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Report: EIAR Screening

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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 Bawnogue District Centre, in Rathfarnham.

Proposals comprise improvements to the active travel connectivity and public realm within the vicinity of the District Centre. The proposals include new walking and cycling facilities running east to west through the park and improvements to the interface between the buildings fronting the road and the public realm, by removing fencing. The car park located to the east of Bawnogue Road is proposed to be upgraded as part of the works with improved pedestrian footway and formalised parking provision.

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 and has identified any 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

Bawnogue District Centre is a busy retail centre located in Bawnogue, Clondalkin. The centre contains 14 businesses with a varied range of services. The site is approximately 11844m² in size.

A site location plan is shown in Figure 2.1 below.

Figure 2.1 Site location plan



2.2 EXISTING SITE

There is an existing car park associated with the businesses present within the District Centre which included within the scheme. There is an existing Enterprise Park (ACE Enterprise Park), which is Council owned but operated by a third party. Bawnogue Youth and Community Centre is located adjacent to the Enterprise Park.

The local church is located to the north of the District Centre carpark. St. Cuthbert's Park is located to the west of the District Centre. The St. Cuthbert's Park Upgrade Masterplan has recently been

developed and received Part 8 approval. Bawnogue Park is located to the east of the District Centre and South Dublin County Council recently constructed permeability links through the park.

The area is predominantly residential but has suffered from anti-social issues previously and the public realm area reflects poorly on the area.

2.3 PROPOSED DEVELOPMENT

The scheme is predominately an upgrade to the District Centre which includes improvements to the active travel connectivity and public realm within the vicinity of the site. The proposals include new walking and cycling facilities running east to west through the park and improvements to the interface between the buildings fronting the road and the public realm, by removing fencing.

The car park located to the east of Bawnogue Road is proposed to be upgraded as part of the works with improved pedestrian footway and formalised parking provision.

The primary task of this scheme will be to improve active travel connectivity and public realm upgrades in the vicinity 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.

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.

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

Natura 2000 Site	Site Code	Approximate Distance from site
Rye Water Valley/Carton SAC	001398	6.7km NW
Glenasmole Valley SAC	001209	8.0km S
Wicklow Mountains SAC	002122	10.0km S
Wicklow Mountains SPA	004040	11.0km S
South Dublin Bay and River Tolka Estuary SPA	004024	13.7km E
South Dublin Bay SAC	000210	13.7km E

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 Resources¹, the site is underlain by Bedrock of Lucan Formation, comprising dark 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

According to the Geological Survey Ireland's mapping tool¹, the site is classified as High 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)² Liffey and Dublin Bay catchment, the Liffey sub-catchment area and the Camac WFD River Sub Basin.

The nearest waterbodies are the Grand Canal Main Line, approximately 500m north and the Camac River 780m south. According to the Environmental Protection Agency (EPA), the Grand Canal is of Good status and is Not at Risk, however the Camac River is of Poor status and is At Risk. The groundwater body underlying the site is of Good status, according to the EPA³.

According to the Geology Survey Ireland's Groundwater Flood Maps⁴, 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 indicate a 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 water bodies 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 incorporation of SuDS.

No significant effects are expected from proposals on hydrology or hydrogeology.

4.5 ARCHAEOLOGY AND CULTURAL HERITAGE

There are no architectural sites listed on the National Inventory of Architectural Heritage (NIAH) on site. However, there is a cluster of sites of Regional Importance approximately 500m south of the site:

- 1 Nangor Road, DEANSRATH, Clondalkin, DUBLIN
- 3 Nangor Road, DEANSRATH, Clondalkin, DUBLIN
- 4 Nangor Road, DEANSRATH, Clondalkin, DUBLIN

To the north of the site, there are three sites of Regional Importance, Omer Lock House (610m north), 11th Lock (595m north) and 10th Lock (675m north).

No archaeological sites listed on the National Monuments Service (NMS) are within 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 25-year 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 Good³.

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 during the day, according to the EPA. Approximately 300m south of the site is Nangor Road that records dB values between 70-74dB during the day. The nearest potential noise and vibration receptors are in the form of residential properties to the south and west of the site.

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 will 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 proposals 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 works seek to utilise the majority of surface water drainage infrastructure within the site with the inclusion of SuDS elements to help treat and manage surface water runoff across the scheme.

Gullies located on the eastern side of Bawnogue Road are proposed to be removed with surface water runoff guided into proposed series of SuDS elements in the form of rain gardens adjacent to the carriageway edge. These rain gardens will be required to be connected into the existing surface water drainage network on site. 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.

