

EIA SCREENING REPORT

FOR A

BUILD TO RENT RESIDENTIAL DEVELOPMENT AT CROSS GUNS
BRIDGE, PHIBSBOROUGH, DUBLIN 7.

PREPARED BY



ON BEHALF OF

BINDFORD LIMITED

February 2021

INTRODUCTION

On behalf of the applicant, Bindford Limited of 13-18 City Quay, Dublin 2, this Environmental Screening Statement accompanies a planning application to An Bord Pleanála under Section 4 of the Planning and Development (Housing) and Residential Tenancies Act (2016) for a proposed Strategic Housing Development at Cross Guns Bridge, Phibsborough, Dublin 7 in accordance with the Planning and Development (Housing) and Residential Tenancies Act 2016.

The Environmental Screening Report has been prepared to assess the potential impacts on the environment of the proposed development at the subject site. The full details of the scheme are as follows:

The development will consist of the demolition of the existing buildings on site and the construction of a Build to Rent (BTR) residential scheme comprising:

- **205 no. apartments within 3 no. blocks ranging in height up to 12 storeys.**
- **A new café/ retail unit area, and public plaza to the east of the site.**
- **The apartment mix will comprise 55 no. studios, 85 no. 1-bed, and 65 no. 2 bed apartments along with internal residential amenity space (located in block C at ground and top floor levels and including gym, lounge, shared workspaces, parcel store, reception). All apartments with balconies/ terraces facing north/ south/ east/ west. Communal open space will be provided on the top floor of each block and at the ground floor level.**
- **Provision of 29 no. car parking spaces (20 no. at basement and 9 no. at surface); 272 no. residential bicycle parking spaces along with a further 72 no. visitor surface parking spaces.**
- **Vehicular and pedestrian connection via Phibsborough Road with two additional pedestrian accesses to be provided along the Royal Canal to the north (necessitating alterations to the existing boundary wall).**
- **All associated site development works and services provisions including bin storage areas, substations, plant rooms, boundary treatments and landscaping.**

This document, to be read in conjunction with the accompanying detailed documentation prepared by Whitehall Environmental Consultants (Natura Impact Assessment and Ecological Impact Assessment); and Brian Keeley (Bat Assessment); O'Mahony Pike Architects; Áit Urbanism + Landscape Architecture; Waterman Moylan Engineering Consultants; IN2 Engineering Design Partnership; ILTP Consultancy; IAC Archaeology; AWN consulting; Mc Gill Planning Limited, ensures that the possible effects on the environment has been fully examined through the process of an EIAR Screening and an appropriate form of development will be delivered at this site.

PURPOSE OF THIS STATEMENT

The purpose of the Environmental Screening Statement is to demonstrate that there is no requirement for the preparation of an Environmental Impact Assessment Report for the proposed development and to identify any environmental issues that might arise. In the first instance it is noted that this development (in terms of scale/quantum and/or site area) is below any mandatory EIAR threshold prescribed in Irish Planning Legislation. .

EIA SCREENING AND METHODOLOGY

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

- Planning and Development Act 2000 (as amended);
- Planning and Development Regulations, 2001 to 2020;
- Planning and Development (Housing) and Residential Tenancies Act 2016 (as amended);
- Directive 2011/92/EU;
- Directive 2015/52/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, Millieu; April 2017);
- European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018;
- Guidelines on the information to be contained in environmental impact assessment reports, EPA, 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)

Using the above documents it has been possible to carry out a desktop EIA Screening using the best available guidance while operating within the applicable legislation. It is noted that Directive 2014/52/EU has been transposed into Irish Legislation through the Planning and Development Act, 2000 (as amended), and the Planning and Development Regulations 2001 to 2020.

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

EIA Thresholds

Schedule 5 of the Planning and Development Regulations 2001 to 2020 sets the thresholds for which if a project exceeds these limits, it then must be the subject of an Environmental Impact Assessment. Part 2 of Schedule 5 (10)(b)(i) identifies developments of more than 500 dwelling units, and (iii) identifies urban development which would involve an area of greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built up area and 20 hectares elsewhere.

The number of housing units proposed in this instance is 205 which is well below the 500-unit threshold, while the site area at c. 0.73 ha is also below both the 2ha and 10ha thresholds for *urban locations*. Given the above, a mandatory EIAR is not required.

Sub EIA Thresholds Projects requiring an EIA

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

1. A description of the project, including in particular:

- A description of the physical characteristics of the whole project and, where relevant, of demolition works.
- A description of the location of the project, with particular regard to the environmental sensitivity of geographical areas likely to be affected.

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

3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from:

- The expected residues and emissions and the production of waste, where relevant, and
- The use of natural resources, in particular soil, land, water and biodiversity.

