

EIA SCREENING REPORT

FOR A

LARGE SCALE RESIDENTIAL DEVELOPMENT AT DANESWELL PLACE, FORMER PRINTWORKS/SMURFIT SITE, BOTANIC ROAD, GLASNEVIN, DUBLIN 9

PREPARED BY



ON BEHALF OF

SCANRON LTD.

AUGUST 2022

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INTRODUCTION

On behalf of the applicant, Scanron Ltd, Station Mews, Lindsay Grove, Glasnevin, Dublin 9, D09 W8W8, this Environmental Impact Assessment (EIA) Screening Statement accompanies a LRD application to Dublin City Council under Section 32D of the Planning and Development (Amendment) (Large-scale Residential Development) Act 2021 for a proposed Large Scale Residential Development at Daneswell, Glasnevin, Dublin 9 in accordance with the Planning and Development (Amendment) (Large-scale Residential Development) Act 2021.

The Environmental Screening Report has been prepared to assess whether there is a real likelihood of significant effects on the environment arising from the proposed development at the subject site. The proposed development is described in the public planning notices as follows:

The proposed development will consist of amendments to the development permitted on site under DCC Reg. Ref.: 3665/15 (ABP ref 29N.246124), as amended by DCC Reg. Refs.: 4267/17 and 2133/18 (which are constructed/ currently under construction) and extended by DCC Reg. Ref.: 3665/15X2.

The proposal will include the construction of 168 no. apartment units (12 no. studios, 72 no. 1 beds, 68 no. 2 beds, and 16 no. 3 beds) within 5 no. blocks ranging in height from 1 to 6 storeys.

- *Block A ranges in height from 1 to 5 storeys and provides 28 no. residential units.*
- *Block B ranges in height from 5 to 6 storeys and provides 40 no. residential units.*
- *Block C ranges in height from 5 to 6 storeys and provides 44 no. residential units.*
- *Block D ranges in height from 4 to 6 storeys and provides 48 no. residential units.*
- *Block E is 3 storey duplex block and provides 8 no. residential units.*

All residential units are provided with associated private balconies/ terraces to the north/ south/ east/ west.

The proposal also includes a creche (c. 235.6sqm), café (c. 77.4sqm), resident amenity space (c. 193.8sqm), and an amenity management suit (c. 43.8sqm) in Block A and a resident's gym (c. 109sqm) in Block B.

Vehicular/ pedestrian/ cyclist accesses will be from Botanic Road. The proposal also includes the replacement of the existing vehicular access from Botanic Road at the south-western corner of the site with a pedestrian and cyclist access.

The proposal will also include car, cycle and motorcycle parking at surface and basement level, all associated site development works, public and communal open spaces, roof gardens, landscaping, boundary treatments, plant areas, waste management areas, and services provision (including ESB substations) will be provided.

The statement is prepared with direct input from the design team who include Plus Architecture, AECOM, JM McConville + Associates Arboricultural Consultants, John Purcell Archaeological Consultancy, Modelworks, JOR, IN2, Altemar, JBA, Fallon, and Traynor Environmental, and demonstrates that the possible effects on the environment have been examined through the process of an EIA Screening process (detailed below) and the most appropriate form of development is delivered at this site.

PURPOSE OF THIS STATEMENT

The purpose of the Environmental Screening Statement is to demonstrate that there is no requirement for the preparation of an Environmental Impact Assessment Report (EIAR) for the proposed development and to identify any likelihood of significant effects on the environment that might arise. In the first instance it is noted that this development, in terms of scale/quantum and/or site area), is below any mandatory EIAR threshold prescribed by Directive 2011/92/EU, as amended by Directive 2014/52/EU (together 'the EIA Directive'), and as transposed into Irish law.

This report is supported and informed by accompanying documentation including an Ecological Impact Assessment and the Statement of Screening for Appropriate Assessment prepared by Altemar.

