

EIA Screening Report

LRD PLANNING APPLICATION FOR AMENDMENTS TO THE
RESIDENTIAL DEVELOPMENT UNDER ABP Ref.: ABP-311190-21
AT CROSS AVENUE, BLACKROCK, CO. DUBLIN.

Prepared by MCG Planning
on behalf of 1 Players Land Limited
May 2024

TABLE OF CONTENTS

INTRODUCTION.....	3
EIA SCREENING AND METHODOLOGY	4
EIA THRESHOLDS.....	5
EIA SCREENING STATEMENT.....	7
A DESCRIPTION OF THE ASPECTS OF THE ENVIRONMENT LIKELY TO BE SIGNIFICANTLY AFFECTED BY THE PROPOSED DEVELOPMENT.....	12
A DESCRIPTION OF ANY LIKELY SIGNIFICANT EFFECTS, TO THE EXTENT OF THE INFORMATION AVAILABLE ON SUCH EFFECTS, OF THE PROPOSED DEVELOPMENT ON THE ENVIRONMENT	17
COMPILATION OF THE ABOVE INFORMATION TAKING SCHEDULE 7 CRITERIA, AS APPROPRIATE, INTO ACCOUNT	18
APPROPRIATE ASSESSMENT SCREENING.....	22
CONCLUSIONS.....	23

Introduction

On behalf of the applicant, 1 Players Land Limited, this Environmental Impact Assessment (EIA) Screening Statement accompanies an LRD application to Dun Laoghaire Rathdown County Council under Section 32 of the Planning and Development Act, 2000 (as amended) for a proposed Large Scale Residential Development at Cross Avenue, Blackrock, Co. Dublin.

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 amendments to the permitted development at the subject site. The development is as follows:

The development will consist of amendments to Blocks A and B of the permitted Strategic Housing Development (SHD) (Ref. ABP-311190-21) to provide 5 no. additional apartments resulting in a total of 246 no. apartments across the entire development.

The proposed amendments include the following:

- **Extension of the fourth floor (5th storey) of Block A to provide 3 no. additional apartments comprising 2 no. 1-bed and 1 no. 2-bed apartments.**
- **Extension of the seventh floor (8th storey) of Block B to provide 2 no. additional 1-bed apartments.**
- **Alteration of permitted open space at ground floor level to provide additional communal open space.**

The proposed amendment will include all associated site services and development works required to facilitate the amendment to Blocks A and B.

All other works will be completed as permitted under Ref. ABP-311190-21.

A Natura Impact Statement (NIS) has been prepared in respect of the proposed development.

The statement is prepared with direct input from the design team. This ensures that the possible effects on the environment have been fully examined through the process of an EIAR Screening and an appropriate form of development will be delivered at this site.

The proposed development is an amendment of the permission granted under ABP-311190-21 on the 8th December 2021. The proposed amendments impact on the top floors of blocks A and B only, with minor amendments to the layout of the open space at the ground floor. All other elements of the permitted SHD on the subject site will remain as permitted and is currently being implemented on 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.

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 2023 ('the Planning and Development Regulations').
- Guidelines on Information to be Contained in an Environmental Impact Statement (EPA 2002).
- Study on the Assessment of Indirect & Cumulative Impacts as well as Impact Interaction (DG Environment 2002).
- Environmental Impact Assessment (EIA), Guidance for Consent Authorities Regarding Sub-Threshold Development (DoEHLG 2003).
- EIA Directive 85/337/EC (as amended by Council Directive 97/11/EC, Directive 2003/35/EC, Directive 2009/31/EC, Directive 2011/92/EU and Directive 2014/52/EU).
- European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018) – transposed Directive 2014/52/EU into Irish law.
- Environmental Impact Assessment of Projects – Guidance on the Preparation of the Environmental Impact Assessment Report (European Commission 2017).
- Environmental Impact Assessment of Projects – Guidance on Screening (European Commission 2017).
- Environmental Impact Assessment of Projects – Guidance on Scoping (European Commission 2017).
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (Department of Housing, Planning and Local Government, 2018).
- Guidelines on the information to be contained in Environmental Impact Assessment Reports (EPA 2022).
- Environmental Impact Assessment Screening Practice Note 2021 (Office of the Planning Regulator).