4. Compilation of the above information taking into account criteria in schedule 7 as appropriate.

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

1. Characteristics of the Proposed Development;

- a. The size and design of the whole project;
- b. Cumulation with other existing and/or approved projects;
- c. The use of natural resources, in particular land, soil, water and biodiversity;
- d. The production of waste;
- e. Pollution and nuisances;
- f. The risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge;
- g. The risks to human health (for example due to water contamination or air pollution).

2. Location of the Proposed Development;

- a. The environmental sensitivity of geographical areas likely to be affected by proposed development, with particular regard to:
- b. The existing and approved land use;
- c. The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;
- d. The absorption capacity of the natural environment:
 - Wetlands, riparian areas, river mouth;
 - Coastal zones and the marine environment;
 - Mountain and forest areas;
 - Nature reserves and parks;
 - Areas classified or protected under national legislation;
 - Natura 2000 areas designated by member States pursuant to Directive 92/43/EEC and Directive 2009/147/etc;

- Areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure;
- Densely populated areas;
- Landscapes and sites of historical, cultural or archaeological significance.

3. Type and Characteristics of the Potential Impacts

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

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

EIA SCREENING STATEMENT

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

A DESCRIPTION OF THE PROPOSED DEVELOPMENT

Physical Characteristics of the Proposed Development

The proposal seeks to construct the following:

The development will consist of the demolition of the existing buildings on site and the construction of a Build to Rent (BTR) residential scheme comprising:

- **205 no. apartments within 3 no. blocks ranging in height up to 12 storeys.**
- **A new café/ retail unit area, and public plaza to the east of the site.**
- **The apartment mix will comprise 55 no. studios, 85 no. 1-bed, and 65 no. 2 bed apartments along with internal residential amenity space (located in block C at ground and top floor levels and including gym, lounge, shared workspaces, parcel store, reception). All apartments with balconies/ terraces facing north/ south/ east/ west. Communal open space will be provided on the top floor of each block and at the ground floor level.**
- **Provision of 29 no. car parking spaces (20 no. at basement and 9 no. at surface); 272 no. residential bicycle parking spaces along with a further 72 no. visitor surface parking spaces.**

- **Vehicular and pedestrian connection via Phibsborough Road with two additional pedestrian accesses to be provided along the Royal Canal to the north (necessitating alterations to the existing boundary wall).**
- **All associated site development works and services provisions including bin storage areas, substations, plant rooms, boundary treatments and landscaping.**



Figure 1 Site Layout Plan (OMP Architecture 2020)

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

- Architectural Design Report (O'Mahony Pike Architects 2021)
 - o This sets out the proposed works in detail.
- Planning Report (McGill Planning 2021)
 - o This report provides detail on the planning rationale, the compliance with existing planning policy and guidance and any material contraventions.
- Photomontages (Modelworks 2021)
 - o The photomontages provide a visual representation of the proposed development, showing the existing and proposed context for the development.
- Sunlight and Daylight Assessment (IN2 2021)
 - o This provides a detailed assessment of the likely impact of the proposed development in terms of Daylight and Sunlight for the proposed development and the existing neighbouring properties
- Transport Assessment (ILTP 2021)
 - o This report provides an assessment of the impact the proposed development will have on traffic and transport in the area
- Flood Risk Assessment (Waterman Moylan 2021)
 - o This report provides a detailed assessment of the likely flood risk associated with the Development

- Ecological Impact Assessment (Whitehill Environmental 2020)
 - o This report examines in detail the impact of the development on the flora and fauna of the site and surrounding area.
- Natura Impact Assessment (Whitehill Environmental 2020)
 - o This considers the potential impacts of the development on European Sites
- Townscape and Visual Impact Assessment (Macroworks 2020)
 - o This provides an assessment the likely impacts of the scheme on the receiving environment, in terms of both townscape character and visual amenity.

Location of the proposed development

The subject site is located within Dublin City Council administrative area. The application site is bounded by the Royal Canal to the north, Cross Guns Quay apartments to the east, and is also accessed from Phibsborough Road to the east. The western side of the site adjoins Shandon Mill, a residential scheme. The south of the site abuts the rear laneway and gardens of terraced dwellings along Leinster Street North and Shandon Road. The site is close to existing retail and commercial services at Phibsborough Shopping Centre and the wider area.

The site is a brownfield infill site and currently consists of a number of derelict buildings associated with a former bakery. The proposed development seeks to demolish the structures currently on site and deliver a significant quantum of residential development at a site that is located within an established urban location within short walking distance of a multitude of services such as Phibsborough Shopping Centre, public transport options, employment and amenities. The site is also listed on the vacant site register for Dublin City Council.