EIA SCREENING AND METHODOLOGY

The EIA Screening exercise has been guided by the following legislation and guidance:

- Planning and Development Act 2000 (as amended) ('the 2000 Act');
- Planning and Development Regulations 2001 to 2021 ('the Planning and Development Regulations');
- The 2016 Act;
- The EIA Directive;
- Transposition of 2014 EIA Directive (2014/52/EU) in the Land Use Planning and EPA Licensing Systems – Key Issues Consultation Paper (2017; DoHPLG);
- Preparation of guidance documents for the implementation of EIA directive (Directive 2011/92/EU as amended by 2014/52/EU) – Annex I to the Final Report (COWI, Millieu; April 2017);
- European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018;
- Guidelines on the information to be contained in environmental impact assessment reports, EPA, 2022;
- Environmental Impact Assessment – Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (2018; DoHPLG);
- Guidance for Consent Authorities regarding Sub-threshold Development (2003; DoEHLG)

Using the above, it has been possible carry out a desktop EIA Screening using the best available guidance while operating within the applicable legislation. It is noted that the EIA Directive has been transposed into Irish law through the 2000 Act and the Planning and Development Regulations.

The methodology employed in this screening exercise had regard to the *Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment* published in August 2018 by the DoHPLG, together with the criteria set out in Schedule 7 and the requirements of Schedule 7A, both of the Planning and Development Regulations 2018.

EIA Thresholds

Schedule 5 of the Planning and Development Regulations sets the thresholds above which projects must be subject to EIA. Category (10)(b)(i) of Part 2 to Schedule 5 identifies a threshold for developments of more than 500 dwelling units, and Category (10)(b)(iii) identifies a threshold for urban development which would involve an area of 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.

At 168 no. units, the number of proposed housing units within the proposed development is well below the 500-unit threshold, while the gross site area, at c. 1.2ha, is also below both the 2ha and 10ha thresholds for *urban locations*. This remains the case when the existing/under construction houses (granted under the parent permission) are also included (bringing the total number of units to 203 and the gross site area to 2.02 ha). Furthermore, we note that the site location is not within a “business district” given the predominant use in the area is residential.

Given the above, a mandatory EIA is not required.

Sub EIA Threshold Projects requiring an EIA

The screening process has changed under the Directive 2014/52/EU, which requires the applicant to provide certain information to allow a planning authority to carry out proper screening to determine if an EIAR is required. Schedule 7A of the Planning and Development Regulations outlines the information to be provided by the applicant for the purposes of screening sub-threshold development for EIA as set out below:

- 1. A description of the project, including in particular:**
 - A description of the physical characteristics of the whole project and, where relevant, of demolition works.
 - A description of the location of the project, with particular 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:**
 - The expected residues and emissions and the production of waste, where relevant, and
 - The use of natural resources, in particular soil, land, water and biodiversity.
- 4. Compilation of the above information taking into account criteria in schedule 7 as appropriate.**

Schedule 7, as referenced in item 4 of Schedule 7A, provides further list of criteria for determining whether development listed in Part 2 of Schedule 5 should be subject to EIA. These can be grouped under broad headings and topics as set out below:

- 1. Characteristics of the Proposed Development;**
 - a. The size and design of the whole project;
 - b. Cumulation with other existing and/or approved projects;
 - c. The use of natural resources, in particular land, soil, water and biodiversity;
 - d. The production of waste;
 - e. Pollution and nuisances;
 - f. The risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge;
 - g. The risks to human health (for example due to water contamination or air pollution).
- 2. Location of the Proposed Development; and**
 - a. The environmental sensitivity of geographical areas likely to be affected by proposed development, with particular regard to:
 - b. The existing and approved land use;
 - c. The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;
 - d. The absorption capacity of the natural environment:
 - Wetlands, riparian areas, river mouth;
 - Coastal zones and the marine environment;

- Mountain and forest areas;
- Nature reserves and parks;
- Areas classified or protected under national legislation;
- Natura 2000 areas designated by member States pursuant to Directive 92/43/EEC and Directive 2009/147/etc;
- Areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure;
- Densely populated areas;
- Landscapes and sites of historical, cultural or archaeological significance.

