

EIA SCREENING REPORT

In respect of

**Proposed Apartment Development at
Churchview Road and Church Road,
Killiney, Co Dublin.**

Prepared by

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On behalf of

Strand Court Limited

1st July 2019



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1.0 INTRODUCTION

- 1.1 On behalf of the applicant, Strand Court Limited, we hereby submit this Environmental Impact Assessment Screening Report as part of a planning application to An Bord Pleanála for a proposed residential development at Churchview Road and Church Road, Killiney, Co Dublin.
- 1.2 The site is located to the north of Churchview Road and to the west of the R118 / Church Road in Killiney, Co. Dublin. The site is located within 3km of Dun Laoghaire Town Centre and Dart Station, within 2.5 km of Killiney Dart Station and within c. 2.9 km of Cherrywood Luas stop. The site is well served by public transport in the form of Dublin Bus services which connect to Dun Laoghaire Town Centre and public transport nodes (Luas and Dart Station).
- 1.3 The subject site has significant frontage onto Church Road, the Graduate Roundabout, and an access onto Churchview Road to the south which also serves the adjacent residential development to the south known as Fairhaven.
- 1.4 The proposed development can be summarised as consisting of the demolition of 3 no. existing dwellings known as Culgrenagh, Briar Hill, and Hayfield and the construction of 210 no. residential units (apartments) in 3 no. blocks (A, B and C) ranging in height from 3 to 7 storeys, including lower ground floor / basement level, a childcare facility and associated external play area, a resident's amenity facility, communal and public open space on a total site area of 1.59 ha.
- 1.5 This report accompanies a strategic housing development application to An Bord Pleanála. The possible effect on the environment has been examined through the process of an EIA Screening which will be detailed below.
- 1.6 It is submitted that the development is below the relevant thresholds, i.e. 500 residential units or 10 hectares in an urban area, that would trigger the statutory requirement for EIAR.

Purpose of this Report

- 1.7 The purpose of this Screening Report is to determine whether or not the preparation of an EIAR (Environmental Impact Assessment Report) is required for the proposed development.

Study Team

- 1.8 This EIA Screening Report is supported and informed by accompanying application documentation including an Appropriate Assessment Screening Report and Ecological (Biodiversity) Appraisal prepared by Brady Shipman Martin (BSM) and an Archaeology, Cultural Heritage and Architectural Impact Assessment Report prepared by Courtney Deery, in addition to input from the other design team members which includes:
 - O'Mahony Pike – Design Architects
 - DBFL – Consulting Engineers
 - BSM- Landscape and Environmental Consultants
 - PMEP- M&E Engineers
 - Arborist Associates – Arborist
 - AWN – Noise and Waste Consultants

- Digital Dimensions – Photomontages and Daylight and Sunlight Analysis

2.0 EIA SCREENING METHODOLOGY

Legislation & Guidance

2.1 This EIA Screening exercise has been guided by the following documents:

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

2.2 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 European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 which came into operation on the 1st of September 2018.

2.3 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 2001 (as amended).

EIA Thresholds

2.4 Schedule 5 of the Planning and Development Regulations 2001 (as amended) sets out the thresholds for which if a project exceeds, must be subject to an Environmental Impact Assessment.

2.5 Part 2 of Schedule 5 lists the following developments and thresholds that may be relevant to the proposal:

‘10. Infrastructure projects –

(b) (i) Construction of more than 500 dwelling units;

(iii) Construction of a shopping centre with a gross floor space exceeding 10,000 square metres;

(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).

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.'

2.6 The proposal relates to the construction of 210 no. residential units and a childcare facility and is therefore below the 500 residential unit EIA threshold set out in Schedule 5 of the Planning and Development Regulations 2001 (as amended). The application site area is circa 1.59 hectares and is therefore below the 10 ha threshold for urban development in a built up area. Therefore, a mandatory EIA is not required.

2.7 In addition, an AA Screening Statement has been prepared and is submitted with this planning application which concludes that:

'On the best scientific evidence that it can be clearly demonstrated that no elements of the project will result in any impact on the integrity or Qualifying Interests/Special Conservation Interests of any relevant European site, either on their own or in-combination with other plans or projects, in light of their conservation objectives'

2.8 As set out above it is submitted that the proposal does not fall within any of the EIAR thresholds arising under Class 10 as set out above. No. 15 of Schedule 5 relates to projects likely to have significant effects on the environment having regard to Schedule 7 of the Planning and Development Regulations 2001 (as amended). The following section and basis of this screening is to screen for the requirement of EIA on a sub-threshold project as the proposal does not exceed any of the thresholds listed in Schedule 5.

