



environment ltd

*Specialists in laboratory analysis,
monitoring and
environmental consultancy*

TMS Environment Ltd
53 Broomhill Drive
Tallaght
Dublin 24

Phone: +353-1-4626710
Fax: +353-1-4626714
Web: www.tmsenv.ie

EIA SCREENING REPORT FOR PROPOSED HOUSING DEVELOPMENT AT FORMER TEAGASC LANDS, KINSEALY, CO DUBLIN

Report Ref. 32152-1
TMS Environment Ltd.
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Prepared by Nathaniel Blue



Approved By: Dr Imelda Shanahan

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1.0 INTRODUCTION

This report has been prepared by TMS Environment Ltd in respect of the application for Planning permission for a residential development at the former Teagasc Lands, Kinsealy, Co Dublin. The purpose of the report is to consider the necessary information to enable the competent authority to undertake an EIA screening assessment and to determine whether an EIAR is required by reference to whether the project is likely to have significant effects on the environment. The findings of the EIA screening assessment are presented in this report including a conclusion as to whether an EIAR is required under the legislation. The scale of development indicates that a mandatory EIAR is not required in the case of the proposed scheme; therefore, this is considered a ‘*sub-threshold development*’ as set out below. The rationale for reaching this conclusion and for formulating the opinion that an EIAR is not required is set out in this report.

The report has been prepared in accordance with published guidance including the following:

- Department of Housing, Planning and Local Government (DoHPLG) (2018). *Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment*;
- Office of the Planning Regulator (OPR) (2021). *OPR Practice Note PN02: Environmental Impact Assessment Screening*
- Guidelines on the *Information to be contained in Environmental Impact Assessment Reports* (Environmental Protection Agency, 2022); and
- *European Commission (2017) - Environmental Impact Assessment of Projects Guidance on Screening* (Directive 2011/92/EU as amended by 2014/52/EU).

The regulatory requirements and screening process is set out in detail in Section 3 and the assessment of the proposed scheme for mandatory and discretionary EIAR is provided in Section 4. Section 5 sets out the assessment for ‘Sub-Threshold’ developments and Section 6 provides further detailed information on environmental assessments. The report provides the detailed information required to enable the competent authority to undertake the screening assessment in accordance with the relevant legislation and guidance

This Environmental Impact Assessment Screening Report was prepared by Dr Imelda Shanahan (Technical Manager and Principal Consultant) and Nathaniel Blue (Environmental Consultant) of TMS Environment Ltd. Imelda has a BSc in Chemistry (1980) and a PhD in

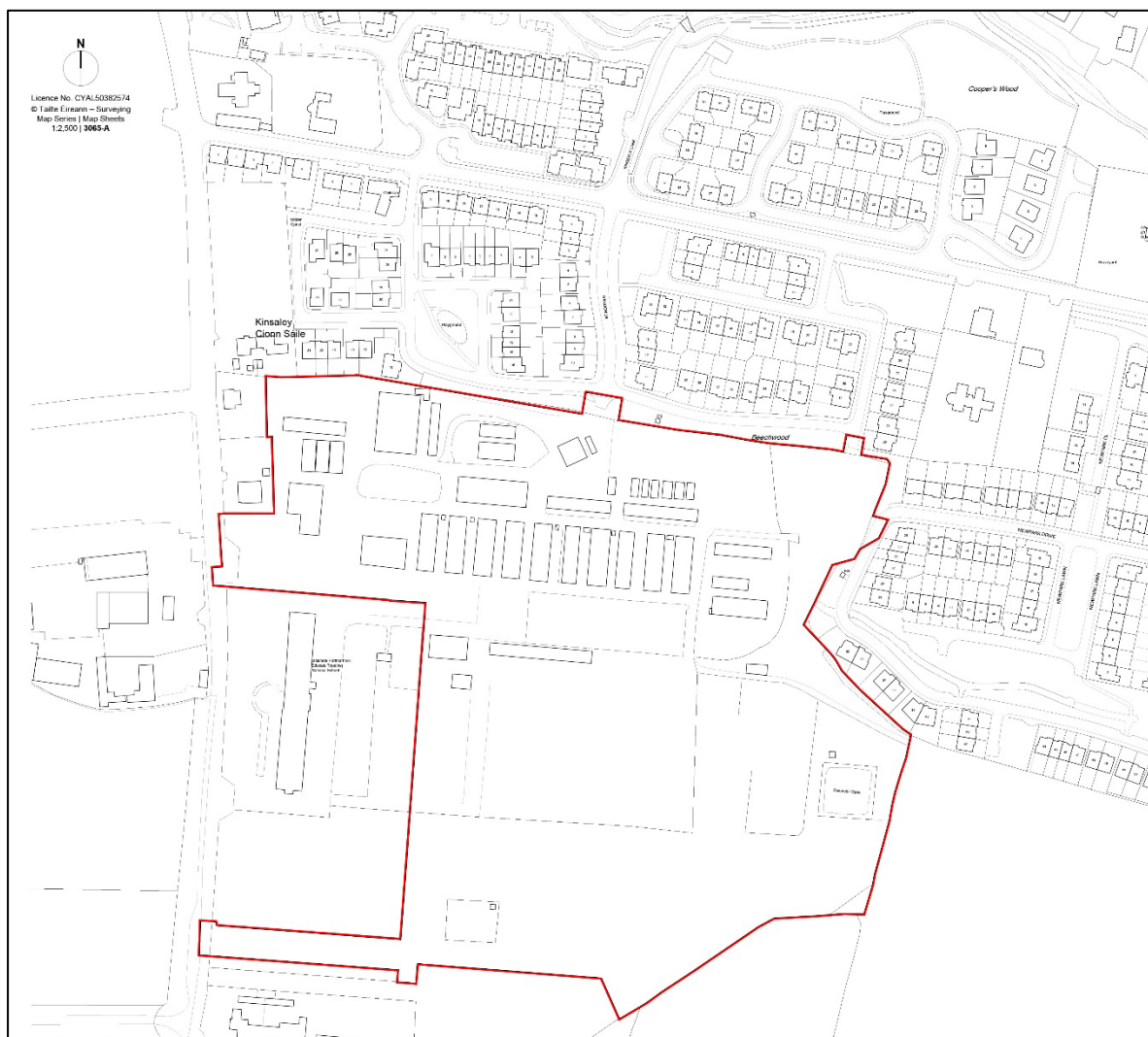
Physical Chemistry (1984) from University College Dublin and more than 30 years professional experience in environmental impact assessment. Nathaniel Blue has a BSc in Environmental Science from the University of Seattle (2020) and an MSc in Environmental Science from Trinity College Dublin.

2.0 PROJECT DESCRIPTION AND SITE LOCATION

2.1 Description of proposed development

The former Teagasc Research Centre is located on the Malahide Road just south of Kinsealy Village as shown in Figure 2.1. The site has been used as an agri-food research and development centre until recent years. An administrative building beside the entrance is in use, and the original Teagasc building, which is a protected structure, is accommodating the Malahide Portmarnock Educate Together National School on a temporary basis.

Figure 2.1 Site Location



The development site is bordered to the west by the R107 Malahide Road, to the north by a recently completed residential development called 'Kinsealy Manor' (no. 82 units), to the east by a new development under construction called 'Newpark' (no. 96 units), and to the south by

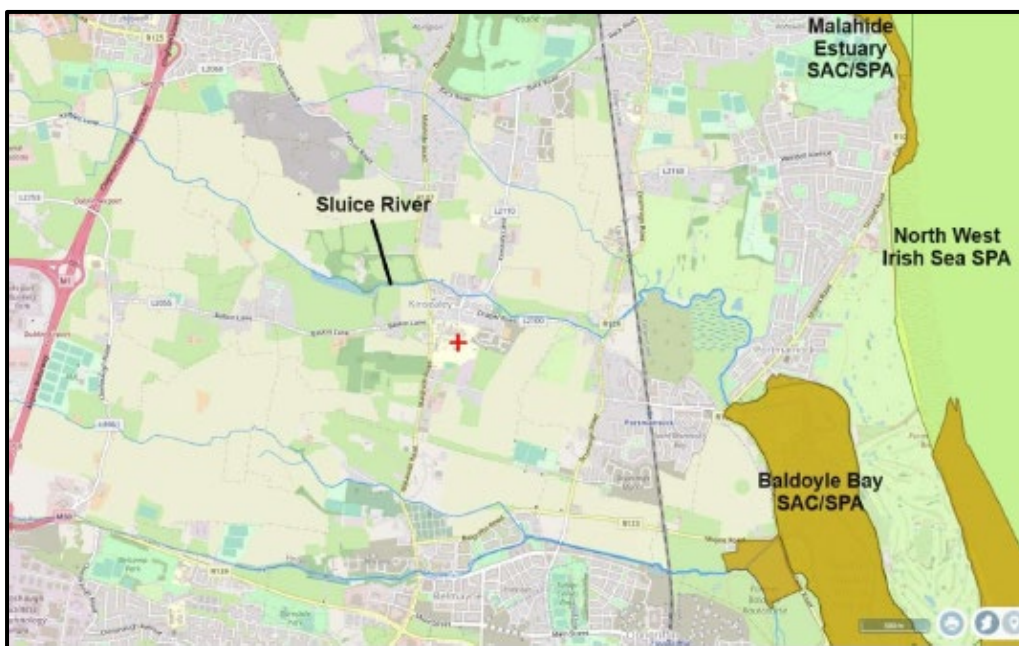
the balance of the Teagasc lands, St. Nicholas of Myra National School and a commercial truck maintenance company, KC Commercials.

