A DEVELOPMENT BY

MARLET

Environmental Report

In respect of

Proposed Residential Development at the former Doyles Nurseries, Brennanstown Road, Cabinteely, Dublin 18

Vimovo Doyles Limited

February 2018

1.0 INTRODUCTION

On behalf of the applicant, Vimovo Doyles Limited, College House, Townsend Street, Dublin 2, Marlet Property Group Limited have prepared an Environmental Report to assess the potential impacts on the environment of the proposed residential development at the former Doyles Nurseries and Benoni, Brennanstown Road, Cabinteely, D18.

The proposed development will comprise 115no. residential units consisting of 89no. apartments and 26no. houses and all associated site development and infrastructural works on a site of approximately c.1.85 hectares (nett). The seven terrace houses to the east of the road are each provided with an allocated parallel parking bay along in front of the units on the street. The remaining six bays on the street are allocated to visitors. At basement level a total of 139 parking bays are provided. Bicycle parking is provided at basement level at a ratio of 1.0 per unit (90 spaces) with an additional 22 spaces located at podium level for visitors. A total open space of 5500.3sqm is provided on site (c.30% of the site). This is divided between public open space at podium level of 1875sqm at 10% of the overall site area. The remaining shared open space of 3475sqm is made up of the landscaped edge along Cabinteely stream.

This report will accompany the Strategic Housing Development Planning Application. The possible effect on the environment has been examined through the process of an EIAR Screening which will be detailed below.

2.0 SITE DESCRIPTION

The overall Doyle's Nursery & Gardens and 'Benoni' is approximately 1.85 hectares nett, situated south east of the Cabinteely Park, bounded to the east by the Cabinteely Stream, bounded to the south by the Brennanstown Avenue residential development, and bounded to the west by the rear gardens of the houses facing onto Brennanstown Road.

The site was formerly in use by Doyle's Nursery and Garden Centre which was re-launched in April 2011 and is currently operating on a small area (0.27ha) adjoining the south of the subject site. 'Benoni' is presently in use as a residence, is proposed for demolition and is located beside the existing entrance to Doyles Nursery.

Both the proposed residential development and the relocated Doyles Nursery are accessed via the existing vehicular and pedestrian entrance off Brennanstown Road. The site is c. 350 metres from Cabinteely Village and c. 450 metres from the N11/Stillorgan QBC.

The site is proximate to the Cherrywood SDZ boundary and will therefore benefit from the future advantages such as pedestrian and cycle links to the proposed Cherrywood centre and now operating LUAS line. Its close proximity to Cabinteely village means that it is well served in terms of retail and social infrastructure.

The primary green infrastructure feature is the Stream bounding the site to the east. This stream (Cabinteely Stream) is a tributary of the Loughlinstown River and a Site Specific

Flood Risk Assessment has been carried out by AECOM Consulting Engineers as part of the design development stage of the project. Measures are included in the proposed development to deal with the risk of flooding.

3.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development will comprise 115 residential units in a mix of 26 dwelling houses and 89 apartments/duplexes with the proposed 2 and 3 storey houses to consist of eighteen number 3 bed units (Type F,A1,A3,B1), two number 4 bed units (Type C), and six number 4/5 bed units (Type A2, A4, B), and the 89 number apartments/duplexes (within Blocks D, E1, E2, E3, and E4) to consist of thirteen number one bedroom apartments, fifty four number two bedroom apartments, twenty two number three bedroom apartments all in five number buildings ranging in height from three to six storeys with balconies/terraces to be provided on Block D (south elevation), and Blocks E1, E2, E3 and E4 (all elevations). A 2nd floor terrace is also provided on the east elevation of the terraced Block F; the proposed development includes for the demolition of 'Benoni' (c.252 square metres - a habitable dwelling proposed for demolition to facilitate the proposed development and main vehicular access), together with the extant single storey buildings associated with the former Doyle's Nursery and Gardens (c.690 square metres); vehicular access to the site is proposed at the location of the existing entrance to the new Doyle's Nursery Garden Centre facility adjoining the south of the subject site which is to be realigned and improved and which will serve both the Garden Centre and the proposed development (note: the new Garden Centre is not part of subject application site). Car parking is to be provided in the form of on-curtilage car parking, on-street parking and a basement car park for 190 spaces; the proposed development will also provide all ancillary and associated site development and landscape works including the removal of existing obstructions in the Cabinteely Stream adjoining the east of the site and the reprofiling of the riparian corridor / flood plain located west of the stream, and the provision of an Electricity Supply Board sub-station (c.22 square metres), and all necessary bin and bicycle storage including basement level stores for the apartment/duplex units.

