mountains. Most of the site is in Co. Wicklow, but a small area lies in Co. Dublin. The underlying geology of the site is mainly of Leinster granites, flanked by Ordovician schists, mudstones and volcanics. The area was subject to glaciation and features fine examples of glacial lakes, deep valleys and moraines. Most of site is over 300 m, with much ground being over 600 m; the highest peak is Lugnaquilla (925 m). The substrate over much of site is peat, with poor mineral soil occurring on the slopes and lower ground. Exposed rock and scree are features of the site. The predominant habitats present are blanket bog, heaths and upland grassland.</p> <p>The site is a Special Protection Area (SPA) under the E.U. Birds Directive, of special conservation interest for the following species (Codes):</p> <ul style="list-style-type: none"> <li>Merlin (<i>Falco columbarius</i>) [A098]</li> <li>Peregrine (<i>Falco peregrinus</i>) [A103]</li> </ul>	7km S

### On Site Ecological Receptors

The site itself is of low ecological value comprising predominately of hardstanding (developed land; sealed surface) with some areas of short modified grassland and scattered trees. From a review of online mapping resources none of these habitats would appear to have potential to support protected or notable species.

Project proposals include increased areas of greening including SuDS features which have the potential to increase the biodiversity value of the site.

### Summary

As is set out above, no significant effects are anticipated from proposals on either on site or off site ecological receptors with potential for improvement in on site biodiversity through proposed landscaping.

## 4.3 SOILS AND GEOLOGY

According to the Geological Survey Ireland Spatial Resources<sup>1</sup>, the site is underlain by Bedrock of Lucan Formation, comprising limestone and shale. The subsoil layer on top of the bedrock is classified as having Low permeability for groundwater.

Any material not needed for fill on-site will be disposed of at an appropriate licensed facility in accordance with standard best practice.

No significant effects are expected from proposals on soils or geology.

#### 4.4 HYDROLOGY AND HYDROGEOLOGY

The site is not located within a Groundwater Drinking Water Protection Area according to the Geological Survey Ireland's mapping tool<sup>1</sup>, and the site is classified as Low for National Groundwater Vulnerability. The Bedrock aquifer underlying the site is classified as Locally Important and is therefore moderately productive in local zones.

The site lies within the Water Framework Directive (WFD)<sup>2</sup> Liffey and Dublin Bay catchment and Dodder sub-catchment area. The Dodder sub catchment has been classified as an area for restoration since 2020.

The nearest waterbody is the River Dodder, 680m northwest, within the Liffey and Dublin Bay catchment. According to the Environmental Protection Agency (EPA), this water course is of Moderate status (2021) and is At Risk. The groundwater body underlying the site is of Good status, according to the EPA<sup>3</sup>.

According to the Geology Survey Ireland's Groundwater Flood Maps<sup>4</sup>, the site does not sit within a Catchment-based Flood Risk Assessment and Management (CFRAM) High, Medium or Low probability flood zone, where a High probability would indicative 1-in-a-10 chance of occurring or being exceeded in any given year.

Given the proximity of the site to local waterbodies it is unlikely that construction dust and silt emissions could enter local surface waterbodies and reduce the water quality. However, best practice construction practices will be adopted to ensure dust generation is minimised.

The completed project has potential to increase the offsite water quality through improvement to the existing drainage proposals and incorporation of SuDS.

#### 4.5 ARCHAEOLOGY AND CULTURAL HERITAGE

There is one architectural site listed on the National Inventory of Architectural Heritage (NIAH)<sup>5</sup> on site, The Catholic Church of the Holy Spirit, which is of Regional Importance. The church, c. 1965, is richly decorated in modern materials and reflects Ireland's architectural and ecclesiastical heritage.

No archaeological sites listed on the National Monuments Service (NMS)<sup>6</sup> are within or immediately adjacent to the proposed development.

No significant effects are expected from proposals on archaeology and heritage receptors.

#### 4.6 CLIMATE

Climate change impacts are considered across three aspects:



- Greenhouse gas emissions – the potential greenhouse gas emissions associated with the construction and operation of the proposed project;
- Climate change resilience – the effectiveness and feasibility of adaptation measures integrated into the proposed project to avoid or reduce hazards and/or increase resilience of the proposed project to climate change impacts; and
- In-combination climate change impacts – the combined effect of the proposed project and potential climate change impacts on the receiving environment during construction and operation.

Greenhouse gas generation from the proposed project is likely to be minimal and restricted to vehicle emissions and embodied carbon. The project will be designed to withstand extreme weather and the changing climate of its lifespan.