The proposed development for which planning permission is sought in this application comprises a residential development of 193 units, a childcare facility with capacity for approximately 50 children, and associated and ancillary infrastructure and open space provision. The proposed residential development also includes car parking spaces within the curtilage of associated dwellings, pedestrian/cycle and vehicular access together with all ancillary, infrastructure, landscaping and boundary treatments.

2.2 Site location and context

The application site is 8.2 hectares, with 4.78 hectares net for development and is situated on the site of the former Teagasc Agricultural Research Centre in Kinsealy. The site is located as shown in Figure 2.2.

Figure 2.2 Site location relative to Natura 2000 sites



The development site is not located within or directly adjacent to any Natura 2000 site (SAC or SPA). A site survey has shown that habitats on the development site are not associated with habitats or species which are qualifying interests of Natura 2000 sites. There is no direct surface, hydrological, or terrestrial pathway from the development site to any Natura 2000 site.

3.0 EIAR SCREENING METHODOLOGY

3.1 Introduction and legislative requirements

This section of the report sets out the basis for Screening so that the assessment can be completed by the Competent Authority to determine whether an Environmental Impact Assessment Report (EIAR) is required for the proposed development. The requirement for EIA derives from Directive 2011/92/EU as amended by Directive 2014/52/EU together referred to as the “EIA Directive”. The EIA Directive has been transposed into Irish law under the Planning and Development Act, 2000, as amended and the Planning and Development Regulations 2001 – 2024 (the “PDA Regulations”).

The legislation categorises projects with respect to the EIA process as follows:

- projects that exceed the thresholds set out in the legislation and therefore have a mandatory requirement to prepare an EIAR;
- projects that are sub-threshold which must be assessed on a case-by-case basis to determine whether or not they are likely to have significant effects on the environment; and
- projects that fall under Annex II (13) (a) of the EIA Directive where any change or extension of projects listed in Annex I or Annex II, are already authorised, executed or in the process of being executed.

Schedule 5 of the PDA Regulations sets out the list of developments that require an Environmental Impact Assessment (EIA) in accordance with the EIA Directive. The List of Developments in Part 1 and Part 2 of Schedule 5 of the Regulations have been examined to determine whether a mandatory or discretionary EIAR is required for the proposed development.

Classes of development listed in Part 1 of Schedule 5 of the PDA Regulations relate to major industrial and infrastructural projects (e.g. power stations, refineries, metal works, major pipelines and powerlines, and mines). The proposed development does not conform to any of the classes of development and therefore is not a ‘project’ as set out in Part 1 of Schedule 5 of the PDA Regulations. Therefore, there is no requirement for mandatory EIA under this provision.

However, the proposed development does relate to Class 10 of development listed in Part 2 of Schedule 5, although it does not meet or exceed any of the corresponding thresholds.

The proposed development falls within Class 10(b) of Annex II – ‘Urban Development’. The relevant thresholds are as follows:

- Class 10 (b)(i) – ‘Construction of more than 500 dwelling units’, and
- Class 10(b)(iv) ‘urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere’.

The proposed development comprises 193 no. dwellings and a creche and therefore falls below the Class 10(b)(i) threshold of 500 units. The site area of approximately 8.12 ha also falls below the applicable Class 10(b)(iv) threshold of 10 ha. Accordingly, the proposed development is ‘sub-threshold’ in respect of development classes 10(b)(i) and 10(b)(iv) as listed in Part 2 of Schedule 5 of the PDR 2001, and therefore should be screened for the requirement for ‘sub-threshold EIA’ in accordance with Part 2 Class 15 of the PDA Regulations, to determine whether there is a likelihood of significant effects and, therefore, whether EIA is required for the proposed development.

Schedule 7A of the PDR 2001 requires the applicant to provide:

- “1. *A description of the proposed development, including in particular—*
 - a) *a description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and*
 - b) *a description of the location of the proposed development, with 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—*
 - 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.*
4. *The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.*

This information is provided in the following sections.

This report presents the necessary information required of the applicant, as set out in Schedule 7 of the PDA Regulations, to enable the competent authority to carry out a preliminary examination of, at least, the nature, size or location of the development, (including proximity to ecologically sensitive sites and the potential to affect other environmental sensitivities in the area) and to make a determination as to whether there is a real likelihood of significant effects on the environment, as specified in Schedule 7A of the PDR 2001, and with reference to the criteria in Schedule 7 of the PDR 2001.

Article 103 of the PDA Regulations sets out the requirement to submit an EIAR with sub-threshold development which notes that where a planning application does not contain an EIAR the planning authority must carry out a preliminary examination of the development. Article 103(1A)(a) of the Planning Regulations places an obligation on the Planning Authority that it must satisfy itself that the Applicant has provided ‘...any further relevant information on the characteristics of the proposed development and its likely significant effects on the environment, including, where relevant, information on how the available results of other relevant assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive have been taken into account.’

Article 103 (1A)(b) of the Planning Regulations states that:

‘...the information may be accompanied by a description of the features, if any, of the proposed development and the measures, if any, envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment of the development.’

This section of the report provides the necessary information to enable the Planning Authority to complete an examination for the purposes of a screening determination by having regard to all of the matters prescribed under Articles 103(3) of the PDA Regulations.

This report presents the relevant information to enable the competent authority to carry out the screening and to consider and assess any likely significant effects of the proposed development.

3.2 Methodology

The EIAR screening report was prepared having considered the following reference documents:

- Guidelines on the Information to be Contained in Environmental Impact Assessment Reports (Environmental Protection Agency, 2022);

EIA Screening Report, LDA, Kinsealy, Co. Dublin

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- Interpretation of definitions of project categories of annex I and II of the EIA Directive (European Commission 2015);
- Department of the Environment, Community and Local Government (2018), Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment;
- Environmental Impact Assessment (EIA), Guidance for Consent Authorities regarding Sub-threshold Development (Environmental Protection Agency, 2020);
- Environmental Impact Assessment of Projects Guidance on Screening (European Commission, 2017);
- Environmental Impact Assessment Screening, Practice Note PN02 Office of the Planning regulator, 2021

The screening process is described in the EPA Guidelines on the Information to be Contained in Environmental Impact Assessment Reports (2022) as shown schematically in Figure 3.1. This is the process that was followed in this report.

Figure 3.1 EIAR Screening process (extracted from EPA Guidelines 2022)