The proposed development includes for measures to upgrade the Brennanstown Road including works within Dun Laoghaire Rathdown County Council (DLRCC) owned lands from the location of the proposed site entrance northwards as far as the junction of the Brennanstown Road with the Bray Road at Cabinteely Village and these works are to comprise road widening and realignment works, widening and resurfacing of the existing footpath located on the western side of the Brennanstown Road as per the DMURS guidelines to a maximum of c.1.8m in width where physical constraints permit, the introduction of controlled pedestrian measures in the form of a 4 arm mini-roundabout at the proposed site entrance at the junction with the Brennanstown Road and Lambourne Wood Estate, the construction of a c.2.5m wide pelican crossing at the north arm of this roundabout, the construction of a c.2.5m wide raised crossing at the south arm of this roundabout, and the construction of a raised table at the junction of the Brennanstown Road and the Carraig Glen Estate further north of the subject site. The proposed development also includes for improved pedestrian and cyclist connections comprising a pedestrian footbridge to a c.21m span over the Cabinteely Stream at a location to the north east of the subject site to be of steel construction with recycled

plastic non-slip boarding with c.1.4m high safety railings providing connectivity for the site to Cabinteely Village, the Stillorgan QBC, and DLRCC owned lands to the east of the subject site identified as a future walking and cycling route ('The Cabinteely Greenway'). The connectivity proposals also include for a new c.3m wide pedestrian and cycle shared surface path connecting the site into the Brennanstown Avenue Estate to the south of the site. The new shared surface path will be c.54m long, passing through DLRCC lands and connecting into an existing footpath along Brennanstown Avenue.

4.0 EIA SCREENING METHODOLOGY

Legislation & Guidance

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

- Planning and Development Act 2000 (as amended);
- Planning and Development Regulations 2001 (as amended);
- Planning and Development (Housing) and Residential Tenancies Act 2016;
- 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)
- Environmental Impact Assessment – Guidelines for Planning Authorities and An Bord Pleanála on carrying out (2013; DoECLG);
- Environmental Impact Assessment – Guidance for Consent Authorities regarding Sub-threshold Development (2003; DoEHLG)

Using the above documents it has been possible to carry out a desktop EIAR Screening using the best available guidance while operating within the applicable legislation. The methodology employed in this screening exercise updates previous guidance in line with the new Directive 2014/52/EU.

EIA Thresholds

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.

Part 2 of Schedule 5 lists the following that may be relevant to the proposal:

"10. Infrastructure projects –

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

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

(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).

14. Works of Demolition
Works of demolition carried out in order to facilitate a project listed in Part 1 or Part 2 of this Schedule where such works would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.

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."

The proposal relates to the construction of 115 no. residential units comprising 89 no. apartments (13 no. 1 beds, 54 no. 2 beds and 22 no. 3 beds) and 26 no. houses (18no. 3 beds, 2no. 4beds, 6no. 4/5 beds) and is therefore below the threshold of an EIAR requirement.

This report therefore assesses the remaining categories/descriptions of development in Schedule 5 that may be of relevance.

The overall application site area is c.2.3 hectares which is significantly below the threshold for an urban context. This application site area represents the gross site area and includes lands in the ownership of Dun Laoghaire Rathdown County Council namely part of the Brennanstown Road and the Cabinteely Stream. The nett site area is 1.85 hectares.

Minor demolition works are proposed comprising the remaining single storey buildings related to the Former Doyles Nurseries namely offices and greenhouse buildings.

No. 15 relates to projects likely to have significant effects on the environment having regard to Schedule 7. The following section and basis of this screening is to screen for the requirement of EIAR on a sub-threshold project as the proposal does not exceed any other threshold in Schedule 5.

Sub Threshold Projects Requiring EIAR

Development which is below the threshold of requiring an EIAR as set out in Schedule 5 of the Planning and Development Regulations 2001 (as amended) may still require an EIAR.