The site itself does not contain any protected structures, however, there is a protected structure to the east of the site, an old mill that contains apartments, Cross Guns Quay apartments. The development site is not within an architectural conservation area, however there is a Dublin City Council designated conservation area to the north of the development site along the Royal Canal.

Phibsborough is a long established, urban area close to Dublin City Centre. The wider area has undergone a variety of small and large scale urban redevelopments in recent decades, however at present there are no other sites immediately adjacent to the site that are currently under construction.

There is also another proposed SHD project at the former Ormond Printworks at Ratoath Road, Dublin 11. This application is further upstream along the Royal Canal from this current application. This SHD application was accompanied by an EIA Screening and NIS (Scott Cawley, 2020). Following mitigation, this ruled out the potential for impacts or effects.

There is also a current application under consideration by An Bord Pleanála for an amendment to a permitted development at Phibsborough Shopping Centre (under DCC Reg. Ref.: 2628/17, ABP Reg. Ref.: ABP-300241-17) which is yet to be determined. This was also accompanied by an EIA Screening Report and an Appropriate Assessment.

Permission was previously granted on this site under DCC Reg Ref 2402/14 on the 6th October 2014 for the demolition of the existing buildings and the construction of for 21 no dwelling units, 8 no. apartments and 2 no. commercial. The development will also include 29 car parking spaces, 16 bicycle

spaces, plant rooms and bin storage. Access to the development will be from the site access road off Phibsborough Road.



Figure 2 Site Location Map

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

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

This site is within an established, built-up urban location on a site which has previously been granted permission for redevelopment for a removal of the existing buildings and replacement with residential units. Therefore, the principle of the redevelopment of this site is established and while this is a different scheme, the proposal is equally unlikely to result in significant effects on any aspect of the environment. It is considered that the proposed development is likely to result in a net positive effect in terms of providing for a comprehensive and integrated redevelopment of this derelict site with associated landscaping measures.

Population & Human Health

The application site is bounded by the Royal Canal to the north, Cross Guns Quay apartments to the east, and is accessed from Phibsborough Road to the east. The western side of the site adjoins Shandon Mill, a residential scheme comprising of duplex units. The south of the site abuts the rear gardens of two storey, terraced dwellings along Leinster Street North and Shandon Road.

During the construction phase there may be possible short-term nuisances to human beings from noise and dust during construction. Once mitigated in accordance with an agreed Construction, Demolition and Environmental Waste Management Plan it is not anticipated that the construction works would result in significant environmental impacts for the local population and human health. Please refer to documentation prepared by Waterman Moylan Engineering Consultants for further detail.

There are no operational impacts associated with this residential development that would be likely to cause significant effects in terms of population and human health. The additional residential created will have a positive impact on the area and will help sustain existing services and public transport and provide demand for additional. The provision of a new public plaza and connections to the Royal Canal Way will improve the experience of this amenity for existing residents in the area.

Biodiversity

Biodiversity is not likely to be significantly affected by the proposed development. The subject site is not of significant or sensitive ecological status given its brownfield status. An Ecological Impact Assessment has also been carried out on this site by Whitehill Environmental. This report has found that *“there are no habitats of biodiversity value within the site and existing buildings and artificial surfaces will be replaced with buildings and artificial surfaces. Therefore, there will be no net loss of habitats and the development will not lead to any cumulative impacts upon biodiversity when considered in combination with other plans and projects.”* This report goes on to conclude that *“with the recommended mitigation measures, it can be concluded that the proposed development at Cross Guns Bridge, Phibsborough will have a neutral impact upon local ecological receptors. The creation of new habitats on the site will be a positive benefit to local ecology and with proper management of the site and its green areas, then local areas of biodiversity will be allowed to develop.”*

Furthermore, a Natura Impact Statement has been carried out and which concludes *“that with the implementation of the mitigation measures, that the proposed works do not have the potential to significantly affect the conservation objectives or qualifying interests of the South Dublin Bay / River Tolka Estuary SPA, the South Dublin Bay SAC, North Bull Island SPA and North Dublin Bay SAC. The integrity of these sites will not be adversely affected.”* Please refer to the Natura Impact Statement prepared by Whitehill Environmental for further detail.

Lands and Soils

The subject lands are a brownfield site. The site falls from west to east ranging in levels from 28.31m to 25.95m OD Malin, as well as from north to south ranging in levels from 29.25m to 28.11m OD Malin. The construction or operation of the scheme would not use such a quantity of soils or water to result in significant effects on the environment.

The site has minimal existing vegetation. The proposal includes high quality landscaping, planting, and SUDS measures to be incorporated into the development to ease water run-off. Please see the documentation prepared by Áit Urbanism and Landscape Limited.