3. Type and Characteristics of the Potential Impacts

The likely significant effects of projects on the environment must be considered in relation to criteria set out in points 1 and 2 above, with regard to the impact of the project on the factors specified in Article 3 (1), taking into account:

- a. The magnitude and spatial extent of the impact (for example the geographical area and size of the population likely to be affected);
- b. The nature of the impact;
- c. The trans-boundary nature of the impact;
- d. The intensity and complexity of the impact;
- e. The probability of the impact; The expected onset, duration, frequency and reversibility of the impact;
- f. The cumulation of the impact with the impact of other existing and or approved projects;
- g. The possibility of effectively reducing the impact.

EIA SCREENING STATEMENT

The following sections provide the information as required by Schedule 7A for the purposes of screening sub-threshold development for EIA.

A DESCRIPTION OF THE PROPOSED DEVELOPMENT

Physical Characteristics of the Proposed Development

The proposed development will consist of the construction of 5 no. apartment blocks on this brownfield site in Glasnevin, north of Dublin City Centre. The proposed apartment blocks will range in height from 3 to 6 storeys and will provide 168 no. apartments, a creche, a café, and residential amenity space.

The proposal also includes car, cycle, and motorbike parking, all associated site development works, open spaces, roof gardens, landscaping, boundary treatments, plant areas, waste management areas, and services provision.

Vehicular and pedestrian/cyclist access will be provided from Botanic Road.

The application will amend the previously permitted application (DCC Reg. Ref. 3665/15) and associated amendments which provided 76 no. apartments and 8 no. houses on the subject site. The proposal will therefore be an increase of 82 no. units.



Figure 1 Proposed Site Plan

Location of the Proposed Development

The subject site is located on Botanic Road, Glasnevin and is known as 'Daneswell Place'. It previously formed part of the Printworks/ Smurfit site. It is located c. 3km north of the city centre and c. 330m north of the Royal Canal. The site fronts onto Botanic Road, which is a main arterial route into the city centre, close to the neighbourhood centre known as Hart's corner.

The subject site is a large brownfield site and forms part of a larger landholding under the applicant's ownership. The larger site area received planning permission in 2015 for a residential development consisting of houses and apartment blocks (DCC Reg.: 3665/15). This parent permission has been subject to a number of amendment applications and an extension of duration.

Construction of the permitted houses to the south has been completed and these are now in private ownership, while to the area to the east is currently under construction and is still in the ownership of

the applicant. The existing roads and common area are within the control of a management company with consent provided to include within this application.

Both areas which are constructed/ under construction are excluded from the subject application. A temporary street from Botanic Road provides access to the existing houses, this will be removed and replaced by a new access to serve the overall development as part of the current proposal.

The site is not located within a conservation area or a Natura 2000 site and there are no tree protection orders associated with the site. Due to the site's location in Glasnevin and the previous use of the site, there is the potential for sub-surface archaeological features on the site.

There are 12 no. Natura 2000 sites within 15km of the site. The closest watercourse is the River Tolka 5.1km to the north and the Royal Canal 290m to the south.



Figure 2 Site Location. Source: Google 2019

A DESCRIPTION OF THE ASPECT OF THE ENVIRONMENT LIKELY TO BE SIGNIFICANTLY AFFECTED BY THE PROPOSED DEVELOPMENT

This section provides examines the possible effects on the environment under the topics prescribed by Directive 2014/52/EU. This approach provides a comprehensive description of the aspects likely to be affected by the proposed development that have not been identified.

This site is within an established, built-up urban location on a site which is zoned for residential development. There have been permissions granted on this site for large scale residential including multi-storey apartment blocks and houses. Extant permissions were assessed and granted by DCC/ABP without the requirement for an EIAR (or previously EIS).

Therefore, the principle of the redevelopment of this site for residential is established and the current proposal is also considered unlikely to result in significant effects on any aspect of the environment that would warrant an EIAR.

It is considered that the proposed development is likely to result in a long-term positive effects, in terms of providing for a comprehensive and integrated redevelopment of this brownfield site. The impact of this proposed development is set out in full in the application documents including landscaping, architecture, and the visual impact assessment, all of which demonstrate a clear benefit to the area.

Population & Human Health

The subject site is located within the established residential area of Glasnevin in Dublin City and is located on a key brownfield site.