Owing to the scale of the project and resilience embedded in the design, no significant climate change effects are anticipated.

## 4.7 AIR QUALITY, NOISE AND VIBRATION

### Air

The site is located within the Dublin City Air Quality Index Region with an Air Quality Index of Good<sup>3</sup>.

The nearest potential receptors surrounding the site are the neighbouring residential houses that are adjacent on all sides. There is potential for dust emissions during the construction phase associated with machinery operation and transport to and from the site that may impact these receptors.

Construction will be undertaken in accordance with standard best practice. Mitigation measures might include suppression with water in dry weather, and designated stockpiling covered with tarpaulins or dampened with water.

Considering the above, the proposed development is not likely to cause any significant impacts on air quality during construction or operation. Furthermore, during operation, the proposals are likely to improve local air quality through the provision of improved pedestrian and cycling infrastructure.

### Noise

The site is surrounded by roads on all sides. The surrounding roads all have a dB value of between 55-59dB, according to the EPA. Approximately 80m south of the site is Ballyroan Road that records dB values between 65-69dB. The nearest potential noise and vibration receptors are in the form of residential properties adjacent to the site boundaries on all sides.

There is potential for localised noise and vibration impacts associated with machinery during construction. However, these impacts would be temporary, and mitigation will be in place throughout the construction phase. Mitigation measures should follow guidance outlined in BS 5228-1 for the control of noise from demolition and construction activities, such as limiting the hours during which site activities are permitted, and establishing channels of communication between the contractor, Local Authority, and residents.

Guidance relevant to acceptable vibration within buildings is contained in the following documents, and will be adhered to by the appointed contractor:

- British Standard BS 7385: 1993: Evaluation and measurement for vibration in buildings Part 2: Guide to damage levels from ground borne vibration; and
- British Standard BS 5228-2: 2009: Code of Practice for Noise and Vibration Control on Construction and Open Sites: Vibration.

Therefore, no significant noise and vibration effects are anticipated during construction or operation.

## 4.8 LANDSCAPE AND VISUAL

The proposed development is situated in the Urban South Dublin Landscape Character Area (LCA), as defined by the South Dublin CDP. The LCA is dominated by built up urban areas with extensive housing estates and industrial/commercial parks. The LCA retains little of historical significance and the setting of its primary settlements have been radically altered by built developments.

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

Once operational, the proposed development will be low in landscape and visual impact for surrounding landowners and will be in character with the surrounding streetscape. No significant effects are therefore anticipated.

## 4.9 TRANSPORTATION

The proposed development is likely to result in some localised impacts on traffic associated with the construction phase, however, these impacts will be temporary and limited where possible. A traffic management plan will be prepared and implemented by the contractor on site.

The design includes additional cycle parking and improvements to pedestrian and cycle infrastructure. Therefore, the operational development is unlikely to create an additional traffic or parking demand.

In consideration of the above, no significant transport effects are anticipated.

## 4.10 UTILITIES

The proposed development will seek to utilise the majority of surface water drainage infrastructure within the site, whilst bringing forward improvements with SuDS. The developments hard landscaping will be graded to fall to a linear bioretention SuDS feature. This will act to improve surface water quality and volume before discharging to the existing below ground piped drainage network. The bioretention solutions will also deliver improvements in relation to amenity and biodiversity, creating better places for people and wildlife. The incorporation of a raised carriageway tables at the junctions within the scheme will require gullies additional road gullies to be incorporated into the scheme.

In consideration of the above, no significant effects on the existing utilities are anticipated.

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## 4.11 WASTE

A Site Waste Management Plan will be prepared and implemented by the contractor. Depending on the volume of waste removed from the site during construction, it will be transferred with a Certificate of Registration, permit or licence if required by the receiving treatment facility. The waste disposal process will follow the waste hierarchy whereby all available beneficial reuse options will be exhausted before the option of recycling and recovery at licensed sites is considered.

The small amount of waste associated with the operational development will be collected and disposed of by a licenced waste carrier and treatment facility. No significant waste effects are therefore expected.

## 4.12 HEAT AND RADIATION

The proposed development does not introduce any new sources of heat and radiation during construction or operation. In addition, there are no sensitive receptors (for example, hospitals or schools) within the project. Hence the proposed project would not create any new sources of heat and radiation. No significant effects are therefore anticipated.