Sub-Threshold Projects Requiring an Environmental Impact Assessment Report

2.9 An Environmental Impact Assessment Report (EIAR) is required to accompany an application for permission for strategic housing development of a class set out in Schedule 5 of the Planning and Development Regulations 2001 (as amended) which equals or exceeds, as the case may be, a limit, quantity or threshold set for that class of development.

2.10 An EIAR will be required in respect of sub-threshold strategic housing development where the Board considers that the proposed development would be likely to have significant effects on the environment.

2.11 Sub-threshold development means 'development of a type set out in Part 2 of Schedule 5 which does not equal or exceed, as the case may be, a quantity, area or other limit specified in that Schedule in respect of the relevant class of development'.

2.12 Schedule 7A of the Planning and Development Regulations 2001 (as amended) outlines the information to be provided by the applicant or developer for the purposes of screening sub-threshold development for environmental impact assessment, as set out 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’.

2.13 Schedule 7A (4) refers to the criteria set out in Schedule 7 which should be used in determining whether sub threshold development listed in part 2 of schedule 5 should be subject to an environmental impact assessment.

2.14 The criteria under Schedule 7 is grouped under three broad headings:

- Characteristics of proposed development;
- Location of proposed development; and
- Types and characteristics of potential impacts.

2.15 Section 3 below provides the information required by Schedule 7A for the purposes of screening sub-threshold development for environmental impact assessment, and takes into account, where relevant, the criteria outlined in Schedule 7.

3.0 EIA SCREENING STATEMENT

Introduction

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

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.

Physical Characteristics of the Proposed Development

- 3.2 The proposed development is for a strategic housing development of 210 no. units and a childcare facility at Churchview Road and Church Road, Killiney, Co. Dublin, as illustrated in the site layout plan extract included as Figure 3.1 below.
- 3.3 The proposed development will consist of:
- The demolition of 3 no. existing dwellings known as Culgrenagh, Briar Hill, and Hayfield;
 - The construction of 210 no. residential units (apartments) in 3 no. blocks (A, B and C) ranging in height from 3 to 7 storeys, including lower ground floor / basement level, incorporating 27 no. 1-bed units, 160 no. 2-bed units and 23 no. 3 bed units;
 - Apartment Block C includes a childcare facility with a gross floor area of 203 sq.m, with an adjacent external play area, and Apartment Block B includes a resident's amenity facility with a gross floor area of 130 sq.m;
 - A total of 227 no. car parking spaces are proposed to be provided, including 186 no. spaces at basement/undercroft level and 41 no. surface car parking spaces, including parking for visitors and set-down parking for the childcare facility. The development provides a total of 348 no. cycle parking spaces (surface and basement level). Bin storage and plant areas are also provided at basement level.
 - The associated site development and infrastructural works will include upgrade of the existing access from Churchview Road, which also serves the Fairhaven development, and provision of an internal access road, associated upgrade works to Churchview Road, foul and surface water drainage, attenuation tanks, open space areas, hard and soft landscaping, 1 no. electricity substation, boundary treatments and all ancillary works on a total site area of 1.59 ha.
- 3.4 The proposal also includes the retention where possible of the existing granite wall boundary along Church Road and incorporation of the internal townland boundary into the central open space. A number of mature trees within the site are also proposed for retention as part of the landscape proposals. Three pedestrian and cycle connections to Church Road have been incorporated into the proposed residential development, a pedestrian access to the creche, and a future access to potential future development lands to the west is provided for also.
- 3.5 For further detail on the physical characteristics of the proposed development please refer to the architectural drawings, Design Statement, Engineering Services Report, Landscape Report, and the landscape drawings which accompany this planning application.



Figure 3.1: Proposed Site Layout Plan (OMP Architects)

Location of the Proposed Development

- 3.6 The proposed development is located to the east of the R118 / Church Road and north of Churchview Road in Killiney, Co. Dublin. The site is located within 3km of Dun Laoghaire Town Centre and Dart Station, within 2.5 km of Killiney Dart Station and within c. 2.9 km of Cherrywood Luas stop. Killiney Shopping Centre, a designated neighbourhood centre, is located to the north east of the Graduate Roundabout and within 100m of the proposed site.
- 3.7 The subject site has significant frontage onto Church Road, the Graduate Roundabout, and an access onto Churchview Road to the south via the existing residential development Fairhaven.