Using the above documents, it has been possible to carry out an EIA Screening using the best available guidance while operating within the applicable legislation. It is noted that Directive 2014/52/EU has been transposed into Irish Legislation through the Planning and Development Act, 2000 (as amended), and the Planning and Development Regulations 2001 to 2023.

The methodology employed in this screening exercise is in accordance with the EIA Guidelines published in August 2018 by the DoHPLG and the contents of Schedule 7 and 7A of the Planning and Development Regulations.

EIA THRESHOLDS

Schedule 5 of the Planning and Development Regulations 2001 to 2023 sets the thresholds for which if a project exceeds these limits, it then must be the subject of an Environmental Impact Assessment. Part 2 of Schedule 5 (10)(b)(i) identifies developments of more than 500 dwelling units, and (iv) identifies 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.

The number of housing units proposed in this instance is 5 additional units, bringing the total number of units on site to 246 which is well below the 500-unit threshold. The site area at c. 1.214 ha is also below the 10ha threshold for urban development in other parts of a built-up area that's not a business district. Given the above, a mandatory EIAR is not required.

Sub EIA Threshold

The screening process has changed under the new Directive (EIA 2014/52/EU) which requires the applicant to provide certain information to allow the planning authority to carry out proper screening to determine if an Environmental Impact Assessment Report is required. Schedule 7A of the Planning and Development Regulations outlines the information to be provided by the applicant or developer for the purposes of screening sub-threshold development for Environmental Impact Assessment as:

- 1. A description of the proposed development, including in particular:**
 - A description of the physical characteristics of the whole project and, where relevant, of demolition works, and
 - A description of the location of the proposed development, 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 at paragraphs 1 to 3 shall take into account, where relevant, the criteria in schedule 7.**

Schedule 7, as referenced in Item 4 of Schedule 7A, provides a further list of criteria for determining whether development listed in part 2 of schedule 5 should be subject to an environmental impact assessment. These can be grouped under broad headings and topics as follows:

- 1. Characteristics of the Proposed Development;**
 - a. The size and design of the whole of the proposed development
 - b. The cumulation with other existing development 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,
 - c. The nature of any associated demolition works;
 - d. The use of natural resources, in particular land, soil, water and biodiversity;

- e. The production of waste;
- f. Pollution and nuisances;
- g. 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; and
- h. The risks to human health (for example due to water contamination or air pollution).

2. Location of the Proposed Development;

The environmental sensitivity of geographical areas likely to be affected by proposed development, with particular regard to:

- a. The existing and approved land use;
- b. The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;
- c. The absorption capacity of the natural environment:
 - i. Wetlands, riparian areas, river mouth;
 - 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;
 - viii. Landscapes and sites of historical, cultural or archaeological significance.

3. Type and Characteristics of the Potential Impacts

The likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2, with regard to the impact of the project on the factors specified in paragraph (b)(i)(l) to (v) of the definition of “environmental impact assessment report” in section 171A of the Act, 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;
- f. The expected onset, duration, frequency and reversibility of the impact;
- g. 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, and
- h. 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 Environment Impact Assessment.

A Description of the Proposed Development

Physical Characteristics of the Proposed Development

Physical Characteristics of the Proposed Development

The proposed development will consist of an amendment to a permitted Strategic Housing Development (Ref ABP-311190-21) which is currently under construction on site. All the clearance and demolition works have been completed. The new construction of the basement and blocks A, B and C considerably advanced. The structures are now fully complete, facades underway and the removal of scaffolding is commencing. Internally nearly 30% of the units are completed.



Figure 1 Images showing works to date

The proposed development is for amendments to block A and B only. An extension is proposed to top, fourth floor of block A to provide three additional apartments made up of 2 no. one bed apartments and 1 no. two bed apartment. On block B it is proposed to provide an extension to the seventh floor, again the top floor, to provide 2 no. one bed apartments. Some minor amendments are proposed to the open space at ground floor level to the north and west of block A to provide additional communal open space to accommodate these alterations.