## 4.13 RISK OF MAJOR ACCIDENT OR DISASTER

The proposed development is not considered likely to increase the risk of major accidents and disasters, or the effects of such events on the environment. The potential risks of major accident or disaster in the area of the proposed project considered to be relevant are: the effects of severe heavy snow, or transport accidents that could result in closure of the road or cause pollution events as a consequence of spillages.

## 4.14 CUMULATIVE IMPACTS

### 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 development is in line with the objectives of the Plan which supports the improvement of local centres. No cumulative effects are therefore anticipated.

### Projects

There are no other recent developments or planning applications in the vicinity of the proposed development in the last three years that are larger than a home extension, internal alteration or retention. There is therefore no potential for significant cumulative effects associated with the proposed development in-combination with other projects.

## 5.0 GREENING 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
<p>Could the scale (size or design) of the proposed development be considered significant?</p>	<p>No. The proposed development boundary is 6,550m<sup>2</sup> in size, while the proposed development is of a scale similar to the existing buildings nearby. As the proposed development will fit in scale with the existing area, it is not considered to be significant.</p>
<p>Considered cumulatively with other adjacent proposed developments, would the size of the proposed development be considered significant?</p>	<p>No, the development is small in size and there are no nearby large planning applications that have been registered or granted in the last three years.</p> <p>All nearby applications are small scale and are minor alterations to existing buildings. As such, there are no expected significant cumulative impacts.</p>
<p>Will the proposed development utilise a significant quantity of natural resources, in particular land, soil, water or biodiversity?</p>	<p>No. In terms of land area, the proposed development is small (6,550m<sup>2</sup>). The water consumption will be similar to existing. The proposed development will not differ substantially from the existing, as it will continue to operate as a District Centre, while the cycle lanes will run on the existing road. Therefore, there will not be a significant quantity of natural resources used.</p>
<p>Will the proposed development produce a significant quantity of waste?</p>	<p>No. Waste will be produced during the construction phase of the development. During this phase, waste material will be removed to an appropriately licenced site. 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.</p>

Characteristics of the Proposed Development - Screening Questions	Comment
	<p>During operation, the proposed development will produce small amounts of operational waste, which will be collected and disposed of at appropriate facilities.</p>
<p>Will the proposed development create a significant amount or type of pollution?</p>	<p>No. Temporary air and noise pollution may occur during the construction phases but will be mitigated against by operational plans devised and implemented by the contractor.</p>
<p>Will the proposed development create a significant amount of nuisance?</p>	<p>No. During construction, some noise will be created, however this will be temporary and short term. Construction works will be limited to certain times of day to avoid nuisance to local residences. Lines of communication will be established between the contractor, Local Authority, and residents in order to inform residents in advance when noise will likely be created. Once operational, the proposed development will not produce a significant amount of noise.</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. Construction machinery will be used during the construction phase and will be operated by licensed contractors and follow 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 does not sit within an area with a low, medium or high probability of fluvial or coastal flooding. 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>

Characteristics of the Proposed Development - Screening Questions	Comment
Would any combination of the above factors be considered likely to have significant effects on the environment?	No. The development is relatively small scale. Environmental impacts are predictable and easily mitigated through the use of best practice guidelines during the construction phase. As such, significant impacts on the environment are not expected as a result of the proposed development.

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

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

## 5.2 LOCATION OF THE PROPOSED DEVELOPMENT

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

Table 5.2 Location of the proposed development

Location of the Proposed Development - Screening Questions	Comment
Has the proposed development the potential to impact directly or indirectly on any site designated for conservation interest (e.g., SAC, SPA, pNHA)?	No. The AA Screening for the site concluded that there are no Natura 2000 sites likely to be directly or indirectly impacted by the development.
Has the proposed development the potential to impact directly or indirectly on any habitats listed as Annex I in the EU Habitats Directive?	No. The AA Screening for the site found no potential impacts on habitats listed as Annex I in the EU Habitats Directive.
Has the proposed development the potential to impact directly or indirectly on any habitats listed as Priority Annex I in the EU Habitats Directive?	No. The AA Screening for the site found no potential impacts on habitats listed as Priority Annex I in the EU Habitats Directive.
Has the proposed development the potential to impact directly or indirectly on any species listed as Annex II in the EU Habitats Directive?	No. The AA Screening for the site found no potential impacts on species listed as Annex II in the EU Habitats Directive.