- 3.8 The site presently accommodates 3 no. detached houses which are known as Culgrenagh, Briar Hill, and Hayfield. The subject site has a total area of c. 1.59 hectares, including the works on Churchview Road. The detached house (Culgrenagh) most visible from the public road at the Graduate Roundabout is in a state of disrepair. A stand of mature trees runs from east to west through the centre of the site. This line of trees is situated along the Rochestown-Kilbogget townland boundary which will be partly retained as part of the development.
- 3.9 The location of the proposed development is shown in Figure 3.2 below which also shows its position in relation to the boundary of nearby Natura 2000 sites.
- 3.10 There are 17 European sites (11 SACs and 6 SPAs) located within a 15km radius of the proposed development, as set out in the accompanying AA Screening Report.
- 3.11 The nearest designated sites are Rockabill to Dalkey Island SAC c. 3.0km to the east, and Dalkey Islands SPA c.3.0km to the east.

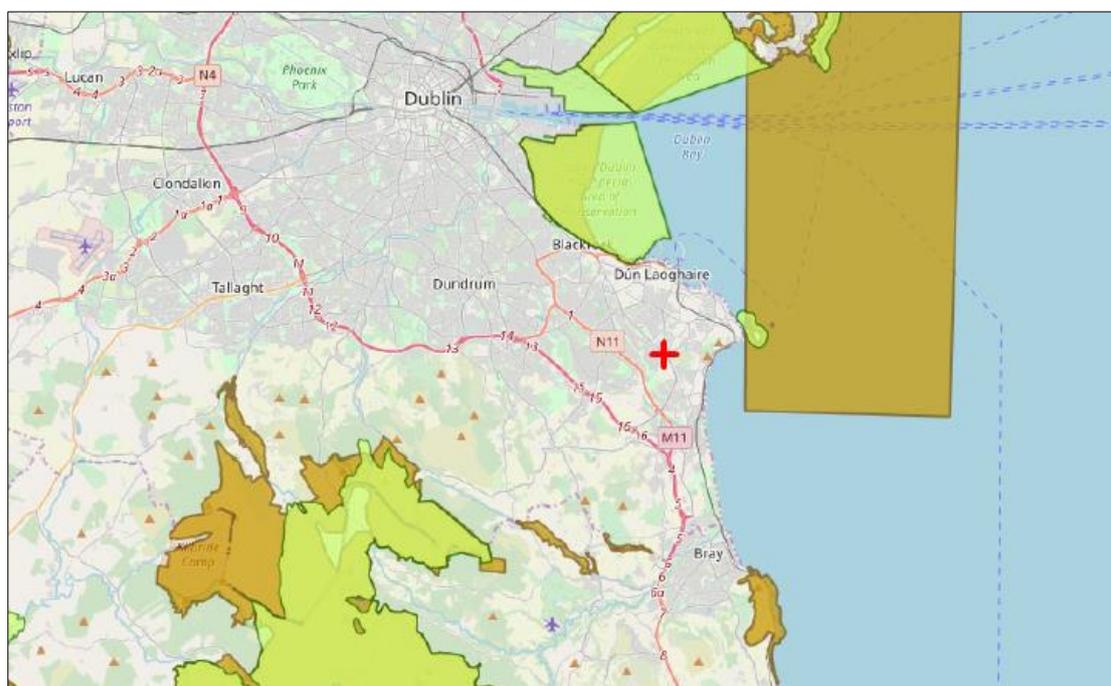


Figure 3.2 Site Location and Natura 2000 sites

- 3.12 The nearest watercourse to the site, Kill-O-The-Grange Stream is located c. 650m to the south west at its closest point.
- 3.13 The site is within Flood Zone C as defined by the Guidelines and based on the ECFRAMS mapping. Therefore, the development of housing on the subject site is appropriate for the site's flood zone category.

2. A description of the aspects of the environment likely to be significantly affected by the proposed development.

- 3.14 This section is intended to provide a statement on the possible effects on the environment, if any. This section will consider the potential impacts of the proposed development under the environmental topics prescribed by Directive 2014/52/EU. This approach will assist in providing a comprehensive description

of the aspects of the environment likely to be significantly affected by the proposed development that have not previously been identified.

Population & Human Health

- 3.15 There may be possible short term nuisances to human beings from noise and dust during the construction phase. These are not likely to be at such a quantity or of such a significance that would warrant the completion of a sub-threshold EIAR. Noise and dust or pollution will be subject to standard mitigation measures as per typical construction projects.
- 3.16 A Daylight and Sunlight Assessment has been prepared and accompanies this planning application. The assessment considers the impact to daylight and sunlight from the proposed development on the surrounding properties and facilities. The results find that there will be no significant impact as a result of the proposed development to either sunlight or daylight availability to the surrounding properties. The proposed development meets the recommendations of the BRE guidelines.
- 3.17 The proposal will deliver a high quality and high density residential development which is sensitively designed to integrate with the surrounding context including neighbouring residences.
- 3.18 There are no operational impacts that would be likely to cause significant effects in terms of population and human health.