All other elements will remain unchanged and as permitted/ under construction on the site at the moment under Ref ABP-311190-21. As a result, a total of 246 no. residential units will be delivered on site along with open space, car and cycle parking.



Figure 2 Proposed Site Layout Plan. Source: McCauley Daye O'Connell Architects

In terms of the environmental sensitivity of the site the following reports, which accompany the planning application, are specifically noted:

- Architectural Design Report
 - o This sets out the proposed works in detail.
- Planning Report
 - o This report provides detail on the planning rationale, the compliance with existing planning policy and guidance and any material contraventions.
- Photomontages
 - o The photomontages provide a visual representation of the proposed development, showing the existing and proposed context for the development.
- Sunlight and Daylight Assessment
 - o This provides a detailed assessment of the likely impact of the proposed development in terms of Daylight and Sunlight for the proposed development and the existing neighbouring properties.
- Engineering Planning Assessment
 - o This report provides an assessment of the impact the proposed development will have on traffic and civil infrastructure compared to the permitted.
- Natura Impact Statement
 - o This provides details of the impact of the proposed development on the wider area.

Location of the Proposed Development

The subject lands extend to c. 1.214 ha and is an irregular shape. It is located to the northside of Cross Avenue, to the south and west of Blackrock College, which is in educational use. The site comprises land that was formerly part of Blackrock College and an adjoining residential property, Tower Green. The site is accessed via a permitted access off Cross Avenue.

The development permitted under Ref. ABP-311190-21 is currently under construction. All site clearance and demolition works are complete, and all three blocks are at varying stages of construction/ completion.

The northern and eastern boundary is enclosed by an access road which connects Cross Avenue to the main campus of Blackrock College. This road also provides access into the main area of the subject site from the northern boundary. There are no protected structures within the red line site, nor is it within an Architectural Conservation Area.



Figure 3: Site Location

The Wider Area

To the north of the site is the remainder of the extensive Blackrock College lands which include a number of school buildings, open space/playing fields and parking. To the west of the site are residential dwellings facing onto Cross Avenue, including a small estate called St. Margaret's. To the east is the grounds of Sion Hill Dominican College with Blackrock Hospital and Clinic located to the north-east. South of Cross Avenue is the Dublin Stage School, Barrett Cheshire residential facility, various residential properties, and the St. Philip and St. James' Church.

The properties along the north side of Cross Avenue are predominantly residential and educational, while to the south of Cross Ave are predominantly residential. Buildings in this area are generally 2 to 4 storeys in height. This is an established residential area. Within the wider context of the site, Blackrock College and Clinic, increase the height with buildings of 7 storeys.

The site is within walking distance of a multitude of services, public transport and amenities. Mount Merrion Avenue is within 2 minutes' walk with local services and public transport while Rock Road is within 8 minutes walk of the site. Blackrock Village with its wide range of shopping facilities, restaurants and services including Blackrock Market, Blackrock Shopping Centre and the Frascati Centre is within 10 minutes' walk of the site. Dublin City Centre is c. 7.5km from the site and is c. 3.2km from Dún Laoghaire Centre.

Blackrock has a range of large employers including Blackrock Hospital, Zurich Life, Permanent TSB, Allianz Global Life, UCD Smurfit School and Blackrock Hospice are all within walking distance of the site. Further afield, via public transport there is access to Dublin City Centre, the Digital Docklands, UCD Belfield and Dún Laoghaire Town Centre. The Blackrock College lands are located west of the Cross Avenue entrance to the institution and contain open space, mature trees, and two modern residential properties associated with the college and adjoining car parking.

Planning History

Planning permission was granted by An Bord Pleanála to develop a 'Build to Rent' residential scheme comprising 241 no. apartments within 3 no. blocks ranging in height up to 9 storeys (and including basement). This permission was subject to conditions including the omission of 3 units to provide a creche. This proposed development is an amendment of this permitted development. The permitted development is currently under construction.