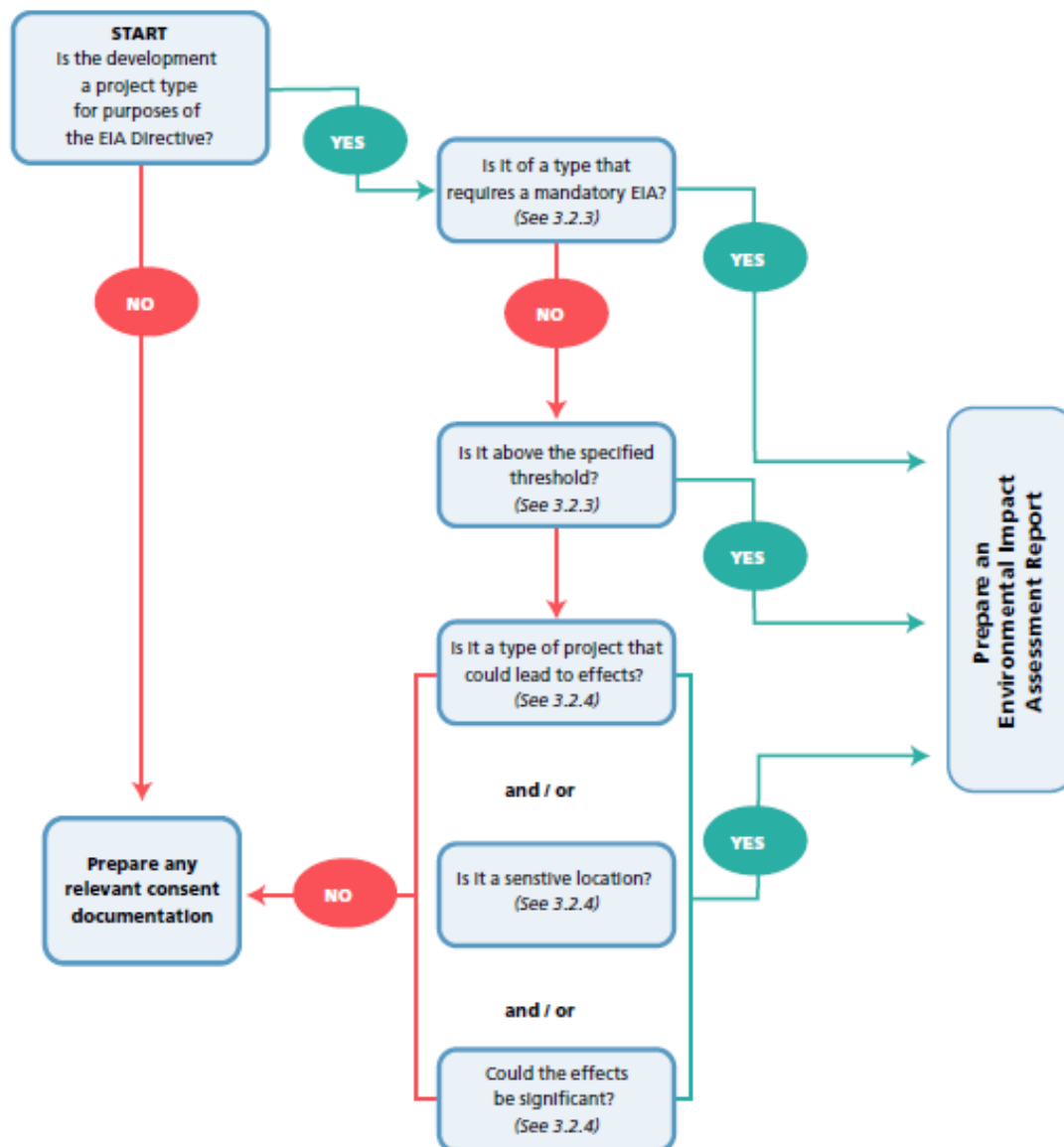


Figure 3.2 Screening

4.0 SCREENING ASSESSMENT FOR EIAR

4.1 Mandatory EIAR Review

The requirement for EIA is mandatory for specified project types which have a high likelihood of impacting the receiving environment. These projects are listed in Annex I of the EIA Directive and in Schedule 5 Part 1 of the *PDA Regulations*. The proposed residential development does not fall within the list of activities requiring mandatory EIA as set out in the legislation and summarised below in Table 4.1; the full list of project types is included in Appendix I.

Table 4.1 Summary of project types in Schedule 5 Part 1 of the *Planning and Development Regulations 2001* as amended

1. Crude oil refineries
2. Power stations
3. Nuclear fuel and waste production, deposal, or storage
4. Production and processing of metals
5. Asbestos installation
6. Integrated chemical installations
7. Railway traffic or airports
8. Waterways, ports, and piers
9. Hazardous waste disposal installations
10. Non-hazardous waste disposal installations
11. Groundwater abstraction or recharge
12. Transfer of water resources between river basins
13. Waste water treatment plants
14. Extraction of petroleum and natural gas
15. Dams
16. Pipelines
17. Intensive rearing of poultry or pigs
18. Industrial plants for timber production
19. Quarries and open-cast mining
20. Construction of overhead electrical power lines
21. Installations for storage of petroleum, petrochemical, or chemical products
22. Any change to or extension of projects listed in this Annex
23. Storage sites of geological storage of carbon dioxide
24. Installations for the capture of CO ₂ streams for the purposes of geological storage

4.2 Discretionary EIAR Review

The proposed development has also been considered under the relevant list of activities which require discretionary consideration for the requirement of an EIAR. This applies to those projects listed in Annex II of the EIA Directive and Part 2 of Schedule 5 of the PDA Regulations. The proposed development has therefore been considered in relation to the list of activities requiring discretionary EIA as set out in the legislation and as summarised in Table 4.2.

Table 4.2 Project types in Schedule 5 Part 2 of the PDA Regulations

1. Agriculture, silviculture and aquaculture
2. Extractive industry
3. Energy industry
4. Production and processing of metals
5. Mineral industry
6. Chemical industry
7. Food industry
8. Textile, leather, wood and paper industries
9. Rubber industry
10. Infrastructure projects
11. Other projects
12. Tourism and leisure
13. Changes, extensions, development and testing
14. Works of demolition
15. Any other project

The proposed development relates to Class 10 as defined in Schedule 5 Part 2 of the Planning and Development regulations which includes the following classes of development:

- **Class 10(b)(i):** Construction of more than 500 dwelling units.
- **Class 10(b)(iv):** Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere. (In this paragraph, “business district” means a

district within a city or town in which the predominant land use is retail or commercial use.)

The proposed development is for 193 units and therefore does not fall within the Class 10(b)(i) category. Class 10(b)(iv) was also considered. The proposed development site is 8.12ha which is significantly lower than the relevant 10 hectare threshold and therefore the proposed development is sub-threshold and does not automatically require an EIAR. No other sub-category of Class 10 applies to the proposed development.

Class 11 includes a list of projects which do not include residential developments and therefore is not applicable to the proposed development.

Class 13 specifically refers to changes to projects which qualify under categories of the above lists and is not applicable. Class 14 is not applicable.

The following is noted in respect of Class 15: *Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.* An assessment has therefore been carried out to further examine whether an EIAR is required taking account of the criteria outlined in Schedule 7 of the PDA Regulations and this assessment is presented in Section 5.0.

5.0 SUB-THRESHOLD DEVELOPMENT EIAR REVIEW

5.1 Information considered for sub-threshold review

For sub-threshold developments listed in Schedule 5 Part 2, a screening determination is required to be undertaken by the competent authority unless, on preliminary examination it can be concluded that there is no real likelihood of significant effects on the environment. The information to be provided for the purpose of screening assessments for sub-threshold development is provided in Schedule 7A of the PDA Regulations and is summarised as follows:

1. *A description of the proposed development, including in particular:*
 - *the size of the proposed development,*
 - *the cumulation with other proposed development,*
 - *the use of natural resources,*
 - *the production of waste,*
 - *pollution and nuisances,*
 - *the risk of accidents, having regard to substances or technologies used.*
2. *The location of the proposed development and the environmental sensitivity of geographical areas likely to be affected by proposed development, having regard in particular to:*
 - *the existing land use,*
 - *the relative abundance, quality and regenerative capacity of natural resources in the area,*
 - *the absorption capacity of the natural environment.*
3. *A description of the aspects of the environment likely to be significantly affected by the proposed development and a description of any likely significant effects*

The information required to enable the Authority to carry out the screening assessment has been provided in this report to assist with the determination of whether an EIA is required on the basis of the characteristics of the proposed development and the surrounding environment.

5.2 Review of the proposed development

A review of the proposed development is included in the following section as well as a screening checklist included in Table 5.1 as specified in the Directive and includes aspects of the environment with the potential to be affected significantly by the proposed development.

5.2.1 Characteristics of the proposed development

5.2.1.1 Introduction

The proposed development consists of the demolition of existing buildings and structures on a site associated with the former Teagasc Research Centre, and the construction of 193 no. residential dwellings comprising 153 no. two storey houses (consisting of 30 no. two-bed; and 123 no. three-bed terraced houses) and 40 no. duplex units (comprising 20 no. two-bed ground floor apartments with 20 no. three-bed duplexes above) arranged in three storey blocks.

The proposed development includes a single storey childcare facility (approx. 283 sqm gross floor area) with the capacity for approximately 50 children.

The proposed development incorporates approximately 1.65 ha of dedicated public open space comprising a series of open spaces and a central east-west green route linear park and parklands along the east boundary. In addition, 2.2 ha of green belt lands are included to the south and south-east of the residential development area to accommodate a playing pitch.

Vehicular access to the site will be via a new vehicular entrance at Gandon Lane to the north (providing access to the northern part of the site) and a new vehicular access from the Malahide Road, located to the south of the existing Malahide Portmarnock Educate Together National School (providing access to the southern part of the site).

The proposed development includes 229 no. car parking spaces (comprising 193 no. residential spaces, 4 no. childcare drop off spaces, 3 no. childcare staff spaces, and 29 no. visitor spaces), and 345 no. bicycle parking spaces (201 no. private secure on-curtilage spaces for houses without independent garden access, 100 no. private secure spaces and 20. no. visitor spaces for duplex units, 20 no. childcare drop-off spaces, and 4 no. childcare staff spaces).

The proposed development facilitates pedestrian and cycle links to existing and proposed adjoining developments, including the provision of an east-west greenway connecting residential lands to the east of the site at Newpark to the Malahide Road and the provision of a north-south link connecting Beechwood in the north to the green belt lands in the south, with provision for a future link to the St Nicholas of Myra national school. .

The proposed development has an overall site area of 8.2ha, and includes bin storage, internal roads, boundary treatments, public lighting, 3 no. ESB unit substations, water supply, surface water drainage and foul water drainage infrastructure, and all associated and ancillary site and development works.

5.2.1.2 Size of the proposed development

The area of the application site is given as 8.12ha with a net development area of 4.78ha. The site area is lower than the relevant 10 hectare threshold for an EIAR. The scale and nature of the development is not likely to cause significant effects on the environment.

5.2.1.3 The cumulative impacts with other proposed development

A review of the planning history of the site and surrounding area using the Fingal County Council on line Planning Portal determined that existing development in the surrounding area comprises mainly residential and educational uses. The two schools are in close proximity to the site and the remainder of the site area is bounded predominantly by residential developments. An outline of Planning Applications in the immediate vicinity of the site is shown in Figure 5.1 and in Table 5.1 with almost all of the developments identified in the immediate area as residential.

There is potential for cumulative impacts to arise especially in respect of traffic, air quality and noise, mainly in relation to the construction phase. With normal conditions to be imposed on the proposed development in relation to traffic movements, noise and dust emissions, mainly during the construction phase, it is considered that significant impacts on the environment from cumulative effects will not arise. Even without these conditions, any impacts arising would be temporary and would not be significant.