During the construction phase there may be slight temporary effects to human beings from noise and dust, similar to those currently being experienced on site from the ongoing construction of the parent permission. Standard construction mitigation measures, as are currently being implemented on site, will be employed in accordance with an agreed Construction Management Plan (CMP). These will ensure that the construction works will not cause any significant environmental effects for the local population and human health. Please refer to the outline CMP prepared by Traynor Environmental for further detail.

There are no operational impacts associated with this residential development that would be likely to cause significant effects in terms of population and human health. Based on the average national household size of 2.75 people, the proposed development will increase the local area population by c. 462 no. people once complete and fully occupied. This increase in population can be accommodated within this area which is highly accessible and a short distance from Dublin City Centre with a sufficiency of physical and social infrastructure in the area to support this additional development including schools, retail, and other services. The proposed development will have long-term positive effects on the area.

Biodiversity

The proposed development which is an amendment application will have no likely significant effects on biodiversity. It will be comparable to that of the permitted development. Altemar Marine and Environmental Consultancy have carried out an Ecological Impact Assessment (EcIA) and an Appropriate Assessment Screening (AA Screening) for the subject site and proposed development. These reports conclude that the existing subject site is of no ecological significance nor is it of sensitive ecological status.

The EclA notes that the site consists primarily of a recently cleared site with Recolonising Bare Ground and that no rare or protected habitats were noted on the site. The EclA also notes that, as it matures, the proposed landscaping will improve the biodiversity value of the site and will create new habitats and increase flora diversity on site.

The AA Screening concludes that there are no Natura 2000 sites are within the zone of influence of this development and that the construction and operation of the proposed development will not impact on the conservation objectives of features of interest of Natura 2000 sites.

Lands and Soils

The subject site is relatively flat, which will provide for appropriate access when the site works are required. It is a cleared site, with hoarding and some spoil on the site which will be moved as part of this development. The construction or operation of the scheme would not use such a quantity of soils or water to result in significant effects on the environment.

Water

The proposal will require a new surface water drainage system which will collect generated stormwater run-off and discharge to a new proposed attenuation system which will then connect to the existing surface water network installed during Phase 1 construction stage of the permitted development. The proposed layout has been agreed under the parent permission which this development is amending.

The apartment blocks over the basement (Block B & C) and the podium slab will have slung drainage from the basement roof slab which will be connected to a surface water main that discharges into attenuation tank 6. Surface water drainage for blocks D & E will discharge into attenuation tank 6. Drainage for Block A will connect into the existing 450mm dia surface water main and existing attenuation system 1. It is proposed to achieve 70% green roofing on available roof space and any run-off from the green roofs will discharge into the surface water network. Due to limited space available on the subject site, the section of 450mm dia pipe between manholes S11 & S12 will be replaced with a concrete attenuation tank (Attenuation tank 5). Another concrete attenuation tank (attenuation tank 4) is required to provide sufficient attenuation storage for the 1 in 100-year rainfall event.

It is proposed to discharge the wastewater from the proposed development into the existing 225mm gravity sewer main which runs through the proposed site. This gravity sewer was installed during Phase 1 construction of the permitted scheme. Each apartment block will have a separate collection system which shall be 'slung' from the basement roof slab where applicable and discharge into the existing 225mm foul main at separate points. The basement foul drainage shall consist of a foul drainage system that will cater for the basement drainage system. The proposed system will gravitate to a pump pit which will then pump via a rising main to a rising foul main discharge manhole. This rising foul main discharge manhole will connect to a foul manhole by gravity sewer.

There are existing 150mm & 225mm watermains located in Botanic Road. For PA 3665/15; PL29N.246124 a connection application for a 150mm connection was made to Irish Water (Irish Water ref 1123843032). It is intended to supply Blocks A, B, C, D & E from this 150mm connection.

The Flood Risk Assessment prepared by Hydrocare notes that the subject site is located within Flood Zone C and that the proposed development is not at risk of pluvial, fluvial or tidal flooding.

There are no watercourses on the subject site. The nearest fluvial source to the proposed development site is located ca. 500m to the north and is not considered to be a source of fluvial flooding to the proposed development site. The Royal Canal is located ca. 365m south of the proposed development site, however this is not considered to be a fluvial source of flooding to the proposed development.