ABP Reg. Ref.: ABP-311190-21

Decision Date: 08/12/2021

The development statistics for the SHD are as follows:

Development Proposal	Statistics
No. of Units	241 comprising of: <ul style="list-style-type: none"> - 18 no. studios (7%) - 120 no. 1 bed units (50%) - 99 no. 2 bed units (41%) - 4 no. 3 bed units (2%)
Facilities	Range of communal facilities plus a creche.
Site Area and density	c.1.214 ha with 201uph
Building Height	1 – 9 storeys
Open Space	Public Open Space: c. 7,416.97 sqm Communal Open Space: c. 1523.58 sqm
Car Parking	71 No. car parking spaces including:
Motorcycle Parking	10 no. cycle parking spaces
Cycle Parking	479 no. cycle parking spaces

Adjacent site

DLRCC Reg. Ref.: D22A/0582

Decision Date: 22/11/2022

Planning permission was granted by Dun Laoghaire Rathdown for the demolition of the existing 2 storey detached dwelling 'Goleen' and the construction of 7 no. residential dwellings made up of: 5 no. detached 4 bedroom houses of 3 storeys in height and 2 no. semi-detached 2 bedroom houses of 2 storeys in height along with all associated works. This site is immediately to the north of the subject site.



Figure 4 'Goleen' Site layout plan as granted under DLR Reg. Ref.: D22A/0582

A Description of the Aspects of the Environment Likely to be Significantly Affected by the Proposed Development.

This section examines the possible effects on the environment under the topics prescribed under 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 a construction site (under reg. ref. ABP-311190-21) within an established intermediate urban location. Permission has been granted for residential apartments on this site, and residential is open for consideration on this under this zoning. Therefore, the principle of the redevelopment of this site and the five additional residential units is established by the permitted development currently under construction and the proposed additional units will ensure the overall development is similar in terms of layout, scale, and massing to the granted permission.

The current proposal is of a similar type of development with only minor differences from that permitted. This proposal is equally unlikely to result in significant effects on any aspect of the environment. It is considered that the proposed development is likely to result in a net positive effect in terms of providing for a comprehensive and integrated redevelopment of this site, including additional housing, with associated landscaping measures.

The following section should be read in conjunction with the detailed reports and assessments which accompany the planning application, as follows:

- Architectural Design Report
 - o This sets out the proposed works in detail.
- Planning Report
 - o This report provides detail on the planning rationale, the compliance with existing planning policy and guidance and any material contraventions.
- Photomontages
 - o The photomontages provide a visual representation of the proposed development, showing the existing and proposed context for the development.
- Sunlight and Daylight Assessment
 - o This provides a detailed assessment of the likely impact of the proposed development in terms of Daylight and Sunlight for the proposed development and the existing neighbouring properties.
- Engineering Planning Assessment
 - o This report provides an assessment of the impact the proposed development will have on traffic and civil infrastructure compared to the permitted.
- Natura Impact Statement
 - o This provides details of the impact of the proposed development on the wider area.

Population & Human Health

The site is located within a predominantly residential area in close proximity to Blackrock Village. It is located on the eastern end of Cross Avenue, off Mount Merrion Avenue. The surrounding area includes a mix of building types which are generally 2-4 storeys in height.

The construction phase is currently ongoing. Mitigation measures are being implemented minimising any potential environmental impacts for the local population and human health in particular any short-term nuisances to human beings from noise and dust during construction.

There are no impacts associated with the operational phase of the additional 5 residential units proposed that would be likely to cause significant negative effects in terms of population and human health. The increased population resulting from the development is a positive impact that will provide additional support for existing services in the area.

The Daylight & Sunlight Assessment prepared by Building Performance Consulting demonstrates that the impact of the 5 additional residential units on existing and future residents will be acceptable.