Directive 2014/52/EU now supersedes Schedule 7 of the Planning and Development Regulations 2001 (as amended) until such time as is transposed into Irish Legislation. It is therefore proposed to assess the likelihood of significant effects on the environment against the criteria and questions set out in Annex III of the EIAR Directives since the coming into effect of Directive 2014/52/EU.

The criteria is listed under three broad headings:

- Characteristics of projects;
- Location of Projects; and
- Types and characteristics of the potential impact.

5.0 EIA SCREENING EXERCISE

Introduction

The following sections assess the development against the criteria for determining likely significant effects on the environment.

Characteristics of Proposed Development

Could the size and design of the whole proposed development be likely to cause significant effects on the environment?

The proposed development is of 115 no. residential units on a nett site area of c.1.85 hectares. This is not a large scale project or overly dense in an urban context. There are no apparent characteristics or elements of the design of the scheme that are likely to cause significant effects on the environment.

Could the development in culmination with other proposed and/or approved developments be likely to cause significant effects on the environment?

The subject lands are generally greenfield in a suburban context. The proposed Cherrywood SDZ is c. 1km from the subject site. This relatively modest development of 115no. units is not likely to cause significant effects on the environment in culmination with other projects.

Could the nature of any associated demolition works be likely to cause significant effects on the environment?

No. Demolition of modest single storey derelict office and plant nursery buildings are proposed.

Could the use of natural resources in relation to the proposed development, in particular, land, soil, water and biodiversity be likely to cause significant effects on the environment?

No. There will be no large use of natural resources. The main use of resources will be the construction materials used. The scale and quantity of the materials used will not be such that would cause concern in relation to significant effects on the environment.

The subject lands are generally greenfield with elements of brownfield formerly in use by the plant nurseries. The lands are zoned and relatively small in scale at c.1.85 hectares. 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 site adjoins the Cabinteely Stream. The proposal offers an opportunity to enhance the biodiversity of the Riparian corridor.

Could the production of waste in relation to the proposed development be likely to cause significant effects on the environment?

No, subject to normal controls. There will likely be waste produced in the construction of the proposed scheme. It 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.

During operation, everyday waste and recycling from commercial and residential elements will be disposed of by an approved licensed waste disposal contractor.

Could pollution and nuisances generated by the proposed development be likely to cause significant effects on the environment?

No. 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.

Standard dust and noise prevention mitigations measures as per the majority of planning applications of all scales will be employed and monitored. As such, pollution and nuisances are not considered to likely have the potential to cause significant effects on the environment.

Could 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 be likely to cause significant effects on the environment?

No. 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.

The subject lands are zoned under the Dun Laoghaire County Development Plan and as such have been subject to a Strategic Flood Risk Assessment. A Site Specific Flood Risk Assessment prepared by AECOM Consulting Engineers included with this application to the Board has not highlighted cause for concern in terms of flooding allowing for climate change.

Could the risk to human health (for example due to water contamination or air pollution) be likely to cause significant effects on the environment?

No. There is no impact on air pollution expected from the development outside of the potential dust impact. Standard mitigation measures previously outlined will be employed

in this regard. In terms of water integrity, the scheme is to be connected to public foul and storm water systems and as such, no significant effects on the environment are likely.

Location of Proposed Development

Having regard to the existing and approved land use; could the environmental sensitivity of geographical areas be likely to be affected by the proposed development?

The proposed development is located in a suburban environment on land zoned for residential development. The residential use is entirely appropriate for the area. The site is not directly hydrologically connected to any protected sites. The Cabinteely Stream adjoins the site and is proposed for utilisation in a proposed Riparian Corridor. It is proposed to discharge the surface water run-off from the proposed development by gravity via two new 225mm diameter surface water outfalls to the Cabinteely Stream. The development will be connected to the surrounding foul, storm and water utilities and treated to the appropriate standards.

In accordance with GDSDS, the existing greenfield runoff from the subject site (i.e. pre-development runoff) has been calculated using the method described in the Institute of Hydrology Report No.124 (IH124) which uses three variables – site area, soil type and the Standard Average Annual Rainfall (SAAR). The result is then extrapolated to calculate runoff rates for 1-year, QBar (2.33-year), 30-year and 100-year return period events using the GDSDS growth factors. Calculations are enclosed in Appendix A to this response and summarised below.