Biodiversity

- 3.19 The subject site is not within or adjacent to any designated area. No habitats with any connection to Annex I of the EU Habitats Directive are present on the site. The proposed development site is not under any wildlife or conservation designation. Furthermore, no rare, threatened or legally protected plant species, as listed in the Irish Red Data Book 1 – Vascular Plants (Curtis & McGough, 1988), the Flora Protection Order, 2015 or the EU Habitats Directive, are known to occur within the site.
- 3.20 An assessment of the project outlined in the accompanying AA Screening Report has shown that significant negative effects are not likely to occur to these areas either on their own or in-combination with other plans or projects, in light of their conservation objectives.
- 3.21 The application is accompanied by an Ecological Appraisal of the site and impact of the proposed development, prepared by Matt Hague of BSM. The appraisal has been undertaken following surveys of the subject lands, including a bat survey of the site and buildings.
- 3.22 The report concludes by stating that the proposed development will result in the removal of a number of abandoned suburban gardens. A number of substantial trees will be retained. The removed gardens and demolished houses will be replaced with new residential development and associated public open space and landscaped areas, including areas of ecologically sensitive planting as well as bat and bird boxes. There will be no long-term residual impact on any ecological receptors, either within or in the vicinity of the site, or associated with any site designated for nature conservation as a result of the proposed development.'

- 3.23 A Tree Survey drawing, report and Arboricultural Impact Assessment has been prepared and accompanies this planning application. Impacts on existing tree cover will be mitigated by the retention of a number of the existing trees including the mature feature Monterey Pine and the proposed landscape planting, which is biodiverse and designed to maximise the amenity and ecological value of the site.

Lands and Soils

- 3.24 It is anticipated that soil and bedrock will be excavated to achieve required ground levels and to provide basement / undercroft parking. Where bedrock is excavated it will be moved offsite, it will not be crushed onsite unless the appropriate waste facility COR/permit/license for crushing rock onsite is obtained.
- 3.25 The potential impact on Land and Soils is not considered to be significant.

Water

- 3.26 The drainage network is designed in accordance with the recommendations of the GSDS and provides attenuated outlets and associated storage up to the 100 year event.
- 3.27 Wastewater will be discharged into the existing public network.
- 3.28 The site is within Flood Zone C as defined by the Guidelines and based on the ECFRAMS mapping and therefore, the development of housing on the subject site is appropriate for the site's flood zone category.
- 3.29 The redevelopment of the site will result in a requirement to divert an existing water main which will be implemented through agreement with Irish Water and in accordance with their requirements.
- 3.30 Water quality is not likely to be significantly affected by the proposed development.

Air & Climate

- 3.31 There is no impact on air pollution expected from the development outside of the potential dust impact, and therefore the risk to human health is considered negligible in this regard. Standard mitigation measures will be employed during the construction phase.
- 3.32 Air and Climate are not likely to be significantly affected by the proposed development.

Noise & Vibration

- 3.33 There may be noise and vibration during the construction phase. It is considered that there will be no significant noise or vibration effects on the environment during the construction phase and operational phase subject to standard construction mitigation measures.
- 3.34 On completion of works, noise and vibration levels will return to background levels.

Landscape

- 3.35 The proposed development is consistent with the zoning and urban redevelopment policies promoted by the Government, has regard to the surrounding context, and there are no landscape designations pertaining to the subject site.
- 3.36 The visual impact of the proposed development on the surrounding area is illustrated in the photomontage brochure accompanying this planning application. It is considered that the retention of existing trees and landscaping planting will assimilate the development in its local context and contribute towards an improved and attractive landscape.
- 3.37 The proposed landscaping plan is considered an enhancement in comparison to the do nothing scenario.
- 3.38 No significant adverse amenity, landscape or visual effects are likely to arise from the proposed development.

Material Assets

- 3.39 The land on which the site is situated is a material asset. It has been zoned for residential development through the appropriate process, and as such, the use of this material asset in a manner compatible with the zoning designation, is entirely appropriate. The proposed high density residential development, adjacent to a neighbourhood centre and public transport delivers an efficient use of these zoned lands.
- 3.40 The findings of the junction simulation exercises as summarised in Chapter 7 and Chapter 8 (Sensitivity Analysis) of the accompanying Traffic and Transport Assessment reveal that the subject development proposals will have a minimal impact on the Church Road / Churchview Road junction
- 3.41 Once constructed, the operational phase will provide an important material asset for the area in terms of additional residential units.