The Engineering Services Report prepared by JOR Consulting Engineers provides further detail on the proposed surface water, foul water, and water supply for the site.

Air and Climate

The predicted impacts are similar to those of the parent permission which this application is amending. Nuisance dust emissions from construction activities are a common and well recognised problem. Fine particles from these sources are recognised as a potential significant cause of pollution. The Main Contractor will monitor the air quality for the purposes of demonstrating that both nuisance dust and fine particle emissions from the site is adequately controlled and are within acceptable limits. The total dust emission arising from on-site operations associated with the proposed development shall, when measured at the site boundaries, not exceed 350 milligrams per square metre per day, averaged over 30 days.

There are no likely significant effects on air quality arising from the proposed development, except for the potential temporary effect arising from dust during the construction phase. Therefore, the effects on human health arising from the construction phase of the proposed development is considered to be imperceptible in this regard. Standard mitigation measures will be employed as part of an agreed Construction and Demolition Resource and Waste Management Plan.

The proposed development is not likely to have a significant effect on Air and Climate during the operational phase.

Noise and Vibration

This amendment proposal will have a similar impact to that of the parent permission which this is amending. During the construction phase noise is predicted while works are taking place in proximity to the nearest NSL's. Best available technology will be employed by the Main Contractor to minimise noise from the construction operations and shall comply with the BS5228:2009 "Noise and Vibration Control on Construction and Open Sites". The main contractor will deal with the immediate dangers to hearing etc. associated with high noise levels and the impact of same on construction operatives, by means of risk assessment and mitigation/precautionary measures and equipment, all pursuant to the current health and safety legislation.

Mitigation measures have been recommended so that any negative impact may be reduced, it is not expected that a negative impact will occur on existing noise sensitive locations.

There are no likely noise emissions arising from the residential development at this site other than noises arising from the construction and operational traffic associated with the development.

The Construction Management Plan prepared and submitted includes mitigation measures to manage the noise impact on the surrounding residential area where possible.

Landscape & Visual

A detailed Landscape and Visual Impact Assessment (LVIA) has been prepared by Modelworks and is submitted with this application. The site's redevelopment has potential to change the character and

quality of the established (but conventional) heritage of urban structure and grain of the residential neighbourhood of Botanic Road, these changes are slight when considered in the context of the extant permission and its separation by a strong site boundary definition and the contemporary (recently constructed/under construction) terraced/semi-detached houses fronting the existing housing and roadway.

There are no sensitive landscape designations pertaining to the subject site. The proposed development will have no significant effects on any designated views or prospects within the Dublin City Council Development Plan.

The proposed development would have no permanent unacceptable or significant adverse effect on visual amenity, for similar reasons, on the receiving environment. Please refer to the LVIA prepared by Modelworks for further detail.

Traffic

The Transport Assessment has considered the traffic and transportation implications of the proposed development. It demonstrates that the development can be readily accessed by existing and future sustainable modes of transport within the immediate vicinity of the site.

There will be an increase in traffic but not significant over and above the previously permitted development.

The proposed roads layout and access arrangements have been designed and outlined within this report to comply with DMURS, TII and NTA requirements. The proposed parking provision has been reviewed and has taken cognisance in the DCC Development Plan Standards (2016 – 2022) and the Design Standards for New Apartments (March 2018).

This assessment also demonstrates that the surrounding road network has the capacity to accommodate the vehicular traffic generated as a result of the proposed development. The trip resulting generation volumes are relatively low and there is excellent non-car based alternative modes available to residents and visitors at the subject site.

Accordingly, it is concluded that the proposals will not result in a material deterioration of existing road conditions and will encourage travel by more sustainable means and as a result there are no significant traffic or transportation related reasons that should prevent the granting of planning permission for the proposed development.

Material Assets

The land on which the site is situated is a material asset. It has been zoned for development through the appropriate process and as such the use of this material asset in a manner compatible with the zoning designation, is entirely appropriate.

Once constructed, the operation phase will provide an important material asset for the area in terms of residential units and the provision of open space. Whilst the demand on water services, power, telecommunications and transport infrastructure will all increase as a result of the development, the impact on these material assets will not be significant and can be facilitated within planned demand loads for the area.