Biodiversity

An Appropriate Assessment Screening and Natura Impact Statement has been prepared for the site by Altamar Ltd as a single report. The conclusion of the NIS found that:

Construction on this site has begun and will create localised light and noise disturbance. Mitigation measures are in place as part of the Cross Avenue SHD to ensure there are no significant impacts on the surface water networks that lead to Natura 2000 sites. Surface water discharge from site will be developed in accordance with the requirements of the Drainage Division as set out in the Greater Dublin Strategic Drainage Study's 'Technical Document on New Development' regarding SUDS, and Water Pollution Acts. Following the implementation of the mitigation measures outlined, the construction and presence of this development will have no adverse effects on Natura 2000 sites or their conservation objective, alone or in combination with other plans and projects. The implementation of construction phase mitigation measures will be followed and will be sufficient to prevent adverse effects on the integrity of Natura 2000 sites.

This report presents an Appropriate Assessment Screening and NIS for the proposed development. It outlines the information required for the competent authority to screen for appropriate assessment and to determine whether or not the proposed development, either alone or in combination with other plans or projects, in view of best scientific knowledge and in view of the sites conservation objectives, will adversely affect the integrity of the European site.

On the basis of the content of this report, the competent authority is enabled to conduct an Appropriate Assessment and consider whether, either alone or in combination with other plans or projects, in view of best scientific knowledge and in view of the sites conservation objectives, will adversely affect the integrity of the European site.

No significant effects are likely on Natura 2000 sites, their features of interest or conservation objectives.

Lands and Soils

The subject site is a construction site. The basement is completed, and all three blocks are significantly advanced in line with the SHD parent permission (ABP-311190-21). The additional 5 no. units are on

the top floor of blocks A and B. Therefore, there are no additional excavation or soil management as a result of the proposed development.

The existing Construction and Demolition Waste Management Plan will continue to be implemented for the construction of the 5 no. additional units. This ensures that the development does not use such a quantity of soils or water to result in significant effects on the environment and any waste generated is recorded and managed appropriately including for confirmation of its appropriate disposal.

Water

The proposed development does not immediately adjoin any significant waterways. A minor watercourse (Brewery Stream) is located to the south and east of the subject site, and discharges to the marine environment of Dublin Bay, which is approximately 500m north of the site. The potential impact of the proposed development has been fully assessed in the Appropriate Assessment Screening and the Natura Impact Statement which concluded that no significant effects are likely on Natura 2000 sites, their features of interest or conservation objectives.

It is proposed to use the existing permitted civil infrastructure which has been constructed in line with the parent permission ABP-311190-21 which connect into Mount Merrion Avenue and Cross Avenue

Water Supply

The proposed additional units will result in a minor increase in water demand for the development. The watermain network has sufficient capacity to cater for this small increase in demand. Therefore, the proposed water infrastructure will be as per the original granted permission ABP-311190-21.

Foul Sewer

The proposed additional units will result in a minor increase in foul effluent from the development. The existing pipe network has sufficient capacity to cater for this small increase in foul flows. Therefore, the foul drainage system will be as per the original granted permission ABP-311190-21.

Surface Water

The proposed additional units do not increase the building footprint area and do not give rise to an increase in impermeable surfaces. The additional units are to be located wholly within the existing building footprint of Blocks A and B. Therefore, the proposed additional units will not result in an increase in surface water discharge from the development and will have negligible impact on the existing surface water system and attenuation volumes.

SuDS Strategy

The use of SuDS measures which are built into the design of the project and are being used throughout the site to enable sustainable urban drainage including permeable surfacing, attenuation proposals, green roofs, rain gardens, infiltration trenches, and green public open space and green routes through the site will ensure negative impacts to water quality do not arise from surface water run-off when the project is established.

It is proposed that the new roof of the additional units will incorporate a green roof. Therefore, no decrease in green roof area is proposed and the development will still achieve a minimum of 60% green roof area.

Flood Risk

The proposed additional units do not increase the building footprint area and do not give rise to an increase in impermeable surfaces. The additional units are to be located wholly within the existing building footprint of Blocks A and B. Therefore, the proposed additional units will not result in an increase in surface water discharge from the development and will not contribute to flooding. The Site-Specific Flood Risk Assessment shall remain as per previously granted under ABP-311190-21.