Cumulative effects of this type of urban growth can also arise from replacing permeable ground with hard surfaces. To combat effects, the Greater Dublin Strategic Drainage Study was published in 2005 which aims to ensure that new developments integrate sustainable drainage systems (SUDS) to maintain natural, or ‘green field’ rates of surface water run-off while also improving water quality in rivers. This development is fully compliant with these SUDS principles as set out in the engineering services report prepared by Cronin Sutton Consulting Engineers. Accordingly, the potential for cumulative impacts is minimised and significant adverse impacts will not arise.

Figure 5.1 Planning History in the vicinity of the site

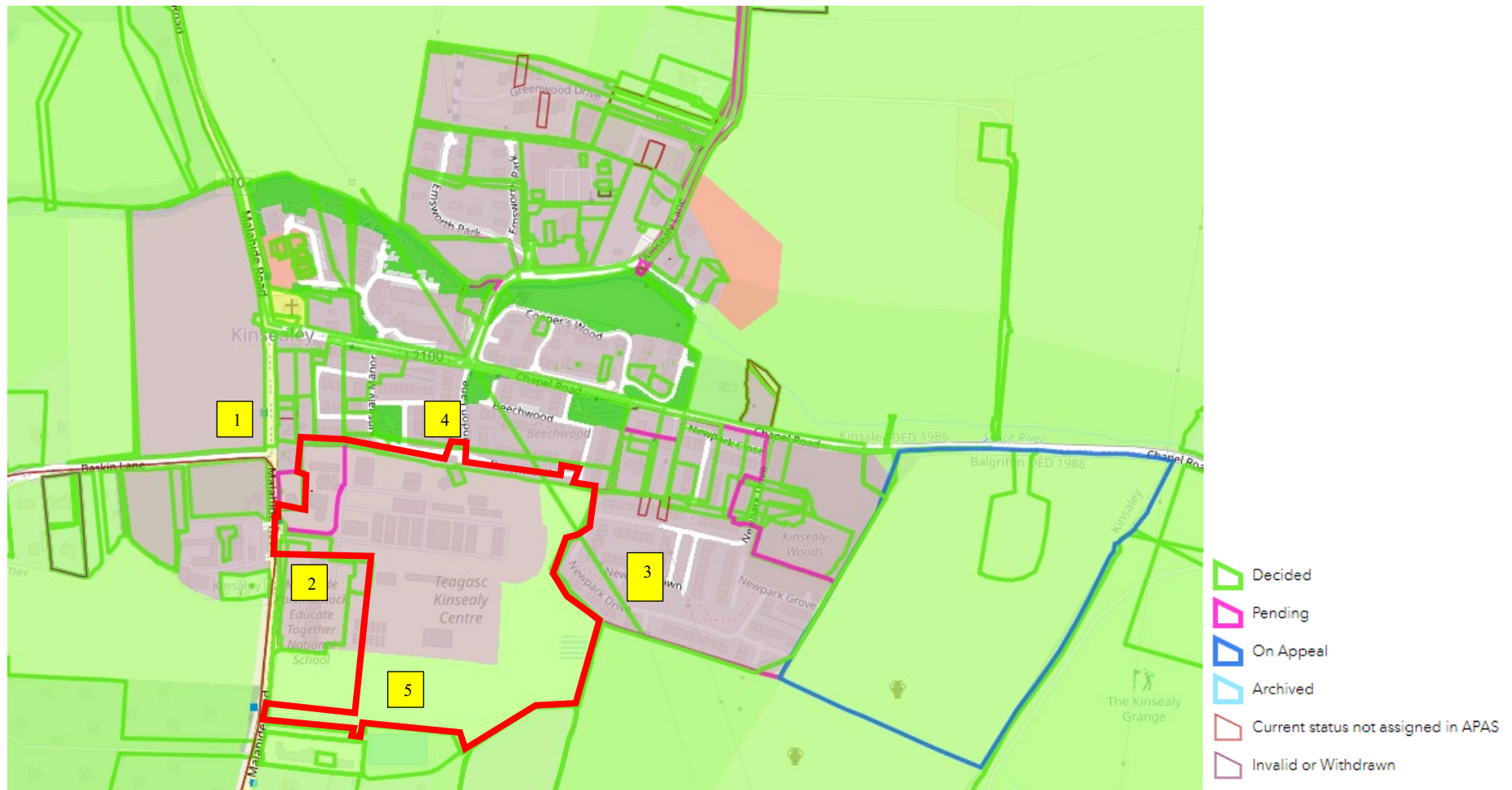


Table 5.1 Planning history in the immediate site vicinity

Map Ref	Planning Ref	Site location	Description of development	Planning Status
1	FCC Reg Ref. F21A/0647 (ABP Ref. 312855-22)	Northwest of site, north of Baskin Lane	Construction of 87 no. residential dwellings (c. 261 sq. m GFA in total), a licenced convenience store (c. 2,347sqm GDA) a civic space (c.1877sqm) together with all associated site and development works	ABP granted permission on 8 April 2024
2	FCC Reg Ref. F20A/0193	The proposed development will be located within the curtilage of Protected Structure RPS No. 0914 on the former Teagasc lands.	The provision of temporary primary school buildings by way of construction of 2 No. prefabricated buildings (c.180 sq. meters) on a defined site area with all associated site works including hard surface areas. Temporary permission for a period no longer than 5 years is being sought.	FCC granted permission on 02 June 2021.
3	FCC Reg Ref. F16A/0464 (ABP Ref. PL06F.248515). FCC Reg. Ref. F19A/0471	Kinsaley House on lands immediately east of the subject site on lands now comprising the Newpark residential development.	Demolition of buildings and construction of 100 houses and all associated works on a site of 6.5ha. (16.06 acres).	ABP granted permission on 25 October 2017. Revised permission granted 14 January 2020 for amendments to some of the units.
3	FCC Reg Ref. F20A/0102	Kinsaley House on lands immediately east of the subject site on lands now comprising the Newpark residential development.	Variation to permitted residential development	FCC granted permission on 21 July 2020 to vary permitted residential development F16A/0464 and PL 06F.248515
3	FCC Reg Ref. F20A/0139	Kinsaley House on lands immediately east of the subject site on lands now comprising the Newpark residential development.	Variation to permitted residential development	FCC granted permission on 13 August 2020 to vary permitted residential development F16A/0464 and PL 06F.248515

Map Ref	Planning Ref	Site location	Description of development	Planning Status
3	FCC Reg. Ref. F20A/0303	Kinsaley House on lands immediately east of the subject site on lands now comprising the Newpark residential development.	Reconfiguration and redesign of the permitted housing units (Fingal County Council Reg. Ref. F16A/0464; An Bord Pleanála Ref. PL06F.248515), to provide for an increase from 74 houses (11 no. two beds, 46 no. three beds, 17 no. four beds) to 96 no. two storey houses including 34 no. semi-detached and 62 no. terraced units (comprising 11 no. two beds, 82 no. three bed and 3 no. four bed units).	FCC granted permission 3 February 2021
3	FCC Reg. Ref. F21A/0527	Kinsaley House on lands immediately east of the subject site on lands now comprising the Newpark residential development.	Amendments to permitted development	FCC granted permission on 6 January 2022
4	FCC Reg Ref. F16A/0511 (ABP PL.06F.248584):	Lands immediately north of the subject site on lands now comprising the Beechwood residential development.	Demolition of 'Springfield' and construction of 82 no. residential units, childcare facility and all associated site works on a site of 3.65 ha at Chapel Road and Kinsaley Lane	ABP granted permission on 18 October 2017
5	ABP Ref. 301908-18:	Uisce Eireann, has reserved both a permanent and a construction wayleave across a significant portion of the southern section of the subject lands to facilitate the delivery of the proposed foul drain as part of GDDS project.	The Greater Dublin Drainage Scheme (GDDS) Strategic Infrastructure Development (SID), described in summary as a proposed wastewater treatment plant, orbital sewer, outfall pipeline, sludge hub storage centre and regional biosolids storage facilities	ABP granted permission on 11 November 2019. The application has been remitted to the Board for reconsideration on 7 December 2021 following Order of the High Court. The consideration of the application is ongoing.

5.2.1.4 Nature of any associated demolition works

The proposed development will not involve any significant demolition of structures. Structures including the glasshouses on the site will be demolished with an estimated area of 6,500sqm. Considering the nature of the structures, the scale of demolition is considered small in terms of potential environmental impact of the works.

5.2.1.5 The Use of Natural Resources

There are no significant natural resources on the site and in the surrounding area and use of natural resources during construction will be limited. Standard construction materials will be used as part of the proposed development and the quantity of natural resources used (i.e. soil) will be relatively small given the scale of the proposed development. Soil excavated for construction will be reused on site or removed off site for re-use elsewhere. Vegetation removed during construction works will be replaced where possible as part of a landscaping plan for the site. There is no significant requirement for water usage. During the operation phase, provision is made in the design to minimise natural resource usage in particular by reusing materials where possible and by retaining the maximum number of existing trees.

5.2.1.6 Production of Waste

The proposal will not generate significant quantities of waste. Waste produced during the construction phase will be managed by a site specific construction and demolition waste management plan. The majority of waste arisings will be clean material and all activities on site will adhere to the construction management best practice guidelines as specified in '*Best Practice Guidelines for the Preparation of Resource & Waste Management Plans for Construction & Demolition Projects*' (2021). Any materials that cannot be reused will be removed offsite by a licensed contractor during construction and operation whilst any inert waste generated during construction and operation will be disposed of at a suitably licensed facility. It is unlikely that the proposed development will have any significant effects in relation to the production of waste. During the operational phase there will be non hazardous waste and packaging waste, WEEE, empty containers and landscaping waste. Waste will be managed in accordance with the requirements of the Operational Waste Management Plan for the proposed development.