Archaeology, Architecture and Cultural Heritage

- 3.42 This planning application is accompanied by an Archaeology, Cultural Heritage and Architecture Study Report prepared by Courtney Deery Heritage Consultancy.
- 3.43 The study concludes as follows:
- 'The only feature of a cultural heritage interest within the site is the Rochestown / Kilbogget townland boundary, which comprises of a roughly coursed granite stone wall which runs along an area of mature trees between the Culgrenagh property and the Briarhill site. The proposed development comprises of two buildings either side of this division and will maintain a number of the mature trees as a landscape feature within the grounds. The proposed addition of footpath paving and floral arrangements, however, would necessitate the removal of part of the townland wall'.*
- 3.44 By way of mitigation it is recommended that *'the townland boundary stone wall is recorded by photographic survey and written description and where possible it is incorporated into the project design and made a feature of within the*

development'. A section of the townland boundary wall has been integrated into the scheme design as a landscape feature.

- 3.45 Archaeology, Architecture and Cultural Heritage are not likely to be significantly affected by the proposed development.

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

- 3.46 Standard construction practices will be employed throughout the construction phase. The subject lands are not proximate to any Seveso/COMAH designated sites. Major accidents and/or disasters are not foreseen subject to compliance with standard environmental controls, and with building and fire regulations.
- 3.47 The SSFRA indicates that the subject site is within Flood Zone. Therefore, the proposed residential development on the subject site is appropriate for this flood zone category.
- 3.48 As a result, the proposed development is not considered particularly vulnerable to major accidents and/or disasters, and therefore the expected effects are considered to be negligible.

The inter-relationship between the above factors

- 3.49 It is considered that any of the previously identified relatively minor impacts would not in themselves be considered significant nor would they cumulatively result in a likely significant effect on the environment.

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.

- 3.50 It is expected that there will be some normal residues/emissions during the construction stage associated with the development works proposed which include ground preparation works, development of site infrastructure, road Infrastructure works, construction of buildings and hardstanding areas and landscaping of the site including open soft landscaped areas.
- 3.51 Standard mitigation measures will be employed and monitored during the construction phase. As such residues and emissions are not considered likely to have potential to cause significant effects on the environment.
- 3.52 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. The scale of the waste production in conjunction with the use of licensed waste disposal facilities and contractors does not cause concern for likely significant effects on the environment.
- 3.53 There will be no large use of natural resources. The main use of natural resources will be land which is zoned for residential development.
- 3.54 Other resources used will be construction materials which will be typical raw materials used in construction of residential developments. The scale and

quantity of the materials used will not be such that would cause concern in relation to significant effects on the environment.

- 3.55 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

4. The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.

- 3.56 Schedule 7 of the Planning and Development Regulations 2001 (as amended) details the criteria for determining whether sub-threshold development listed in Part 2 of Schedule 5 should be subject to an environmental impact assessment. The criteria under Schedule 7 is grouped under three broad headings as discussed below:

1. Characteristics of Proposed Development

The characteristics of proposed development, in particular –	
(a) the size and design of the whole of the proposed development	<p>The proposal includes the demolition of 3 no. existing dwellings known as Culgrenagh, Briar Hill, and Hayfield and the construction of 210 no. residential units (apartments) in 3 no. blocks (A, B and C) ranging in height from 3 to 7 storeys, including lower ground floor / basement level, incorporating 27 no. 1-bed units, 160 no. 2-bed units and 23 no. 3 bed units.</p> <p>Apartment Block C includes a childcare facility with a gross floor area of 203 sq.m, with an adjacent external play area, and Apartment Block B includes a resident's amenity facility with a gross floor area of 130 sq.m.</p> <p>The associated site development and infrastructural works will include upgrade of the existing access from Churchview Road, which also serves the Fairhaven development, and provision of an internal access road, associated upgrade works to Churchview Road, foul and surface water drainage, attenuation tanks, open space areas, hard and soft landscaping, 1 no. electricity substations, boundary treatments and all ancillary works on a total site area of 1.59 ha.</p> <p>The development is considered to be of appropriate density to ensure the potential of this site adjacent to high frequency public transport is fully utilised. In doing so, the proposal will contribute to achieving compact growth in appropriate urban locations which are accessible to public transport.</p>