Air and Climate/ Noise and Vibration

The impact of the 5 additional units will have a similar impact on air pollution to that of the permitted scheme under ABP-311190-21, with only potential impacts from dust, and therefore the risk to human health is considered negligible in this regard. Standard mitigation measures are being employed on site at the moment to minimise any impacts.

There are no envisaged air emissions arising from the residential proposal at this site other than noises arising from construction and operational traffic associated with the development. All of these are minimised in line with the Construction Management Plan that is currently being implemented on site and will be implemented for these 5 additional units.

Air and Climate are not likely to be significantly affected by the proposed development. This is in line with the findings of the permitted scheme currently under construction.

Landscape & Visual

A detailed landscape plan has been submitted with this application and it is submitted that the overall development will have a positive impact on the landscape features of the site. Please refer to the drawings and documentation prepared by NMP Landscape Architects for further detail.

Townscape and Visual Impact Appraisal

A Townscape and Visual Impact Appraisal has been completed by Modelworks. The assessment includes a visual assessment of the development from 18 different locations in the surrounding area. For each of the 18 no. viewpoints Modelworks provided a breakdown of existing view, permitted view, proposed view and comparison view for each location. The Appraisal concludes the following:

The proposed amendments are minor and have been designed to avoid causing any significant change to the building's prominence or appearance.

Since the amendments would not increase the footprint or height of the buildings (only causing slight changes to the buildings' form), the development's zone of visual influence (the area from which the buildings could be seen) would be effectively unchanged.

In those views in which the amendments would be perceptible, they would not significantly increase the prominence of the buildings, nor significantly change their appearance. The amendments retain the overall design concept, and the architectural quality of the buildings.

In conclusion, the proposed amendments would cause no negative townscape or visual impacts.

Material Assets

The land, and buildings under construction, are material assets. The SHD granted permission for residential apartments which are currently under construction. Once constructed, the operational phase will provide an important material asset for the area in terms of residential units, residential communal facilities and amenities, and public open space.

Archaeology, Architecture and Cultural Heritage

The site is a construction site and there are no protected structures, or architectural conservation areas or potential archaeological sites on the subject site.

A revised Architectural Heritage Impact Assessment has been carried out by Molloy & Associates Conservation Architects to qualify the extent of architectural heritage within or immediately abounding the development lands, and in turn schedule and determine ranges of impacts arising from the permitted development (ABP-311190-21) and the proposed amendments. The assessment concludes that:

“The proposed development is contained within a scheme, whose form, massing and style departs from the existing character of the area, yet succeeds in achieving its architectural ambition, notwithstanding its scale, to remain relatively unobtrusive within its receiving architectural heritage environment.

Impacts, where present as a consequence of the construction of the permitted development, are now permanent. The proposed modest increase in scale of Blocks A and B is therefore not considered to compound the existing condition.”

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

Standard construction practices are being employed throughout the construction phase and will continue until its completion, including these 5 no. additional units. 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 impacts would not in themselves be considered significant nor would they cumulatively through the increase of 5 additional units result in a likely significant effect on the environment.

A DESCRIPTION OF ANY LIKELY 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.

It is expected that there will be some normal residues/emissions during the construction stage associated with the development works proposed which include construction of buildings and hard standing areas and landscaping of the site including open soft landscaped areas.

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. These have been addressed in the Outline Construction Environmental Management Plan, submitted with the original parent application and to be agreed with the council.

An Operational Waste & Recycling Management Plan (OWRMP) was submitted with the parent application which outlines the measures to 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.

Other resources used will be construction materials which will be typical raw materials used in construction of residential developments, and which are currently being used in the construction of the permitted development. The scale and quantity of the materials used for the five additional units will not be such that would cause concern in relation to significant effects on the environment. The construction or operation of the scheme would not use such a quantity of water to cause concern in relation to significant effects on the environment. The use of natural resources in relation to the proposed development is not likely to cause significant effects on the environment.