Location of the Proposed Development - Screening Questions	Comment
Has the proposed development the potential to impact directly or indirectly on the breeding places of any species protected under the Wildlife Act?	No. A desk top review of the habitats on site determine that there was not potential for species protected under the Wildlife Act to be present on site.
Has the proposed development the potential to impact directly or directly 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.
Has the proposed development the potential to impact directly or indirectly on any protected structures or Recorded Monuments and Places of Archaeological Interest?	No. There are no recorded monuments or buildings within or adjacent to the site that would be impacted by the proposed development.  The Catholic Church of the Holy Spirit will not be significantly impacted by the proposed development, considering that best practice measures will be followed during the construction phase.
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 significant effects on the environment.

**Reasoning:** The proposed development is located at the existing site. There are no Natura 2000 sites or designated ecological sites which will be impacted by the proposed development. The removal of any trees during the construction stage will be mitigated by the replacement of these trees post-construction.

### 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 (6,550m <sup>2</sup> ). There will not be a large change in the layout of the site, with the proposed cycle lanes to be on the existing road surface.
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. These include temporary impacts to air quality, noise, 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 unlikely.
Will there be any potential for transfrontier impacts?	No.
Will many people be affected?	Only residents and business owners in the local vicinity will be affected by the construction phase, however such impacts will be temporary.
Will many receptors of other types (fauna and flora, businesses, facilities) be affected?	No. Impacts on other receptors are expected to be temporary and limited to the construction phase. Once operational, impacts to receptors are expected to be negligible.
Will valuable or scarce features or resources be affected?	No. There will be no effect on scarce features or resources.



Characteristics of Potential Impacts - Screening Questions	Comment
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 effects 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.

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## 6.0 CONCLUSIONS AND RECOMMENDATIONS

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

The proposed development consists of a reconfiguration of the carpark to maximise its functionality, whilst also improving pedestrian links to and through the District Centre. The footpath fronting the businesses is to be rearranged to create a plaza and green space is to be created around the car park. Some of this space has been considered for the implementation of SuDS and/or landscaping. Additionally, Marian Road is to incorporate new traffic calming measures along it within the area of the District Centre.

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.

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

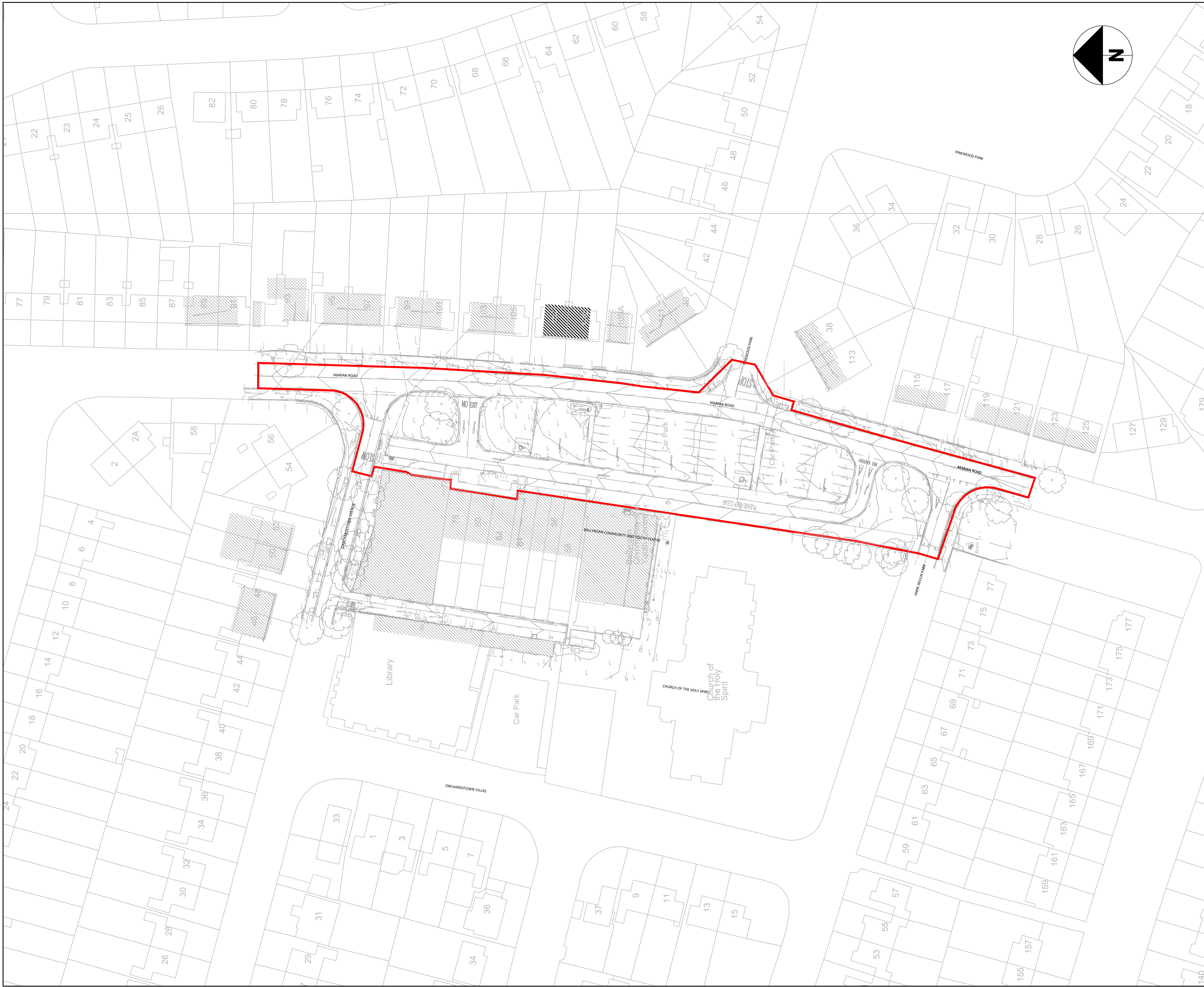
Once operational, the proposed development is expected to be low in environmental impact. The scale of the development is in keeping with the surrounding area and includes open space and planting.