	<p>The proposal is considered to be compatible with its immediate adjoining land uses, which are predominantly residential. The suitability of the site for residential development is established by its land use zoning for residential development. In zoning the land for residential use, the Planning Authority will have thoroughly assessed the nature of the site in order to ascertain its capacity to accommodate such development. The size and design of the proposed development is not likely to cause significant effects on the environment.</p>
<p>(b) 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,</p>	<p>The proposed development has the potential for cumulative impacts with respect to traffic.</p> <p>The accompanying Traffic and Transport Assessment notes that the subject development proposals and potential future residential development on zoned lands to the west can be accommodated via the site access point off Churchview Road and by the Churchview Road/Church Road junction.</p> <p>The development in culmination with other existing, proposed and/or approved developments is not likely to cause significant effects on the environment.</p>
<p>(c) the nature of any associated demolition works,</p>	<p>The proposal includes the demolition and clearance of 3 no. existing dwellings known as Culgrenagh, Briar Hill, and Hayfield.</p> <p>The structures on site are not listed as protected structures.</p> <p>Demolition of the structures on site will be carried out in accordance with best practice techniques.</p>
<p>(d) the use of natural resources in particular, land, soil, water and biodiversity,</p>	<p>There will be no large use of natural resources. Please refer to Section 3 for further detail.</p>
<p>(e) the production of waste,</p>	<p>There will be some waste materials produced in the construction of the proposed scheme and the demolition of the existing residential units. Where possible demolition and construction waste will be reused or recycled or disposed of using licensed waste disposal facilities and contractors. The scale of the waste production in conjunction with the use of licensed waste disposal facilities and contractors does not cause concern for likely significant effects on the environment.</p>

	<p>AWN Consulting Ltd. (AWN) have prepared a Construction & Demolition Waste Management Plan (C&D WMP) and an Operational Waste Management Plan to accompany this SHD application.</p> <p>It states the following:</p> <p><i>‘Waste materials generated will be segregated on site, where it is practical. Where the on-site segregation of certain wastes types is not practical, off-site segregation will be carried out. Due to space restrictions onsite, it is expected that most segregation will occur offsite at the waste contractors licensed waste facilities. There will be skips and receptacles provided to facilitate segregation at source where feasible. All waste receptacles leaving site will be covered or enclosed. The appointed waste contractor will collect and transfer the wastes as receptacles are filled’.</i></p> <p>During operation, residents will be required to segregate their waste into the following main waste categories within their own units:</p> <ul style="list-style-type: none"> • Organic waste; • DMR; • Glass; and • MNR. <p>The residents will be required to provide and maintain appropriate waste receptacles within their units to facilitate segregation at source of these waste types. As required, the residents will need to bring these segregated wastes from their apartments to one of the two dedicated communal WSAs.</p> <p>All waste contractors servicing the proposed development must hold a valid waste collection permit for the specific waste types collected. All waste collected will be transported to registered/permitted/licensed facilities only.</p> <p>All waste requiring collection by the appointed waste contractor will be collected from the WSAs by waste contractors nominated by the facility management company and taken to the waste collection vehicle for emptying.</p> <p>The waste contractor(s) will ensure that empty bins are promptly returned to the WSA after collection/emptying.</p>
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(f) pollution and nuisances,	<p>There will likely be potential for dust and noise produced during the construction phases. This will be managed by ensuring construction work largely operates within the approved hours of construction.</p> <p>Standard dust and noise prevention mitigations measures will be employed and monitored. As such, pollution and nuisances are not considered likely to have the potential to cause significant effects on the environment.</p> <p>Please refer to the Construction & Demolition Waste Management Plan (C&D WMP) prepared by AWN Consulting Ltd. (AWN) for further detail.</p>
(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,	<p>Standard construction practices will be employed throughout the construction phase. There are no technologies or substances to be used in the development which may cause concern for having likely significant effects on the environment. The subject lands are not proximate to any Seveso/COMAH designated sites.</p> <p>The ESR prepared by DBFL Consulting Engineers includes a Flood Risk Assessment section which concludes that the development meets the requirements of the FRA Guidelines and that the proposed development is appropriate for Flood Zone C lands and a justification test is not required.</p> <p>The potential impact of climate change has been allowed for in the design of the surface water drainage network and storage system.</p> <p>Please refer to Section 3 for further detail.</p>
(h) the risk to human health (for example due to water contamination or air pollution)	<p>There is no impact on air pollution expected from the development outside of the potential dust impact, and therefore the risk to human health is considered negligible in this regard. Standard mitigation measures will be employed during the construction phase.</p> <p>In terms of potential water contamination, interceptors will prevent pollutants or sediments from discharging into water courses.</p>