COMPILATION 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 site is c. 1.21 ha. The proposal is for 5 additional units, bringing the total number of units on site to 246 residential units. The development is sub-threshold for EIA, both independently and cumulatively.
The culmination of other proposed development.	<p>This is a site within an existing residential area, with a residential development currently under construction on the site. The proposed development will increase the number of units permitted to 246 no. units in total.</p> <p>There is one further permitted development (D22A/0582) adjoining the site located to the northwest of the development on “Goleen” which will deliver 7 no. new houses.</p> <p>Cumulatively, this will result in a total of 253 no. units within the immediate vicinity of the site. Both in terms of area and unit numbers the proposed development in conjunction with the permitted developments are still below the Mandatory EIAR Thresholds.</p>
The nature of any associated demolition works	<p>The proposed development will not result in any new demolition works on site.</p> <p>The SHD parent permission (ABP-311190-21) proposal included the demolition of existing buildings on site. These buildings were assessed in terms of architectural quality and their demolition is considered acceptable in principle. The demolition of these buildings has been completed and the construction of the three blocks is well advanced.</p>
The use of natural resources, in particular land, soil, water and biodiversity.	<p>The proposed development is an amendment application to deliver 5 additional units on the top floor of blocks A and B. The parent permission, and block A and B are currently under construction. The proposed development, by providing 5 additional units will ensure the best use of the land.</p> <p>The additional units will increase the demand on water services slightly, however, this is</p>

	<p>considered minor in nature and can be accommodated in the network.</p> <p>Altamar completed an EclA for the parent permission, to which this is a minor amendment, and found that “No significant environmental impacts are likely in relation to the construction or operation of the proposed development.”</p> <p>The proposed development will not result in the excavation of any additional material.</p>
The production of waste.	<p>Construction waste produced will be controlled, stored and disposed of in a sustainable manner as per relevant environmental guidance. This will be in line with the agreed Construction & Demolition Waste Management Plan.</p> <p>Operational waste for the residential development will be controlled by each household and dealt with by municipal services. The Operational Management Company will control waste in public areas.</p>
Pollution and nuisances	The construction phase will create short term negative impacts particularly in terms of dust and noise. This will be similar to the permitted parent development currently under construction.
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	N/A
The risks to human health (for example, due to water contamination or air pollution).	Standard construction practices regarding noise and dust management are being implemented on site during the construction of the parent permission. This will be continued for the construction of these 5 additional units, which amend the parent permission.
Location of Proposed Development	
The existing and approved land use	The permitted land use on this site is residential via the parent permission SHD (ABP-311190-21).
The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground.	The parent permission, which this is amending, provides significant quantities of open space and the proposed landscaping which will enhance the environment and biodiversity of this development.
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;	The site itself is not located within a wetland, river mouth, coastal zone, marine environment, mountain, forest, nature reserve, park, or protected site.

<p>(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; (viii) landscapes and sites of historical, cultural or archaeological significance.</p>	<p>The revised NIS assesses the potential impact of the proposed development on Natura 2000 sites within 15km of the subject site.</p> <p>The proposal is an urban site, which is amending a parent permission currently under construction. The impact of the proposal will be similar to that of the parent permission and will not have detrimental impact on any of these areas beyond that of a small to medium development site would have on any such areas.</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>It is expected that the proposed development, which is an amendment to a parent permission, will have a similar impact to the permitted development currently on site and will not have a significant environmental impact beyond the site and immediate vicinity.</p> <p>All construction activities will be the subject of the existing mitigation measures being implemented on site under the parent permission.</p>
<p>The nature of the impact.</p>	<p>The potential likely and significant impacts arising from the development will be similar to that of the parent permission currently under construction which this application is amending. The impact is similar to those associated with a medium scale residential development located within a well established urban location within Dublin City. The nature of the impacts of the five additional units are expected to be of a magnitude that would not be significant, adverse or permanent.</p> <p>The potential likely impacts arising from the construction is the same as that of the parent permission currently under construction. Mitigation measures are in place at the moment minimising any potential impacts.</p> <p>The impact of the development at operational stage will be typical of a residential area, and the parent permission, and will not be significant or adverse.</p>