5.2.1.7 Pollution and Nuisances

The proposed development has the potential to result in pollution and nuisances in the area during the construction phase due to dust and noise. Mitigation measures are proposed to deal with these issues including best practice construction methodology. It is considered that soil and water pollution impacts are insignificant and will not result in pollution or nuisance. Subject to the implementation of the best practice measures identified in the Construction Environmental Management Plan (CEMP) for the proposed development, it is considered that these impacts would not be significant.

5.2.1.8 Risk of Accidents, having regard to substances or technologies used

There have been no significant risks identified. The implementation of the best practice measures identified in the Construction Environmental Management Plan (CEMP) for the proposed development will ensure that potential impacts would not be significant.

5.2.1.9 Risks to Human Health

Risks to human health from the proposed development can principally arise from noise and dust emissions during construction. There are no identified risks to human health other than perhaps minor disturbance from noise or dust emissions. Subject to the implementation of the mitigation and best practice measures identified as part of the proposed development, it is considered that these impacts would not be significant.

5.2.2 Location of the proposed development

The application site is 8.2 hectares, with 4.78 hectares net for development and is situated on the site of the former Teagasc Agricultural Research Centre in Kinsealy. The site is located as shown in Figures 5.1 and 5.3.

The development site is not located within or directly adjacent to any Natura 2000 site (SAC or SPA) as shown in Figure 5.2. This part of north Dublin remains mostly composed of open and agricultural land but is also close to built-up residential zones and busy roads. There are no water courses identified by the Environmental Protection Agency (EPA) flowing through the site or along the site boundary. The development site lies within the catchment of the River Sluice, a relatively short water course that discharges to Baldoyle Bay at Portmarnock. The river flows c.200m to the north at its nearest point while the intervening land is occupied by roads and suburban residential development.

Figure 5.2 Site location relative to Natura 2000 sites

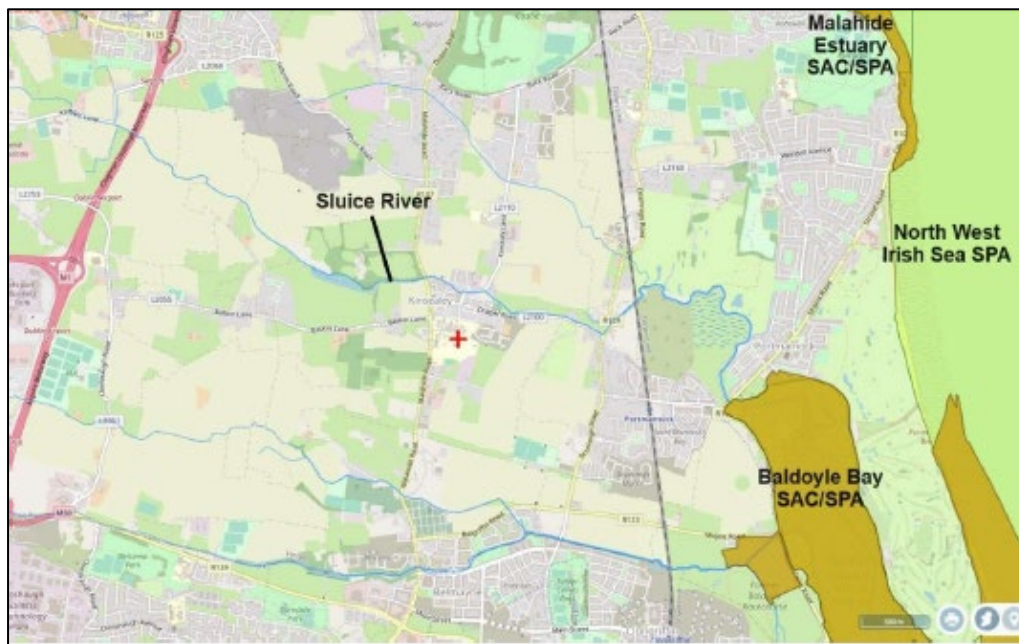


Figure 5.3 Existing Site Layout



5.2.3 Types and Characteristics of the Potential Impacts

5.2.3.1 Potential Impacts

Potential impacts can arise in relation to:

- Impacts on protected sites or species;
- Noise, vibration, dust and related nuisances for lands and adjoining properties the site mainly during the construction phase.
- Pollution of groundwater and surface water during construction.
- Features of archaeological potential.

5.2.3.2 Potential impacts on protected sites

For projects of this nature an initial 15km radius is normally examined to assess potential impacts. There are a number of Natura 2000 sites within this radius as shown in Figure 5.2. An AA Screening Assessment was carried out together with an assessment of ecology and biodiversity on the site. The results of the assessment are summarised in this report, and the complete report is also submitted with this application. The AA Screening report notes that: *“There is no direct surface, hydrological, or terrestrial pathway from the development site to any Natura 2000 site. The Sluice River provides an indirect surface water hydrological connection to Natura 2000 sites in Baldoyle Bay however this water course is c.200m from the development site boundary.”* There may be an indirect pathway to the river via surface water run-off during both the construction and operational phases. There is also an indirect pathway through the foul sewer to Dublin Bay via the Ringsend WWTP which will continue to treat water from north Dublin until the proposed new Waste Water Treatment Plant at Clonshagh is permitted and developed.

The AA Screening report further notes:

There are hydrological links to the Baldoyle Bay SAC (site code: 0199) and SPA (site code: 4016), South Dublin Bay and River Tolka Estuary SPA (site code: 4024), the South Dublin Bay SAC (site code: 0210), the North Bull Island SPA (site code: 4006), the North Dublin Bay SAC (site code: 0206) and the North West Irish Sea (site code: 4236).

In order for an effect to occur there must be a pathway between the source (the development site) and the receptor (the SAC or SPA). As shown in the AA Screening report, there is an indirect pathway to the Natura 2000 sites. The potential impacts as assessed in the AA

Screening report are summarised here with extracts from the AA Screening Report shown where relevant in italics.

(i) Habitat Loss

The development site is approximately 2.2km from the boundary of the nearest Natura 2000 site, Baldoyle Bay SPA / SAC. The intervening land is occupied by urban development and transport links, as well as some open, agricultural land. Because of the distance separating these areas there is no pathway for loss or disturbance of habitats in any Natura 2000 site, or other semi-natural habitats that may act as ecological corridors or stepping stones for important species associated with the qualifying interests of Natura 2000 sites. The AA Screening report concluded that “No significant effects are likely to arise to Natura 2000 sites from this source.”

(ii) Habitat Disturbance / Ex situ impacts

The development site is approximately 2.2km from the boundary of the Baldoyle Bay SAC/SPA, and over 4.8km to the North Dublin Bay SAC/North Bull Island SPA. Because of this significant distance separating these areas there is no pathway for indirect loss or disturbance of habitats within any Natura 2000 site or other semi-natural habitats that may act as ecological corridors for important species associated with their qualifying interests.

Wetland birds are known to feed on amenity grassland areas which are located at various points around Dublin City. No such areas are known from the Kinsealy area. There is no suitable habitat on the development site for feeding or roosting birds which are qualifying interests of Natura 2000 sites. This development is not likely to result in any ex-situ impacts.

The AA Screening report concluded that “No significant effects are likely to arise to Natura 2000 sites from this source.”

(iii) Amenity disturbance

The development is not likely to affect amenity use at Natura 2000 sites due to the nature and location of the development.

(iv) Hydrological Impacts - wastewater

There is an indirect pathway between the development site and Natura 2000 sites in Dublin Bay. While the issues at Ringsend wastewater treatment plant are being dealt with in the medium-term evidence suggests that some nutrient enrichment is benefiting wintering birds for

EIA Screening Report, LDA, Kinsealy, Co. Dublin

which SPAs have been designated in Dublin Bay (Nairn & O'Hallaran eds, 2012). Additional loading to this plant arising from the operation of this project are not significant as there is no evidence that pollution through nutrient input is affecting the conservation objectives of any of the Natura 2000 sites in Dublin Bay.

The AA Screening report concluded that *“No significant effects are likely to arise to Natura 2000 sites from this source.”*

(v) Hydrological Impacts – surface water during operation

The integration of SUDS into the project design will ensure that no changes will occur to the quantity or quality of surface water run-off. These are standard measures which are included in all development projects and are not included to avoid or reduce an effect to any Natura 2000 site. These are therefore not mitigation measures in an AA context.

The AA Screening report concluded that *“No significant effects are likely to arise to Natura 2000 sites from this source.”*

(vi) Hydrological Impacts – surface water during construction

During the construction phase there will be earth works however the likelihood of sediment, or other construction pollutants entering the River Sluice, entrained in rain run-off, is low. This is due to the separation (c.200m) between the river and the construction site. No works are to be undertaken at the River Sluice. While sediment can be detrimental to the ecological quality in rivers, the same is not the case for estuaries and tidally influenced habitats, which rely on vast quantities of sediment for their functioning.