2. Location of Proposed Development

<p>The environmental sensitivity of geographical areas likely to be affected by proposed development, with particular regard to:</p>	
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<p>(a) the existing and approved land use</p>	<p>The site has a total area of c. 1.59 hectares presently and accommodates 3 no. detached houses, known as Culgrenagh (in a state of significant disrepair), Briar Hill, and Hayfield.</p> <p>The proposed development will result in the provision of 210 no. apartments on the subject site which is zoned for residential development.</p> <p>The proposed use is compatible with the residential land use zoning of the subject lands.</p> <p>No significant negative impacts are likely.</p>
<p>(b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground,</p>	<p>There will be no significant likely effects on the environment in relation to natural resources in the area. The main use of natural resources will be land. The land is zoned for residential and the proposal is considered an efficient use of zoned lands proximate to public transport.</p> <p>The scale of natural resources used both in construction and operation is not such it is likely to cause concern in terms of significant likely effects on the environment.</p> <p>There will be no significant loss of soil, land, water or biodiversity.</p>
<p>(c) the absorption capacity of the natural environment, paying particular attention to the following areas:</p>	
<p>(i) Wetlands, riparian Areas and river mouths</p>	<p>The nearest watercourse to the site, Kill-O-The-Grange Stream is located c. 650m to the south west at its closest point.</p> <p>Therefore, implementation of standard best practice guidelines and an appropriate site management regime during construction will ensure that there will be no impacts on water quality.</p>
<p>(ii) Coastal Zones and the marine environment</p>	<p>As set out in the accompanying AA Screening Report, a potential surface water pathway exists between the proposed development site and coastal European sites. This pathway is via the local surface water drainage network. It is noted however that the nearest watercourses, the Kill-O-The-Grange Stream and the Shanganagh River do not drain directly into any European sites. Rockabill to Dalkey Island SAC and Dalkey Islands SPA are</p>

	<p>approximately 1.5km and 3.1km from the mouth of the Kill-O-The-Grange Stream respectively.</p> <p>The accompanying AA Screening Report states:</p> <p><i>'While theoretically there are potential links between the proposed development site and European sites via surface water run-off, no significant impacts on water quality are predicted during the construction phase.</i></p> <p><i>The risk of contamination of any watercourses is extremely low, and even in the event of a pollution incident significant enough to impact upon surface water quality locally, it is reasonable to assume that this would not be perceptible in the offshore European sites, for the following reasons:</i></p> <ul style="list-style-type: none"> • <i>The distance to the European sites, coupled with the fact that watercourses in the wider vicinity of the site, including the Kill-O-The-Grange Stream and the Shanganagh River, do not discharge directly to any European site (these watercourses enter the sea at Ballybrack, a minimum of 1.5km from the nearest site - Rockabill to Dalkey Island SAC);</i> • <i>The fact that a significant level of dilution and mixing of surface and sea water would occur'.</i> <p>Implementation of standard best practice guidelines and an appropriate site management regime during construction will ensure that there will be no impacts on water quality, and therefore no impacts on the qualifying interests of any designated sites as a result of the proposed development.</p> <p>The contractor will take adequate precautions as part of the construction methodology to avoid any pollution from construction activities via run-off to the surface water drainage network.</p> <p>The use of accepted SUDS techniques in the design of the project will ensure that negative effects to water quality do not arise from surface water run-off when the project is established.</p> <p>Although theoretically there are potential links between the proposed development site and Coastal Zones, the marine environment and European sites, an assessment of the project as outlined in the accompanying AA Screening Report has shown that significant negative effects are not likely to occur to these areas either alone or in combination with other plans or projects.</p>
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(iii) Mountain and forest areas	The proposed development is not within or directly connected to mountain or forest areas.
(iv) Nature reserves and parks	The proposed development is not within or directly connected to any nature reserves or parks.
(v) Areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and;	<p>The proposed development is not located within or directly adjacent to any SAC or SPA, however theoretically there are potential links between the proposed development site and European sites via surface water run-off.</p> <p>An assessment of the project outlined in the accompanying AA Screening concludes that:</p> <p><i>'on the best scientific evidence that it can be clearly demonstrated that no elements of the project will result in any impact on the integrity or Qualifying Interests/Special Conservation Interests of any relevant European site, either on their own or in combination with other plans or projects, in light of their conservation objectives'.</i></p>
(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;	The site is not known to be located within or connected to such an area.
(vii) Densely populated areas;	The proposed development is located on zoned lands within the metropolitan area of Dublin. The proposed land use is compatible with the zoning provision and existing development and uses in the vicinity. The absorption capacity is not considered to be significantly affected.
(viii) Landscapes and sites of historical, cultural or archaeological significance.	Please refer to Section 3 for further detail.
	It is considered that the natural and built environment in this area has the capacity to absorb the proposed residential development.