Archaeology, Architecture and Cultural Heritage

John Purcell Archaeological Consultancy have prepared an Archaeological Assessment of the subject site. Test trenching completed as part of this assessment found that and '*no archaeological finds or features were uncovered*'. However, the assessment notes that '*further sub surface remains may exist within the site*' and therefore archaeological monitoring has been recommended.

Michael O'Boyle Architecture and Conservation prepared a Conservation Statement for the proposed development which stated that '*the selection of materials for the proposed new buildings – red brick as the primary material, with light grey granite to highlight particular details – helps to ensure that the protected structure, with its cut granite façade, remains the dominant building on this section of Botanic Road*'. This statement also noted that the inclusion of buildings of different heights, roof profiles, and architectural treatment, will help to break down the scale of the development and is more appropriate to the scale and materials of the existing three-storey houses that were constructed. The statement followed on to state that '*the relationship between the new buildings and the single-storey former Players Building (to the north) and the terraced red brick houses (to the south) has been explored as part of the design development. The intention is to subdivide the front block with vertical divisions and to step down towards the terraced houses to the house*'. This statement concludes that '*the differing materials, massing and roof profiles, will help to ensure that the design and detailing of the development is of a high quality and that this new urban block becomes an appropriate contemporary addition to the early-twentieth century inner suburb of Glasnevin and Botanic Road*'.

Vulnerability of the project to risks of major accidents and/ or disasters.

The subject lands are not proximate to any Seveso/COMAH designated sites.

The Site-Specific Flood Risk Assessment for the site indicates that the subject site is within Flood Zone C, with a low probability of flooding.

The proposed development is not considered vulnerable to major accidents and/ or disasters, and therefore the expected effects are considered to be negligible.

Inter-relationship between the above factors

It is considered that any of the previously identified relatively minor temporary effects are not in themselves considered significant nor will they cumulatively result in a likely significant effect on the environment.

A DESCRIPTION OF ANY SIGNIFICANT EFFECTS TO THE EXTENT OF THE INFORMATION AVAILABLE ON SUCH EFFECTS OF THE PROPOSED DEVELOPMENT ON THE ENVIRONMENT

This includes information available on the environment including:

- 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.

The Proposed Development is on a brownfield site in a central city location and within an established urban area. The proposed works are residential in nature and will require the construction of blocks of apartments using regular building materials. Given the nature of the site and the Proposed Development there will be no likely significant effects on land, water or biodiversity.

It is expected that there will be some normal residues/emissions during the construction stage associated with the development works proposed as part of this amendment application which include ground preparation works, development of site infrastructure, construction of buildings and hardstanding areas and landscaping of the site including open soft landscaped areas.

Standard mitigation measures will be employed and monitored. These are set out in the Outline Construction Management Plan accompanying this LRD application. Such residues and emissions are not considered likely to have any significant effects on the environment.

There will be some waste materials produced in the construction of the proposed scheme which will be disposed of using licensed waste disposal facilities and contractors. As is standard practice the scale of the waste production in conjunction with the use of licensed waste disposal facilities and contractors will not cause concern for likely significant effects on the environment. The Construction and Demolition Resource and Waste Management Plan details the methodologies employed for the control, management, monitoring and disposal of waste from the site.

The Operational Waste & Recycling Management Plan accompanying this LRD application is standard practice and sets out the measures that will be used to maximise the quantity of waste recycled by providing sufficient waste recycling infrastructure, waste reduction initiatives and waste collection and waste management information to the residents of the development.

There will be no large-scale use of natural resources. The main use of natural resources will be land. The subject lands are zoned for residential use.

Other resources used will be construction materials which will be typical raw materials used in construction of residential developments. There will be no likely significant effects on the environment arising from the scale and quantity of the materials used to complete the proposed development.

There will be no likely significant effects on the environment arising from quantity of water used during the construction or operation of the proposed development. The use of natural resources in relation to the proposed development is not likely to cause significant effects on the environment.