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 several other recent developments or planning applications in the vicinity of the proposed development. Larger development planning applications in the near vicinity from the last three years that have been granted permission are listed below. Smaller applications for home extensions, internal alterations and retention are not considered.

Planning Application Reference	SD228/0001
Development Address	Bawnogue Road/Ashwood Drive, Clonburris, Clondalkin, Dublin 22
Description: 118 residential units made up of houses, duplexes, triplexes, an apartment building, landscape works, total site area approx. 2.5 ha (net).	
Final Decision on Application	Part 8 Approved by Council
Decision Date	13/06/2022
Approximate Distance from Site	390m northeast

Planning Application Reference	SD208/0008
Development Address	Bawnogue Road, Dublin 22
Description: Social Housing Development comprising two and three storey housing and duplex apartment units (28 units in total) on a site located off Melrose Avenue, Lindisfarne Lawns & Lindisfarne Green, adjacent to Bawnogue Road, Dublin 22. The proposed development shall consist of 15 3-Bedroom, 5 Person Houses - 2 Storey; 9 3-Bedroom, 4 Person Houses - 2 Storey; 2 1-Bedroom, 2 Person Ground Floor Duplex Apartments- 1 Storey unit (3 Storey Block); 2 3-Bedroom, 5 Person First Floor Duplex Apartments- 2 Storey Unit (3 Storey Block). The works include a new access road off Lindisfarne Green, extension of road at Melrose Avenue and Lindisfarne Lawns, landscaping works to boundaries and new park/play area, ancillary works to landscape housing areas, and all necessary associated ancillary works on the site and adjacent areas.	
Final Decision on Application	Part 8 Approved by Council
Decision Date	11/01/2021
Approximate Distance from Site	440m northwest

Given the distance of the above described cumulative schemes from the site, and the nature of the proposed development, no cumulative effects are anticipated. Further to this, all schemes will be required to adhere to best practice environmental management and protection measures as discussed in the section above.

5.0 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
<p>Could the scale (size or design) of the proposed development be considered significant?</p>	<p>No. The proposed development boundary is 11844m² 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. A number of planning applications have been granted permission in the area around the proposed development in the last three years. However, these are located a sufficient distance away so as to remove the potential for cumulative effects.</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 (11844m²). 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.</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. During operation, the proposed development will produce small amounts of operational waste, which</p>

Characteristics of the Proposed Development - Screening Questions	Comment
	will be collected and disposed of at appropriate facilities.
Will the proposed development create a significant amount or type of pollution?	No. Temporary air and noise pollution may occur during the construction phases but will be mitigated against by standard operational plans devised and implemented by the contractor.
Will the proposed development create a significant amount of nuisance?	No. During construction, some noise will be created, however this will be temporary and short term. Construction works will be limited to certain times of day to avoid nuisance to local residences. 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.
Will there be a risk of major accidents having regard to substances or technologies used?	No. The risks of this development will be those typically associated with normal construction practices. Construction machinery will be used during the construction phase and will be operated by licensed contractors and follow best practice guidance.
Will there be a risk of natural disasters which are relevant to the project, including those caused by climate change?	The proposed development 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.
Will there be a risk to human health (for example due to water contamination or air pollution)?	No. Any potential risk to human health will be as a result of the construction phase of this project. All contractors will be subject to best practice methodologies and risk assessments in order to minimize any risk to human health.
Would any combination of the above factors be considered likely to have significant effects on the environment?	No. The development is relatively small scale. Environmental impacts are predictable and easily mitigated through the use of best practice guidelines during the construction phase. As such, significant

Characteristics of the Proposed Development - Screening Questions	Comment
	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 effect 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. There are no pNHA within close proximity to the site. The closest being the Grand Canal which will be unaffected by the proposals.
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	No. A desk top review of the habitats on site determine that there was not potential for of

Location of the Proposed Development - Screening Questions	Comment
places of any species protected under the Wildlife Act?	species protected under the Wildlife Act to be present on site.
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.
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.
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 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 (11844m ²). 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.
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.

Characteristics of Potential Impacts - Screening Questions	Comment
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.

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 Bawnogue District Centre, in Rathfarnham.

The proposed development consists of an upgrade to the District Centre which includes improvements to the active travel connectivity and public realm within the vicinity of the site. The proposed include new walking and cycling facilities running east to west through the park and improvements to the interface between the buildings fronting the road and the public realm, by removing fencing. The car park located to the east of Bawnogue Road is proposed to be upgraded as part of the works with improved pedestrian footway and formalised parking provision.

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



REFERENCES

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

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

³ Environmental Protection Agency (2021); *EPA Maps*, available at: [EPA Maps](https://www.epa.ie)

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