Site Area	Soil Type	SAAR	1-year Greenfield Peak Runoff Rate	QBar Rate (2.33-year or Mean Annual Greenfield Runoff Rate)	30-year Greenfield Peak Runoff Rate	100-year Greenfield Peak Runoff Rate
1.8 ha	4 (clayey, poorly drained)	862 mm	9.4 l/s	11.1 l/s	23.6 l/s	28.9 l/s

As the existing Doyles Nursery, Garden Centre & Benoni lands are located within the catchment of the Cabinteely Stream, the current brownfield (classed as brownfield as it has existing uses which equate to approx. 9.3% hardstanding i.e. 0.167 ha) runoff discharges unrestricted directly to the stream without attenuation, hence at greater rates than greenfield. The pre-development runoff rates calculations are enclosed in Appendix B and summarised in Table 5 in comparison to post-development requirements and provision.

Return Period	Pre-Development Discharge (inclusive of 10% Climate Change)	Post-Development Permissible Discharge as per GDSDS	Post-Development Adopted Discharge (inclusive of 10% Climate Change)
1-year	19.7 l/s	9.4 l/s	QBar = 11.1 l/s
30-year	41.7 l/s	23.6 l/s	QBar = 11.1 l/s
100-year	51.9 l/s	28.9 l/s	QBar = 11.1 l/s

Comparison of Pre-Development and Post-Development Surface Water Discharge Rates

A series of SuDS measures are incorporated in the surface water drainage design such as:

- Rainwater harvesting butts and permeable paving are provided for each house unit.

- Green roof is provided covering 60% of the apartment buildings' roofs areas.
- All surface water runoff from the open road surface basement car park is routed via Klargester Class 1 Bypass Separators
- Surface water quantity management is provided through the use of attenuation tanks and flow control devices to reduce the overall runoff to the current greenfield runoff
- Surface water percolation is proposed for the base and sides of the attenuation tanks where the infiltration rates are favourable.
- The attenuation tanks are provided with a stone bed to provide for settlement and filtration of sediment as the surface water flows through it.

The Former Doyles Nurseries site is not included in any Natura 2000 site (see map below):