COMPILED OF THE ABOVE INFORMATION TAKING SCHEDULE 7 CRITERIA, AS APPROPRIATE, INTO ACCOUNT

The compilation of the above information and assessing the development against the Schedule 7 criteria:

Characteristics of Proposed Development	
The size of the proposed development.	The gross site area is c. 1.2ha and the development is for 168 residential units (an increase of 84 no. units compared to the permitted development). The development is sub-threshold for EIA.
The culmination of other proposed development.	This site forms part of the Former Smurfit site, which is located in a built-up suburban area, and will be redeveloped in the future. There are no other available brownfield sites in the immediate vicinity. 35 no. houses, permitted under the parent permission, have been recently constructed/are currently under construction to the immediate south and east of the subject site. This proposal is an amendment of this permitted development.
The nature of any associated demolition works.	No demolition works associated with this proposed development.
The use of natural resources, in particular land, soil, water and biodiversity.	The main use of natural resources from this development will be the use of land. The subject site is currently brownfield, which is zoned for development, and there is limited existing vegetation on site. There is a line of existing trees along the western boundary along Botanic Road, which will be retained as part of the proposed development. High quality landscaping, planting and SuDS measures will be incorporated into the development to ease water runoff. There are currently no suitable habitats within the site for any protected mammal species and minimal flora apart from the perimeter trees which are being retained in the majority. Construction has commenced on the wider parent application site with 24 no. houses complete and 11 no. houses under construction.
The production of waste.	Construction waste produced will be controlled, stored and disposed of in a sustainable manner as per relevant environmental guidance and in line with the previously permitted scheme. A Construction and Demolition Resource & Waste Management Plan has been prepared by Traynor Environmental and submitted with this LRD application. Operational waste for the residential development will be controlled by each household and dealt with by municipal services. Estate management will control pollution of public areas.
Pollution and nuisances.	The construction phase will create short term negative effects particularly in terms of dust and noise.

		The implementation of the Construction Management Plan will ensure that construction activities are properly controlled and mitigated.
The risk of major accidents, and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge		<p>Standard construction practices will be employed throughout the construction phase to mitigate the potential of any major accidents or disasters from occurring.</p> <p>The proposed location of development is not considered particularly vulnerable to major accidents and/or disasters and therefore the expected effects are considered to be minimal.</p>
The risks to human health (for example, due to water contamination or air pollution).		There are likely effects at construction stage in terms of noise, dust and contaminated run-off. However, these will be temporary and will be mitigated in accordance with the Construction Management Plan.
Location of Proposed Development		
The existing and approved land use.		This site is currently brownfield and has received planning permission for residential development under DCC Reg. Ref.: 3665/15. The phase 1 and 2 of this application have commenced on site with 35 no. of the houses on the wider parent permission site have been recently constructed/ are under construction. to the south and east of the subject site. This proposal is part of the later phases of development and is amending this permitted development.
The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground.		This is a site within an established urban area that has been zoned for development within the Development Plan and has previously received planning permission for residential development. The proposal will provide a high-density development appropriate to its location. The provision of significant quantities of open spaces planted with native hedges and trees will be positive for re-establishing biodiversity on the site. The use of SuDs will also support biodiversity and will ensure a properly controlled water regime.
The absorption capacity of the natural environment, paying particular attention to the following areas: (i) wetlands, riparian areas, river mouths; (ii) coastal zones and the marine environment; (iii) mountain and forest areas; (iv) nature reserves and parks; (v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and; (vi) areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure; (vii) densely populated areas;		<ul style="list-style-type: none"> (i) The site itself is not located within a wetland, river mouth, coastal zone, marine environment, mountain, forest, nature reserve, park, or protected site. (ii) The subject site is not located in a coastal zone or marine environment (iii) The subject site is not located within a mountain or forest area. (iv) The subject site is not located within a nature reserve or park (v) The subject site is not located within a Natura 2000 classified or protected area. However, there are 12 no. Natura 2000 site within 15km of the subject site. The AA Screening concluded