The AA Screening report concluded that *“No significant effects are likely to arise to Natura 2000 sites from this source.”*

(vii) Dust

During the construction phase it can be expected that some dust emission will occur which is likely to be localised and temporary in nature. Dust deposition can impact upon ecosystems through blocking the stomata of leaves, thus retarding plant growth. Research has found however that this impact is localised in nature and typically occurs where there are significant dust emissions. Given the distance to Natura 2000, this is not considered significant. The AA Screening report concluded that *“No significant effects are likely to arise to Natura 2000 sites from this source.”*

Conclusion and Finding of No Significant Effects

No significant effects will arise from this project to Natura 2000 sites in Dublin Bay: the North Dublin Bay SAC, South Dublin Bay SAC, the North Bull Island SPA, the South Dublin Bay and River Tolka Estuary SPA, North West Irish Sea SPA or in Baldoyle Bay: Baldoyle Bay SAC or Baldoyle Bay SPA. The AA Screening Report specifically concluded as follows:

In carrying out this AA screening, mitigation measures have not been taken into account. Standard best practice construction measures which could have the effect of mitigating any effects on any European Sites have similarly not been taken into account.

On the basis of the screening exercise carried out above, it can be concluded that the possibility of any significant impacts on any European Sites, whether arising from the project itself or in combination with other plans and projects, can be excluded beyond a reasonable scientific doubt on the basis of the best scientific knowledge available.

5.2.3.3 Potential ecological impacts

An ecological Impact Assessment (EcIA) of the potential effects of the proposed development on habitats and species and biodiversity was prepared by TMS Environment Ltd and the report is presented with the application. The report describes the ecology of the proposed development area, with emphasis on habitats, flora and fauna, and assesses the potential effects of the proposed development on ecological receptors. The report was prepared by TMS Environment Ltd and also considers specialist reports on AA Screening and Bats prepared by Openfield Ecological Services and by Wildlife Surveys Ireland as referenced in the report. This report concluded that the proposed development is unlikely to have any significant impact on protected species. The report found that while there will be impacts on habitats and biodiversity on the site, there will be no significant adverse impacts.

The development will result in the loss of certain existing habitats, including mixed broadleaved and immature woodlands, and the partial removal of vegetation in the northern and central parts of the site. This will negatively affect the species that rely on these habitats, particularly those dependent on mature trees and unfragmented woodland areas. Efforts to retain and incorporate existing mature trees, hedgerows, and vegetation into the development, particularly within the central green corridor, will help mitigate some of these losses.

The installation of bat boxes, roosting features, and the designation of dark sky areas are positive steps that will enhance roosting and foraging opportunities for bats. The integration of

SuDS and green infrastructure into the landscape will transform areas currently dominated by artificial surfaces into more biodiverse spaces. These systems will enhance habitat quality, support water management, and contribute to creating a more interconnected green network across the site.

5.2.3.4 Archaeological and other impacts

There is no archaeological or architectural heritage on or in the vicinity of the site which could be impacted on by the proposed development. The former Teagasc Headquarters Building, (currently occupied by Educate Together) is listed as a Protected Structure, but the assessment has concluded that there will be no adverse impact on this protected structure.

The proposed development will be managed in accordance with the CEMP that is submitted with the proposed development. Consequently the environmental impacts will be managed to ensure that no significant adverse impact occurs.

The proposed development will be localised and will take place fully within the administrative area of Fingal and consequently no transfrontier impacts arise.

It is considered that impacts from the proposed development will not have the potential to affect a large range of receptors over a wide geographical area. The spatial extent of impacts would be more localised and the size of the population likely to be affected is not considered significant.

Impacts from the proposed development can arise over the duration of the construction works, particularly with respect to noise and dust emissions, potential pollution of groundwater and surface water, and traffic impacts on the local road network. Subject to the strict implementation of the mitigation and best practice measures proposed in the Resource and Construction and Demolition Waste Management Plan, it is considered that these impacts would not be significant.

It is considered that the duration of any impacts will be during the construction phase of the development which is short term and temporary.

5.3 Conclusions on Sub-threshold development EIAR screening

The proposed development has been assessed and it has been determined in relation to sub-threshold development EIAR screening as follows.

Class	Criteria	Summary	Is EIA required?
Part 2 Class 10(b)(i)	Construction of more than 500 dwellings	The proposed development is for 193 dwellings	No
Part 2 Class 10(b)(iv)	Urban development which would involve an area greater than 10 hectares	The site is 8.12ha which is substantially lower than the threshold	No
Part 2 Class 13	Changes to projects which qualify under categories of the Schedule 5 Part 2 lists.	This is not applicable as this is a new proposed development.	No
Part 2 Class 15	Any project not meeting thresholds of Part 2 but would still be likely to have significant environmental impacts having regard to criteria in Schedule 7.	Proposal has been assessed and is not likely to have significant effects	No

6.0 STATEMENT ON THE RESULTS OF ENVIRONMENTAL ASSESSMENTS

6.1 Information relating to Schedule 7 and Schedule 7A of the PDA Regulations

The proposed project is considered sub-threshold development that should be examined / assessed in accordance with Schedule 7 Sub-threshold criteria as summarised in Section 5.1. Specifically, the following information (in summary) has been presented and considered in this screening report.

1. Characteristics of the proposed development
2. Location of proposed development
3. Types and characteristics of potential impacts

The information required by Schedule 7A to be submitted for the purpose of Screening Sub-threshold development for EIA has been presented and considered in this screening report as summarised below.

- 1. A description of the proposed development, including in particular—
 - (a) a description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and
 - (b) a description of the location of the proposed development, with 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—
 - (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.*
- 4. The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.*

Having regard to this information, it is considered that an EIAR is not required as no significant effects are likely to arise as a result of the proposed development.

6.2 Article 103(1A) - Other Assessments

This section demonstrates how the other relevant assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive have been taken into account as part of this EIA Screening Report..

This statement has been formulated with regard to the following supporting information and reports prepared by specialist consultants, all of which have been submitted with the application:

- AA Screening Report prepared by Open Field Ecological Services Ltd;
- Bat Survey and Assessment, Wildlife Surveys Ireland;
- Ecological Impact Assessment report by TMS Environment Ltd;
- Civil Engineering Report prepared by Cronin Sutton Consulting Engineers;
- Site Specific Flood Risk Assessment Report by CS Consulting;
- Planning Report and Statement of Consistency prepared by Declan Brassil & Co Ltd;
- Arboricultural report by Arborist Associates;
- Energy & Sustainability Statement by Delap & Waller.

The various EU Directives other than the EIA Directive which have been considered in the assessments and specialist reports are referenced here.

- (i) The Habitats Directive (92/443/EEC) and Birds Directive (2009/147/EC) were considered in the AA Screening Report and Bat Assessment Report. The proposed site is not located on or in a protected site, but extensive studies were undertaken which considered the potential impacts of the proposed development and which considered the potential hydrological link via the Sluice River to protected sites. The AA Screening Report concluded as follows:

“No significant adverse effects are likely on Natura 2000 sites, their qualifying interests or conservation objectives. The proposed project will not adversely affect the integrity of European sites.”

- (ii) Bats are protected under the 1996 Wildlife Act (as amended), the Habitats Directive, the Bonn and Bern Convention, and the Euro bats agreement. The Bat Assessment Report prepared by Wildlife Surveys Ireland Ltd considered the potential impact of the

proposed development on bats. The following conclusions are noted following implementation of the proposed mitigation measures:

Predicted Impacts After Mitigation

There will be a loss of feeding and a potential for loss of roost sites immediately following clearance (none are evident from this assessment and there are clearly no maternity roosts or roosts that were occupied at the time of survey in 2023 and 2024), construction and for a number of years following construction. With time, (e.g. 4 to 5 years), roosting opportunities shall be taken up in bat boxes and buildings within the site. There will be a long-term loss in vegetation cover and a long-term increase in lighting.

There will be a long-term slight negative impact upon bats from the construction of housing within the site.

- (iii) The National Biodiversity Data Centre's online viewer was consulted in order to determine whether there have been recorded sightings of **invasive species** in the wider area. The following species were noted in the general vicinity but not within the site: Japanese Knotweed (*Reynoutria japonica*), and Giant Hogweed (*Heracleum mantegazzianum*). The Construction Environmental Management Plan (CEMP) will manage the site works to ensure that any invasive species identified during construction will be isolated and managed in accordance with Department guidance.
- (iv) The requirements of the Water Framework Directive (WFD) 2000/60/EC were considered in the Engineering Services Report prepared by Cronin Sutton Consulting Engineers, and assessed in the AA Screening Report. The Foul and Surface water drainage strategies take full account of the requirements of the WFD and include specific protective measures to ensure that effects are managed. The CS Engineering Services Report notes at Section 5.3 the specific proposed Sustainable Urban Drainage Systems (SUDS) features and concludes as follows:

The combination of the above noted elements shall allow the proposed development to adhere to the principles of sustainable drainage practices while enhancing overall storm water quality and help reduce the overall volume of attenuation required to cater for the 100-year storm event (including climate change factors).

- (v) The AA Screening report concluded that the strategies are appropriate and will not affect the quality or quantity of surface water runoff or surface water status. The assessments did not recommend any changes to these strategies and concluded that no significant adverse effects will occur. In summary the AA Screening Report concludes:

In carrying out this AA screening, mitigation measures have not been taken into account. Standard best practice construction measures which could have the effect of mitigating any effects on any European Sites have similarly not been taken into account.