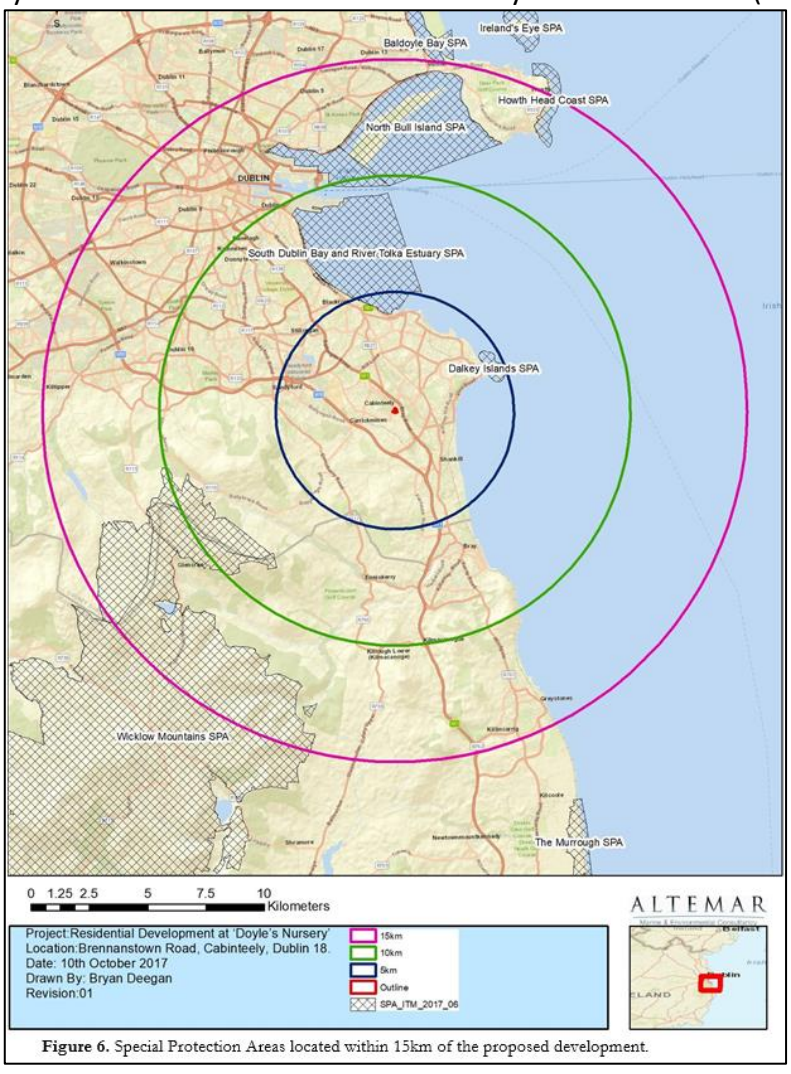

Figure 6. Special Protection Areas located within 15km of the proposed development.

The nearest Natura site consists of Dalkey Bay SPA. The adjoining Cabinteely Stream exits to the Irish Sea south of the subject site at Shanganagh. An effluent would then only be detrimental if heavy metals or other harmful chemicals were released during the construction process. Sediment by itself would not have a significant effect as it is one of the dominant habitat factors in an estuary that all organisms and habitats are adapted to.

Standard protocols of construction to prevent material entering the local drainage systems would minimise any discharge during construction and effectively prevent any impact on the downstream Natura 2000 sites.

Once operational the development cannot affect Dublin Bay provided wastewater treatment keeps pace with any expansion of population numbers.

In addition, the separate AA Screening report prepared by Altemar has been prepared to accompany this planning application which outlines the impacts on the Natura 2000 sites.

> *"The proposed development site is located 3.8km from the nearest Natura 2000 sites, across a suburban environment. The site clearance, construction, drainage and operational aspects of the development will have to comply with the DLRCC and Inland Fisheries Ireland conditions and inspections.*
>
> *As a result no significant impact is likely on Natura 2000 species or habitats.*
>
> *No significant effects are likely on Natura 2000 sites, their features of interest or conservation objectives".*

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 located in a suburban area on a generally greenfield site. The scale of natural resources used both in construction and operation is not such that would cause concern in terms of significant likely effects on the environment.

Having regard to the absorption capacity of the natural environment; could the environmental sensitivity of geographical areas be likely affected by the proposed development?

The absorption capacity is to be assessed under the headings as follows:

Wetlands, Riparian Areas and River Mouths
The proposed development adjoins the Cabinteely Stream. A Construction Environmental Management Plan (CEMP) has also been prepared and focuses on the sensitive receptors on site including the Cabinteely Stream. Environmental risks due to construction and operation of the proposed development do potentially occur, particularly in relation to runoff from this sloping site, drains that could lead to the stream and the construction of elements. This could not only result in negative impacts on instream biodiversity, also with the watercourses acting as a vector, carry pollutants and impact beyond the site boundary and into the Shanganagh River which is a recorded salmonid river with otters being recorded by the CBP in several locations downstream on the main river. As a result a Construction Environmental Management Plan was developed in line with IFI guidance (Appendix I). All works that are to be carried out on site within the riparian corridor e.g. preparation of reedbeds/ponds, swales, and the planting of tree species must be directed by the project ecologist and carried out in full consultation with IFI and the DLR biodiversity officer. The project ecologist must have significant experience in riparian works and in watercourse enhancement.

Coastal Zones and the Marine Environment

The site is linked to the Marine Environment by the adjoining stream. The drainage mitigation measure as proposed in the CEMP will prevent any negative impact. These measures are as follows:

1. Channels will be prepared on site, in the vicinity of future access roads. Within these channels silt fences/barriers will be placed and will consist of woven/terram style material of suitable density to remove the majority of silt from runoff. These will be maintained throughout the construction phase to ensure efficiency, prior to the installation of the permanent drainage network.
2. Silt fences will be placed along the western edge of the riparian buffer (outside of future construction areas) to capture runoff from the site. These will also prevent machinery from entering the riparian corridor.
3. Prior to the completion of Phase 2 the roads will be completed on site and the permanent attenuation tanks will be completed. The final stage of the attenuation will be prepared in a period of dry weather. All main onsite drainage infrastructure will be connected at this stage. The road network will be connected and enter the ponds the western side. The northern attenuation tank from the road network will be connected to the pond/reedbed system.
4. As outlined in the bridge construction section no significant works are envisaged within 10m of the stream as it is an open span bridge. Mitigation measures including silt fences will be in place (in consultation with the project ecologist and IFI) to capture silt from runoff and prevent it from entering the stream.
5. Appropriate storage and settlement facilities will be provided on site. The construction company will locate the areas of high risk early in the process. Areas of high risk include
    - Fuel and chemical storage
    - Refuelling Areas
    - Vehicle and Equipment washing areas
    - Site Compound
6. Fuel, oils and Chemicals will be stored on an impervious base with a bund. Under LEED there will be a strategy put in place to prevent pollution of the watercourse. In most cases this will involve collecting the run-off and routing it to treatment by filtration, settlement or specialist techniques.
7. Concrete lorries will not be permitted to wash out on site apart from cleaning the chute into a container and then emptied into a skip.

Mountain and forest areas

The proposed development is not within or directly connected to any mountain or forest areas. There is no known pathway between the site and mountain or forest areas.

Nature reserves and parks

The proposed development is connected to the Cabinteely Park via the adjoining stream. The mitigation measures described above and in greater detail in the CEMP will prevent any negative impact from the development site.

Areas classified or protected under national legislation, including Natura 2000 areas designated pursuant to Directives 79/409/EEC and 92/43/EEC

The mitigation measures described above and in greater detail in the CEMP will prevent any negative impact from the development site.

Areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure

The site is not known to be located within or connected to such an area.

Densely populated areas

The proposed development is located within a densely populated area. The development of this site will provide a residential scheme on a valuable land resource. The site is zoned land and the use is compatible with the existing development and uses in the vicinity. Therefore, there are no anticipated likely significant effects on the environment in relation to the geographic location of densely populated areas.

Landscapes and sites of historical, cultural or archaeological significance.

The subject lands are not within or proximate to any Architectural Conservation Area, Protected Structure or a protected view or prospect.

There are no known recorded archaeological monuments within the site boundary or indeed for several hundred metres.

Other Considerations of Significant Likely Effects

As previously set out, there are three headings under which the criteria for determining if a sub threshold development is likely to have significant effects on the environment. Two of these headings have already been discussed and assessed; however, before proceeding to the third heading, which is the consideration of the potential impacts, it is appropriate to take a holistic approach and assess the proposed development briefly under the sections required when submitting an EIAR since Directive 2014/52/EU. This approach will assist in identifying any possible significant effects on the environment that have not previously been identified.

Population & Human Health

As previously outlined, there may be possible short term nuisances to human beings from noise and pollution. 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.

The proposed residential units and current residential units in the vicinity of the development which will become available upon completion will provide for a greater number of rental properties in the area and in the case of the proposed residential units, provide a high standard of living which will be beneficial for the wellbeing of the future inhabitants.

There are no operational impacts that would be likely to cause significant effects on the environment in terms of population and human health.

Biodiversity

The nearest Natura site consists of Dalkey Bay SPA. The adjoining Cabinteely Stream exits to the Irish Sea south of the subject site at Shanganagh. An effluent would then only be detrimental if heavy metals or other harmful chemicals were released during the construction process. Sediment by itself would not have a significant effect as it is one of the dominant habitat factors in an estuary that all organisms and habitats are adapted to. In addition, the AA Screening statement prepared by Altemar states that the proposed development will not impact on the existing Flora and Fauna network in the area.

Lands and Soils

The subject lands are a brownfield on what is typically made land. There is not likely to be significant effects on the environment with regard to soils and/or geology due to the site being connected to public foul, storm and water services.

Water

The proposed development adjoins the Cabinteely Stream. Provided the careful implementation of the construction mitigation measures as outlined in the enclosed CEMP, in relation to water, there are no anticipated significant effects on the environment arising from the proposed development.

Air & Climate

There may be a minor degradation of the air quality in a very localised area during certain parts of the construction process. Standard mitigation measures would be appropriate as set out in a construction management plan. It is considered that there will be no negative impact on the climate that would be likely to have a significant effect on the environment.

Noise & Vibration

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 operational phase and construction phase subject to standard construction mitigation measures.

Landscape

There are no landscape designations on the subject site. The site will not impact on any designated views or prospects within the Dun Laoghaire Rathdown Development Plan 2016-2022. It is not considered that there will be likely significant effects on the environment effects on the environment in relation to landscape.