3. Type and Characteristics of Potential Impacts

<i>The likely significant effects on the environment of proposed development in relation to criteria set out</i>	
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<p><i>under paragraphs 1 and 2, with regard to the impact of the project on the factors specified in paragraph (b)(i)(I) to (V) of the definition of ‘environmental impact assessment report’ in section 171A of the Act, taking into account—</i></p>	
<p>(a) the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);</p>	<p>The site size is c. 1.59 ha. The site is located on lands which are zoned for residential development.</p> <p>The works during construction or the operational phase are not of such a scale or extent that would be considered to be likely to cause significant effects on the environment in the immediate area or on any considerable quantum of the population in the vicinity.</p>
<p>(b) the nature of the impact;</p>	<p>The construction impacts have potential to cause nuisance associated with noise, dust and traffic. With mitigation measures in place no significant negative impacts are likely.</p> <p>The operational phase will result in the provision of a high quality residential development.</p> <p>No significant negative impacts are likely.</p>
<p>(c) the transboundary nature of the impact;</p>	<p>There are no construction phase or operational phase transboundary impacts.</p> <p>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.</p>
<p>(d) the intensity and complexity of the impact;</p>	<p>The intensity and complexity of the construction phase is in keeping with modern construction projects.</p> <p>No significant negative impacts are likely.</p>
<p>(e) the probability of the impact;</p>	<p>It is likely that the minor impact of noise and pollution during the construction phase will occur; however, construction works in an urban environment are entirely normal and working hours will be limited generally to hours set by condition or as otherwise agreed.</p> <p>All works carried out will be done so in accordance with approved management plans.</p>

<p>(f) the expected onset, duration, frequency and reversibility of the impact;</p>	<p>The construction impacts will commence within approximately 6 months of planning approval; they will be short-medium term, over a period of c. 3-4 years and restricted by planning conditions in terms of the hours of operation.</p> <p>The frequency of the minor impacts will vary throughout the construction phase; however, the impact is still not considered to be significant.</p> <p>No permanent negative impacts are anticipated as a result of the construction phase of the project.</p> <p>No significant negative impacts are likely.</p> <p>The development will be occupied all year round and impacts will be irreversible.</p>
<p>(g) the cumulation of the impact with the impact of other existing and/or approved projects;</p>	<p>The subject site is zoned land designated for residential use and is surrounded by lower density residential development.</p> <p>It is considered that cumulative impacts with other existing and/or approved projects are not likely to cause significant effects on the environment.</p>
<p>(h) the possibility of effectively reducing the impact.</p>	<p>Appropriate mitigations measures will be undertaken in order to reduce likely significant effects on the environment arising from the proposed development.</p> <p>Any mitigations measures to manage noise, dust and/or pollution during the construction phase will be based on standard best practice, policies and guidance. A Construction and Environmental Management Plan has been prepared and accompanies this planning application.</p>

4.0 SUMMARY & CONCLUSIONS

- 4.1 This Environmental Impact Assessment Screening Report has been prepared to accompany a planning application to An Bord Pleanála for a proposed strategic housing development at Churchview Road and Church Road, Killiney, Co Dublin.
- 4.2 The report has assessed the potential impact of the proposed development on the environment. It has been demonstrated that the proposed development is below the thresholds of a mandatory EIAR. The screening exercise has been completed in this report and the methodology used has been informed by the available guidance, legislation and directives.
- 4.3 It is considered that a sub threshold EIAR is not required for the proposed development for the reasons set out in this screening exercise and summarised as follows:

- The proposal falls significantly below the thresholds of Schedule 5 of the Planning and Development Regulations 2001 (as amended);
- The AA Screening Report concludes that *'on the best scientific evidence that it can be clearly demonstrated that no elements of the project will result in any impact on the integrity or Qualifying Interests/Special Conservation Interests of any relevant European site, either on their own or in-combination with other plans or projects, in light of their conservation objectives. As such no mitigation measures are required for the protection of these European sites'*.
- The development will be connected to public services such as water and foul systems.
- Standard construction practices can be employed to mitigate any risk of noise, dust or pollution. Adequate measures are in place to avoid, reduce or mitigate likely impacts, such that neither the construction nor operational phase of the overall development will have a significant negative impact on the environment.
- No identified impact in this screening exercise, cumulatively or individually is considered to likely cause significant effects on the environment.

4.4 In conclusion, it is considered that the proposed development will not have any 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.

Appendix 1

Location of Designated Environmental Sites within 15km radius of the subject site