It has been concluded that the proposed development does not fall under the category of subthreshold 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.

## APPENDIX A SITE LOCATION PLAN

FILE LOCATION PATH: P:\PROJECTS HOT\2822.DISTRICT CENTRES SOUTH DUBLIN\004 BIM\CIVILS\CIVIL\_2D\2822-CIV-XX-D-C-00002 ROSEMOUNT TOPO.DWG



STANDARD NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S AND ENGINEER'S DRAWINGS AND THE SPECIFICATIONS.
2. THIS DRAWING SHOULD NOT BE SCALED.
3. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR ON SITE.
4. ALL DISCREPANCIES SHOULD BE REPORTED TO C.A./E.A. PRIOR TO THE COMMENCEMENT OF WORKS.

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Site Boundary

DATE	REV	DESCRIPTION	SM	SG
11.08.23	P01	INFORMATION		



MANCHESTER Carver's Warehouse, 77 Dale Street, Manchester, M1 2HG. Tel: 0161 228 6757  
LONDON Reeds Wharf, 33 Mill Street, London SE1 2AX. Tel: 020 7253 2977  
LEEDS 1 Saw Mill Street, Water Lane, Leeds, LS13 5WE. Tel: 0113 2025 130  
GLASGOW 33 Virginia Street, Glasgow, G1 1TH. Tel: 0141 370 8829

[www.civicengineers.com](http://www.civicengineers.com)

PROJECT  
DISTRICT CENTRES SOUTH DUBLIN

TITLE  
ROSEMOUNT  
TOPOGRAPHICAL SURVEY  
APEX SURVEYS  
05/08/2021

DRAWING STATUS					STATUS CODE
INFORMATION					-
CE PROJECT No.	SCALE @ A1	DATE CREATED	DRAWN	CHECKED	
2822	1:500	09.08.23	SM	SG	
DRAWING No.					REV
2822-CIV-REP-D-C-00002					P01

## REFERENCES

<sup>1</sup> Geological Survey Ireland; GSI's Online Map Viewer, available at: [Geological Survey Ireland Spatial Resources \(arcgis.com\)](https://arcgis.com)

<sup>2</sup> Department of Housing, Local Government and Heritage (2022); *Water Framework Directive*

<sup>3</sup> Environmental Protection Agency (2021); *EPA Maps*, available at: <https://gis.epa.ie/EPAMaps/>

<sup>4</sup> Geological Survey Ireland; *Groundwater Flood Maps*, available at: [Flood Maps - Floodinfo.ie](https://floodinfo.ie)

<sup>5</sup> National Inventory of Architectural Heritage (2002); *Catholic Church of the Holy Spirit, Marian Road, OLDORCHARD, DUBLIN*, available at: <https://www.buildingsofireland.ie/buildings-search/building/11216039/catholic-church-of-the-holy-spirit-marian-road-oldorchard-co-dublin>

<sup>6</sup> National Monuments Service; *Archaeological Survey of Ireland*, available at: <https://www.archaeology.ie/archaeological-survey-ireland>