Material Assets

The land on which the site is situated is a material asset. It has been zoned for development through the appropriate process, and as such, the use of this material asset in a manner compatible with the zoning designation, is entirely appropriate. Once constructed, the operational phase will provide an important material asset for the area in terms of residential units.

Archaeology, Architecture and Cultural Heritage

The subject lands are not proximate to any Protected Structure or Architectural Conservation Area. There are no known recorded archaeological monuments within the boundary or indeed within several hundred metres of the site.

Interaction of Foregoing

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.

Directive 2014/52/EU requires assessment of impact on climate change under each of the EIA/EIAR chapter headings. It is considered that there are no likely significant effects on the environment in terms of each of the chapter headings, individually or cumulatively.

Type and Characteristics of Potential Impacts

Could the type and characteristics of the magnitude and/or extent of the impact (for example on a geographical area and/or size of the population likely to be affected) be considered to be likely to cause significant effects on the environment?

The proposed development is located in a suburban context. The proposed uses are consistent with land in such a location. The works during the construction phase may have a minor impact on the immediate area, which is largely commercial.

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 geographic area or on any considerable quantum of the population in the vicinity.

Could the type and characteristics of the transboundary nature of the impact be considered to be likely to cause significant effects on the environment?

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.

Could the type and characteristics of the intensity and complexity of the impact be considered to be likely to cause significant effects on the environment?

The proposed development is not of any significant intensity or complexity such that would be likely to cause significant effects on the environment.

Could the type and characteristics of the probability of the impact be considered to be likely to cause significant effects on the environment?

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.

*Could the type and characteristics of the expected onset, duration, frequency and reversibility of the impact be likely to cause significant effects on the environment**?***

Any of the minor impacts identified would occur during the construction phase, there are no significant negative impacts considered to occur during the operational phase. The frequency will vary throughout the construction phase; however, the impact is still not considered to be significant. The minor impacts will be temporary so will be reversible. The construction of the development would be on previously used commercial land; the development would be reversible similar its present state. The soils are made land so it would be entirely possible to return it to this state.

Could the type and characteristics of the cumulation of the impact with the impact of other existing and/or approved projects be likely to cause significant effects on the environment?

The subject site is zoned land designated for residential use. The development and regeneration of land is to be expected in an urban context. The scale of the proposed scheme and any other permitted schemes in the vicinity are not such that the characteristic of any potential impacts in culmination with each other are likely to cause significant effects on the environment.

Could the type and characteristics of the possibility of effectively reducing the impact be likely to cause significant effects on the environment?

There are no significant mitigations measures or methods to be undertaken in order to reduce likely significant effects on the environment in order to complete the proposed scheme. Any mitigations measures to manage noise, dust and/or pollution during the construction and operational phases are subject to standard policies and practices. Please refer to associated Construction Environmental Management Plan for full details.

6.0 SUMMARY & CONCLUSIONS

This Environmental Report has been prepared to accompany a planning application for a proposed strategic housing development to An Bord Pleanála for the development of 115 no. residential units comprising 89 no. apartments and 26 no. houses

The report has assessed the potential impact of the proposed development on the environment. 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.

It is considered that a sub threshold EIAR is not required for the proposed mixed use development for the following summation of the reasons set out in this screening exercise:

- The proposal falls significantly below the thresholds of Schedule 5 of the Planning and Development Regulations 2001 (as amended);
- The development will be connected to public services such as water, foul and storm sewers;
- Surface water is to be directed eventually to the adjoining Cabinteely Stream. Surface water will be subject to oil and hydrocarbon filters and attenuated in the proposed surface water system for the proposed scheme;
- Standard construction practices can be employed to mitigate any risk of noise, dust or pollution;
- No identified impact in this screening exercise, cumulatively or individually is considered to likely cause significant effects on the environment.

In addition, an AA Screening Statement has been prepared by Altemar which concluded that the proposed development would not have an impact on any Natura 2000 sites. The AA Screening Statement also outlines that the proposed development will not have any impact on features of ecological value outside the Natura 2000 network subject to the recommended mitigation measures being carried out.

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 - Extract of NPWS Map Viewer with subject site indicated (Source: Altemar).

Special Protection Areas and watercourses located within 5km of the proposed development.