On the basis of the screening exercise carried out above, it can be concluded that significant effects are not likely to arise to any Natura 2000 sites, whether arising from the project itself or in combination with other plans and projects, can be excluded beyond a reasonable scientific doubt on the basis of the best scientific knowledge available.

- (vi) The requirements of Directive 2007/60/EC were considered in the Flood Risk Assessment report prepared by Cronin Sutton Consulting Engineers. The report determined that the site is not vulnerable to flooding and concluded as follows:

- *The subject lands have no history of historical flooding based on the Office of Public Works historical flood map database.*
- *The mapping of predicted flooding extents for the area does not indicate that the site is vulnerable to flooding from pluvial or fluvial events.*
- *The site's location and elevation would also indicate that the site is not vulnerable to flooding from tidal or groundwater events.*
- *The proposed use of an attenuation system with corresponding restricted flow control will aid in reducing the flow from the subject lands during high intensity storm events and increase the spare capacity in the public storm sewer reducing the potential risk from flooding due to surcharging sewers to acceptable levels.*
- *The site is deemed to be located in Flood Zone C.*

- (vii) Directive 2002/49/EC – the Environmental Noise Directive – was considered in the acoustic report that accompanies the application. The noise impact assessment report and the Construction Environmental Management Plan considered the potential environmental noise impacts of the proposed development. It concludes that no

significant adverse impact will arise as a result of the proposed development and that any impacts would be short term and not significant.

- (viii) Climate Action and Sustainability are considered in the Climate Action, Energy and Sustainability report prepared by Delap and Waller. The principal conclusions are as follows.

The proposed development will be designed and constructed to meet Approved Document Part L 2022 Conservation of Fuel and Energy – Dwellings and Buildings other than Dwellings. This standard is also referred to as Nearly Zero Energy Building Standard (NZEB), which has become the regulatory standard since October 2022. The Part L regulation requires an overall improved energy performance for the fabric, services, lighting and renewable specification.

Be Lean, Be Clean, Be Green principles of the energy hierarchy have been incorporated throughout the design whereby space heating, cooling and lighting energy demand is minimized through a passive fabric first approach. This is exemplified through improved u-values, good thermal detailing, air tightness, high levels of natural daylight and a passive thermal comfort strategy. A feasibility study was carried out to determine the most feasible and effective low zero carbon and renewable energy technologies for the development. The analysis and proposed strategy use highly efficient Air Source Heat Pump (ASHP) and Exhaust Air Heat Pump (EAHP) to deliver space heating and domestic hot water.

Using proposed fabric, energy and renewable strategy, all buildings within the proposed development achieve compliance with TGD Part L 2022 and consequently the Fingal County Development plan policies. Compliance has been demonstrated through DEAP and NEAP calculations.

The various assessments and reports conclude that there will be no significant adverse impacts arising from the proposed development and that the proposed development will comply with requirements of the relevant Directives.

This information, in conjunction with the EIAR Screening presented herein, is provided to enable the Planning Authority to complete an examination for the purposes of a screening determination by having regard to all of the matters prescribed under Articles 103(3) of the

Planning Regulations. This report concludes that there is no requirement for sub-threshold Environmental Impact Assessment (EIA) arises in respect of the proposed development.

7.0 CONCLUSIONS

It is considered that the proposed development is a sub-threshold development for the purposes of EIA Screening. On the basis of the information provided in this screening report, it is the opinion of TMS Environment Ltd that significant environmental effects are highly unlikely to arise from the proposed development. It has therefore been concluded that an EIAR should not be required for the proposed development as it is not likely to have significant effects on the environment. The information provided in this screening report may be used by the competent authority, Fingal County Council, to support its determination of the need or otherwise for an EIAR for the proposed development.

Figure 5.4 Approximate 15km radius around the proposed development (red circle) site and Natura 2000 sites.

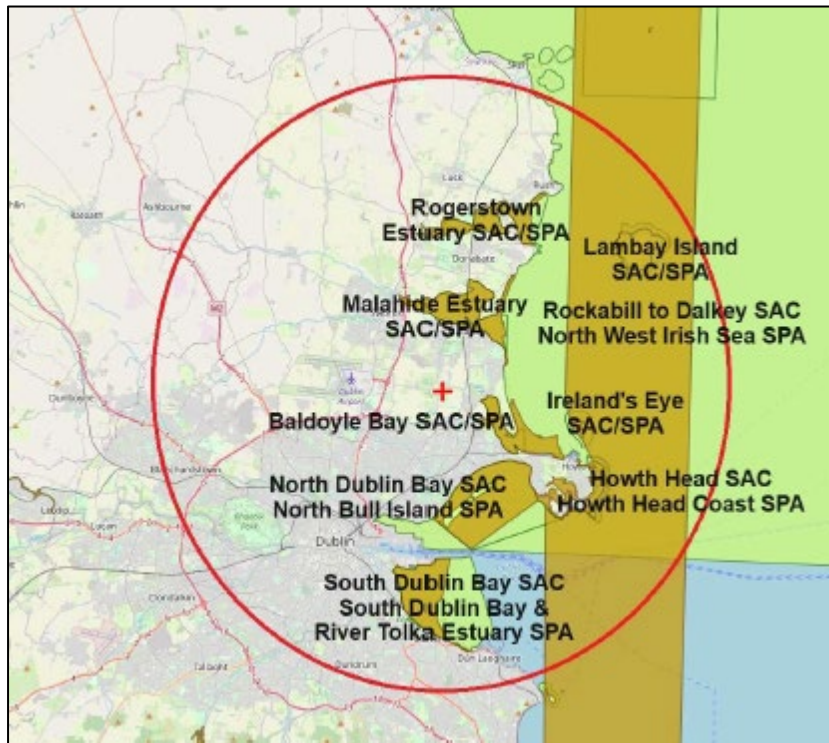


Table 5.2 Screening Checklist to determine if EIA is required

Questions to be Considered	Yes / No	Is this likely to result in a significant impact?
1. Will construction, operation or decommissioning of the Project involve actions which will cause physical changes in the locality (topography, land use, changes in waterbodies, etc.)?	Yes	No. The proposed development is for residential development. The proposed development would therefore not result in any major physical changes in the area.
2. Will construction or the operation of the Project use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or are in short supply?	No	No. The proposed development would occur primarily on existing hard standing and require small quantities of natural resources. The quantity of natural resources used would be extremely small given the scale of the proposed development.
3. Will the Project involve the use, storage, transport, handling or production of substances or materials which could be harmful to human health, to the environment or raise concerns about actual or perceived risks to human health?	No	No. The construction will only use standard construction material. The operation phase will not give rise to significant risks to human health or the environment.
4. Will the Project produce solid wastes during construction or operation or decommissioning	No	No. Small quantities of domestic waste and waste from ground clearance may be generated from the proposed development. This would be managed in accordance with relevant legislation and all waste would be removed from the site by a licensed contractor and disposed of at licensed facilities. During the operation phase no significant risks are envisaged and waste will be managed in accordance with relevant legislation.

Questions to be Considered	Yes / No	Is this likely to result in a significant impact?
5. Will the Project release pollutants or any hazardous, toxic or noxious substances to air or lead to exceeding Ambient Air Quality standards.	No	No. Pollution-prevention measures will be implemented during the construction of the proposed development. The Environmental Assessment report has demonstrated that no Air Quality Standard will be breached as a result of any emission from the proposed development during either the construction or operation phases.
6. Will the Project cause noise and vibration or the releasing of light, heat energy or electromagnetic radiation?	No	No. It is expected that noise and vibration may occur temporarily during construction. The Environmental Assessment Report has demonstrated that there will be no adverse impact from noise or vibration associated with the proposed development during construction or operation phases.
7. Will the Project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	No	No. A range of pollution-prevention measures will be implemented during construction and operation. The AA Screening report and the Ecological Impact Assessment report have demonstrated that there will be no adverse impact on land or water associated with the proposed development.
8. Will there be any risk of accidents during construction or operation of the Project that could affect human health or the environment?	No	No. The construction works will be managed in accordance with relevant legislation and due diligence. There is no significant operational risk to human health or the environment.
9. Will the Project result in environmentally related social changes?	No	No. The proposed development is for a residential development.

Questions to be Considered	Yes / No	Is this likely to result in a significant impact?
10. Are there any other factors that should be considered which could lead to environmental impacts or the potential for cumulative impacts with other existing or planned activities in the locality?	No.	No. The proposed development will not cause any significant negative impacts on any features of ecological importance. Potential cumulative impacts have also been assessed and the assessment concluded that there is no significant impact predicted either during construction or operation.
11. Is the project located within any areas which are protected under international, EU, or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the Project	No	No. The site is not located within any protected site or area. The development will not adversely affect the integrity of a European site as demonstrated in the AA Screening Report.
12. Are there any other areas on or around the location that are important or sensitive for reasons of their ecology that could be affected by the Project?	Yes	No. The proposed development will not cause any significant negative impacts on designated sites, habitats, legally protected species, or any other features of ecological importance.
13. Are there any areas on or around the location that are used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting, overwintering, migration, which could be affected by the Project?	Yes	No. The proposed development will not cause any significant negative impacts on designated sites, habitats, legally protected species, or any other features of ecological importance.
14. Are there any inland, coastal, marine or underground waters on or around the location that could be affected by the Project	Yes	No. The effluent will go to permitted disposal in accordance with regulatory requirements. There is no potential for significant impact from surface water run off.