The transboundary nature of the impact.	Any minor impacts will be contained in the immediate vicinity of the site. The subject lands are not located on any geographical or other boundary of relevance to assessment of likely significant effects on the environment.
The intensity and complexity of the impact.	The proposed development 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	Most minor impacts will be from noise and pollution during the construction phase. The site is a construction site which has mitigation measures in place. The five additional units will be in line with the existing impact of construction and is in line with development in a metropolitan area and working hours will be limited to hours set by the existing planning conditions.
The expected onset, duration, frequency and reversibility of the impact	The minor impacts identified would occur predominately during the construction phase in terms of construction related noise, dust and traffic. The frequency of impacts will vary throughout the construction phase, but it still not considered to be significant. The minor impacts will be temporary and will not lead to residual impacts.
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.	The subject site is an amendment of a permitted residential development which is currently under construction. There is also 7 houses permitted on the adjoining site Goleen. The scale of the proposed scheme, to amend the permitted development to provide 5 additional units, 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.
The possibility of effectively reducing the impact.	Standard mitigation measures to manage noise, dust and/or pollution, tree protection during the construction phase are being implemented on site at the moment and are in line with standard best practice, policies and guidance.

In conclusion, having regard to the criteria specified in Schedule 7 of the Planning and Development Regulations, 2001; the context and character of the site and the receiving environment, the nature, extent, form and character of the proposed development, this Screening Assessment concludes that an Environmental Impact Assessment of the proposed development, which is an amendment of a parent permission to provide 5 additional units, is not required.

APPROPRIATE ASSESSMENT SCREENING

An Appropriate Assessment Screening and Natura Impact Statement has been prepared for the site by Altamar Ltd as a single report. The conclusion of the NIS found that:

Construction on this site has begun and will create localised light and noise disturbance. Mitigation measures are in place as part of the Cross Avenue SHD to ensure there are no significant impacts on the surface water networks that lead to Natura 2000 sites. Surface water discharge from site will be developed in accordance with the requirements of the Drainage Division as set out in the Greater Dublin Strategic Drainage Study's 'Technical Document on New Development' regarding SUDS, and Water Pollution Acts. Following the implementation of the mitigation measures outlined, the construction and presence of this development will have no adverse effects on Natura 2000 sites or their conservation objective, alone or in combination with other plans and projects. The implementation of construction phase mitigation measures will be followed and will be sufficient to prevent adverse effects on the integrity of Natura 2000 sites.

This report presents an Appropriate Assessment Screening and NIS for the proposed development. It outlines the information required for the competent authority to screen for appropriate assessment and to determine whether or not the proposed development, either alone or in combination with other plans or projects, in view of best scientific knowledge and in view of the sites conservation objectives, will adversely affect the integrity of the European site.

On the basis of the content of this report, the competent authority is enabled to conduct an Appropriate Assessment and consider whether, either alone or in combination with other plans or projects, in view of best scientific knowledge and in view of the sites conservation objectives, will adversely affect the integrity of the European site.

No significant effects are likely on Natura 2000 sites, their features of interest or conservation objectives.

CONCLUSIONS

The screening exercise completed in this report and the methodology used has been informed by the available guidance, legislation and directives. In conclusion, it is respectfully submitted that the proposed development, of 5 no. additional units, is below the thresholds of development that require a mandatory EIAR. Furthermore, cumulatively at a total of 246 no. apartments when the permitted scheme is included, and 253 no. units when Goleen permission is considered it is still below the requirements of a mandatory EIAR.

It is considered that a sub threshold EIAR is not required for the proposed development having regard to the extent of the works proposed and the potential impact on the baseline urban environment.

The proposed works have been assessed in the Natura Impact Statement Report, which has concluded that the proposal will not adversely impact Natura 2000 Sites or sensitive habitats either on its own or in combination with other projects.

The development will be connected, via the permitted and existing infrastructure on site, to public services such as water and foul systems; standard construction practices which are being employed on site at the moment will continue to be employed to mitigate any risk of noise, dust or pollution; and no identified impact in the screening exercise either individually or cumulatively will have significant impacts on the environment.

It is considered that the proposed development will not have significant impacts 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 impacts on the quality of the surrounding environment.