<p>(viii) landscapes and sites of historical, cultural or archaeological significance.</p>	<p>that the proposed development will not have a significant impact on these SACs and SPAs.</p> <p>(vi) The subject site is not located within an area in which there has already been a failure to meet environmental standards.</p> <p>(vii) The surrounding area is not densely populated. The area provides a mixture of semi-detached and terraced housing.</p> <p>(viii) The subject site is located within the former Smurfit site and the protected structures of the Smurfit factory are located immediately north of the subject site. The proposal has been carefully designed to respect and enhance the character of the site and wider area while ensuring the character of the protected structures is not negatively impacted.</p>
Types and characteristics of potential impacts	
<p>The magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected).</p>	<p>The proposed development is located within a predominately residential environment and the proposed uses are in accordance with the applicable zoning. The proposed works during the construction phase may have a minor impact on the surrounding environment through noise and dust emissions. However, these are considered to be short term. All construction activities will be governed by the Construction and Demolition Waste and Resource Management Plan, Construction Management Plan and an agreed Construction and Environmental Management Plan.</p>
<p>The nature of the impact.</p>	<p>The potential likely and significant effects arising from the development will be typically those associated with a medium sized residential development in an area designated for growth. The nature of the effects is expected to be of a magnitude similar to the permitted development and the amendment application will not result in an impact that would be significant, adverse or permanent. It will be similar to the impact of the permitted development which it is amending.</p> <p>The potential likely and significant impacts arising from the construction of the development will be associated with construction traffic and operating equipment. This will be predominately through the construction works which will generate noise and the potential for dust emissions. These works will be mitigated appropriately through the Construction Management Plan.</p>
<p>The transboundary nature of the impact.</p>	<p>The subject site is located within the Dublin City Council administrative area and as with the parent permission it is amending, it is not expected that the proposed development will have a significant impact outside this area.</p>

The intensity and complexity of the impact.	The proposed development, similar to the parent permission, is not of any significant intensity or complexity such that would be likely to cause significant effects on the environment.
The probability of the impact.	It is likely that temporary effects of noise and dust may occur during the construction phase; however, construction works on zoned lands within the area are not unexpected or out of character and working hours will be limited to hours set by the planning conditions.
The expected onset, duration, frequency and reversibility of the impact.	The minor impacts identified would occur during the construction phase, similar to those impacts of the houses recently constructed/ under construction. There are no significant negative impacts which are considered likely to occur during the operational phase of the proposed residential development. The frequency of impacts will vary throughout the construction phase; however, the impact is still considered to be insignificant. The minor effects associated with the construction phase such as noise, dust and traffic will be temporary.
The cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment.	<p>The subject site is zoned land designated for residential use. The scale of the proposed scheme, which amends an existing permitted development, and any other permitted developments in the vicinity are not such that the characteristic of any potential impacts, in combination with each other, are likely to cause significant effects on the environment.</p> <p>The proposed Bus Connects 'Corridor 3 Ballymun – City Centre' along Botanic Road is part of the significant Bus Connects project in Dublin City which has been subject to separate environmental assessments.</p> <p>There are no other planned or recent developments in the immediate vicinity which would be the subject of EIA requirement.</p>
The possibility of effectively reducing the impact.	Appropriate mitigations measures will be undertaken in order to ameliorate effects on the environment arising from the proposed development. Any mitigations measures to manage noise, dust and/or pollution during the construction phase will be based on standard best practice, policies and guidance.

APPROPRIATE ASSESSMENT SCREENING REPORT

A Statement of Screening for Appropriate Assessment has been carried out for this site and it concluded that the proposed development would not give rise to any significant effects to designated sites and that the construction and operation of the proposed development will not impact on the conservation objectives of features of interest of Natura 2000 sites.

CONCLUSIONS

In conclusion, it is respectfully submitted that an EIAR is not required for the proposed development as the proposal remains below the thresholds of Schedule 5 of the Planning and Development regulations. The AA Screening Report also outlines that the proposal is unlikely to have effects on the Natura 2000 Network, either alone or in combination with other plans; the development will be connected to public services such as water and foul systems; standard construction practices can be employed to mitigate any risk of noise, dust or pollution; and no identified impact in this screening exercise either individually or cumulatively will have significant effects on the environment.

In conclusion, it is considered that the proposed development will have a similar impact to that of the permitted development and will not have any significant effects on the environment. All recommended mitigation measures and standard practices will be employed throughout the construction and operation phase of the development to ensure that the proposed development will not create any significant effects on the quality of the surrounding environment.