Questions to be Considered	Yes / No	Is this likely to result in a significant impact?
15. Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the Project?	No	No. There are no areas or features of high landscape or scenic value on or around the location which could be affected by the project.
16. Are there any routes or facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the Project?	No	No. The proposed development facilitates pedestrian and cycle links to existing and proposed adjoining developments, including the provision of an east-west greenway connecting residential lands to the east of the site at Newpark to the Malahide Road and the provision of links from the greenway to adjoining lands to the north at Beechwood, and future links south to the green belt lands.
17. Are there any transport routes on or around the location that are susceptible to congestion or which cause environmental problems, which could be affected by the Project?	No	No.
18. Is the Project in a location in which it is likely to be highly visible to many people?	No	No.
19. Are there any areas or features of historic or cultural importance on or around the location that could be affected by the Project?	No	No.
20. Is the Project located in a previously undeveloped area where there will be loss of greenfield land?	No	No.

Questions to be Considered	Yes / No	Is this likely to result in a significant impact?
21. Are there existing land uses within or around the location that could be affected by the Project?	Yes	No. The site is located well removed from neighbouring properties and Natura 2000 sites.
22. Are there any plans for future land uses within or around the location that could be affected by the Project?	No	No. The potential impacts of the proposed development will not extend beyond the site boundary in most cases and the magnitude is small for any impacts that do extend beyond the site boundary. The proposed residential development does not conflict with or adversely impact on future proposed residential or educational land uses in the vicinity of the proposed development.
23. Are there areas within or around the location which are densely populated or built-up, that could be affected by the Project?	No.	No
24. Are there any areas within or around the location which are occupied by sensitive land uses e.g. hospitals, schools, places of worship, community facilities, that could be affected by the Project?	No	There are schools in the immediate vicinity. However assessments have determined that the proposed development will not have a significant adverse impact on the schools during either construction or operation.
25. Are there any areas within or around the location which contain important, high quality or scarce resources e.g. groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, that could be affected by the Project?	No.	No.

Questions to be Considered	Yes / No	Is this likely to result in a significant impact?
26. Are there any areas on or around the location which are already subject to pollution or environmental damage e.g. where existing legal environmental standards are exceeded, which could be affected by the project?	No	No.
27. Is the Project location susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the Project to present environmental problems?	No	No. The site is not susceptible to flooding, earthquake, subsidence, landslides, erosion or extreme climatic conditions.

References

European Union (Planning and Development) (Habitats and Environmental Impact Assessment) Regulations 2022.

Planning and Development Regulations, 2001 – 2024 (as amended) (the “PDA Regulations”) Guidelines on the Information to be Contained in Environmental Impact Assessment Reports (Environmental Protection Agency, 2022);

Interpretation of definitions of project categories of annex I and II of the EIA Directive (European Commission 2015);

Department of the Environment, Community and Local Government (2018), Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment; Environmental Impact Assessment (EIA), Guidance for Consent Authorities regarding Sub-threshold Development (Environmental Protection Agency, 2020);

Environmental Impact Assessment of Projects Guidance on Screening (European Commission, 2017).

Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora

Council Directive 2000/60/EC of the European Parliament and of the Council establishing a framework for the Community action in the field of water policy – more commonly known as the Water Framework Directive

Appendix I

Project types in Schedule 5 Part 1 of the *Planning and Development Regulations 2001* as amended

Class 1: A crude oil refinery (excluding undertakings manufacturing only lubricants from crude oil) or an installation for the gasification and liquefaction of 500 tonnes or more of coal or bituminous shale per day.
Class 2a: A thermal power station or other combustion installation with a heat output of 300 megawatts or more. Class 2b: A nuclear power station or other nuclear reactor including the dismantling or decommissioning of such a power station or reactor (except a research installation for the production and conversion of fissionable and fertile materials, whose maximum power does not exceed 1 kilowatt continuous thermal load).
Class 3a: All installations for the reprocessing of irradiated nuclear fuel. Class 3b: Installations designed: <ul style="list-style-type: none">• for the production or enrichment of nuclear fuel,• for the processing of irradiated nuclear fuel or high level radioactive waste,• for the final disposal of irradiated fuel,• solely for the final disposal of radioactive waste,• solely for the storage (planned for more than 10 years) of irradiated fuels or radioactive waste in a different site than the production site.
Class 4a: Integrated works for the initial smelting of cast iron and steel. Class 4b: Installations for the production of non-ferrous crude metals from ore, concentrates or secondary raw materials by metallurgical, chemical or electrolytic processes.
Class 5: An installation for the extraction of asbestos or for the processing and transformation of asbestos or products containing asbestos: <ul style="list-style-type: none">• Class 5a: in case the installation produces asbestos-cement products, where the annual production would exceed 20,000 tonnes of finished products,• Class 5b: in case the installation produces friction material, where the annual production would exceed 50 tonnes of finished products, or• Class 5c: in other cases, where the installation would utilise more than 200 tonnes of asbestos per year.
Class 6: Integrated chemical installations, i.e. those installations for the manufacture on an industrial scale of substances using chemical conversion processes, in which several units are juxtaposed and are functionally linked to one another and which are:

<ul style="list-style-type: none"> • Class 6a: for the production of basic organic chemicals, • Class 6b: for the production of basic inorganic chemicals, • Class 6c: for the production of phosphorous, nitrogen or potassium based fertilisers (simple or compound fertilisers), • Class 6d: for the production of basic plant health products and of biocides, • Class 6e: for the production of basic pharmaceutical products using a chemical or biological process, • Class 6f: for the production of explosives.
<p>Class 7: A line for long-distance railway traffic, or an airport with a basic runway length of 2,100 metres or more.</p>
<p>Class 8a: Inland waterways and ports for inland waterway traffic which permit the passage of vessels of over 1,350 tonnes.</p> <p>Class 8b: Trading ports, piers for loading and unloading connected to land and outside ports (excluding ferry piers) which can take vessels of over 1,350 tonnes.</p>
<p>Class 9: Waste disposal installations for the incineration, chemical treatment as defined in Annex IIA to Directive 75/442/EEC under heading D9, or landfill of hazardous waste (i.e. waste to which Directive 91/689/EEC applies).</p>
<p>Class 10: Waste disposal installations for the incineration or chemical treatment as defined in Annex IIA to Directive 75/442/EEC under heading D9, of non-hazardous waste with a capacity exceeding 100 tonnes per day.</p>
<p>Class 11: Groundwater abstraction or artificial groundwater recharge schemes, where the annual volume of water abstracted or recharged is equivalent to or exceeds 10 million cubic metres.</p>
<p>Class 12a: Works for the transfer of water resources between river basins, where this transfer aims at preventing possible shortages of water and where the amount of water transferred exceeds 100 million cubic metres per year.</p> <p>Class 12b: In all other cases, works for the transfer of water resources between river basins, where the multi-annual average flow of the basin of abstraction exceeds 2,000 million cubic metres per year and where the amount of water transferred exceeds 5 per cent of this flow. In the case of (a) and (b) above, transfers of piped drinking water are excluded.</p>
<p>Class 13: Waste water treatment plants with a capacity exceeding 150,000 population equivalent as defined in Article 2, point (6), of Directive 91/271/EEC.</p>

Class 14: Extraction of petroleum and natural gas for commercial purposes where the amount extracted exceeds 500 tonnes per day in the case of petroleum and 500,000 cubic metres per day in the case of gas.
Class 15: Dams and other installations designed for the holding back or permanent storage of water, where a new or additional amount of water held back or stored exceeds 10 million cubic metres
Class 16: Pipelines for the transport of gas, oil or chemicals with a diameter of more than 800 millimetres and a length of more than 40 kilometres: <ul style="list-style-type: none"> • for the transport of gas, oil, chemicals, and, • for the transport of carbon dioxide (CO₂) streams for the purposes of geological storage, including associated booster stations.
Class 17: Installations for the intensive rearing of poultry or pigs with more than: <ul style="list-style-type: none"> • Class 17a: 85,000 places for broilers, 60,000 places for hens • Class 17b: 3,000 places for production pigs (over 30 kilograms), or • Class 17c: 900 places for sows.
Class 18: Industrial plants for the: <ul style="list-style-type: none"> • Class 18a: production of pulp from timber or similar fibrous materials, • Class 18b: production of paper and board with a production capacity exceeding 200 tonnes per day.
Class 19: Quarries and open-cast mining where the surface of the site exceeds 25 hectares.
Class 20: Construction of overhead electrical power lines with a voltage of 220 kilovolts or more and a length of more than 15 kilometres.
Class 21: Installations for storage of petroleum, petrochemical, or chemical products with a capacity of 200,000 tonnes or more.
Class 22: Any change to or extension of projects listed in this Annex where such a change or extension in itself meets the thresholds, if any, set out in this Annex.
Class 23: Storage sites pursuant to Directive 2009/31/EC of the European Parliament and of the Council of 23 April 2009 on the geological storage of carbon dioxide.
Class 24: Installations for the capture of CO ₂ streams for the purposes of geological storage pursuant to Directive 2009/31/EC from installations covered by this Part, or where the total yearly capture of CO ₂ is 1.5 megatonnes or more.