The site and enabling works associated with the proposed development are detailed in the documentation prepared by Waterman Moylan Consulting Engineers with associated mitigation measures including in relation to groundwater and impact on the Royal Canal.

Water

The Natura Impact Statement prepared by Whitehill Environmental. It identifies that:

“The application site lies within the Liffey and Dublin Bay Hydrometric Area and Catchment, and the Tolka Sub-Catchment and Sub-Basin. The River Tolka is 980m north of the application site. There are no drains within the application site. However, the site is adjacent to the southern banks of the Royal Canal. The Royal Canal connects the River Shannon at Cloondara in Co. Longford with the River Liffey. It enters the River Liffey beside the Samuel Beckett Bridge near the Convention Centre at North Wall Quay.

The proposed development at Cross Guns will occur on a site that is adjacent to the Royal Canal and this discharges into the River Liffey which is upstream of the four Natura 2000 sites that are listed in Inner Dublin Bay.

- South Dublin Bay / River Tolka Estuary SPA
- North Bull Island SPA
- South Dublin Bay SAC and
- North Dublin Bay SAC

Therefore, the site can be considered to be hydrologically upstream of these Natura 2000 sites and they are therefore within its Zone of Influence. “

Having evaluated the potential impacts of the proposed development in terms of the effects upon conservation objectives and qualifying interests of these areas it is considered that: *“following mitigation, that the proposed project does not have the potential to significantly affect the conservation objectives of these aforementioned Natura 2000 sites and the integrity of these sites as a whole will not be adversely impacted.”*

This report goes onto highlight that:

“With implementation of the mitigation measures there will be no deterioration in water quality or impacts upon any designated habitat or any species dependent on these designated habitats.

In light of the above, it is considered that with the implementation of the mitigation measures, that the proposed works do not have the potential to significantly affect the conservation objectives or qualifying interests of the South Dublin Bay / River Tolka Estuary SPA, the South Dublin Bay SAC, North Bull Island SPA and North Dublin Bay SAC. The integrity of these sites will not be adversely affected.”

Details for the management of surface and foul water have been outlined in the Engineering Assessment Report prepared by Waterman Moylan Consulting Engineers Ltd. It is proposed that the water will drain via gravity and connect to the existing 450mm combined sewer along the existing

R108/Phibsborough Road to the east of the subject site. Surface water runoff from the site will be restricted to 2 l/s/Ha as recommended by Dublin City Council (DCC).

A Flood Risk Assessment has also been prepared for the site by Waterman Moylan Consulting Engineers Ltd. The site has been analysed for risks from flooding from the Irish Sea, fluvial flooding, pluvial flooding, ground water and failures of mechanical systems. Through careful design and appropriate mitigation measures the risks and consequences of flooding have been mitigated across the development. Surface water runoff from the site is limited to 2 l/s and does not impact on developments upstream or downstream of the subject site.

Please refer to Civil Engineering Report and Drawings prepared by Waterman Moylan Engineering Consultants for full details on water proposals throughout the site.

Air, Noise and Climate

There is no significant impact on air pollution expected from the development outside of the potential dust impact during construction, and therefore the risk to human health is considered negligible in this regard. Standard mitigation measures will be employed as part of an agreed Construction, Demolition and Environmental Waste Management Plan.

There are no envisaged significant air or noise emissions arising from the residential proposal at this site other than noises arising from construction and operational traffic associated with the development.

Air, Noise and Climate are not likely to be significantly affected by the proposed development.

Landscape

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

There are no sensitive landscape designations pertaining to the subject site. The proposed development will not impact on any designated views or prospects within the Dublin City Council Development Plan. A Townscape and Visual Impact Assessment has been completed by Macroworks. This report found that *"Overall, it is considered that the proposed development is appropriate contribution to the built fabric of this suburb that will not result in any significant townscape or visual impacts."*

Material Assets

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. Once constructed, the operational phase will

provide an important material asset for the area in terms of residential units and community employment.

Other material assets in terms of water services, electricity, and other utilities are all available in this residential area and the proposed development to readily connect to same. There are no strategic utilities running through the site which would be impacted by the proposed development.

Archaeology, Architecture and Cultural Heritage

An Archaeology report has been carried out by IAC Archaeology and accompanies this application. It identifies that a limited programme of archaeological testing was carried out within the proposed development area in 2008. Four trenches were excavated in the western section of the site but nothing of archaeological significance was identified. It notes that the proposed development area has been heavily developed in the past and its archaeological potential is considered to be low. There are no recorded monuments within 500m of the proposed development site. IAC Archaeology recommends that ground disturbances across the site are subject to archaeological monitoring.

The site is located beside a protected structure, the Old Mill, this is located to the east of the site. The Royal Canal is also identified as a Conservation Area. The impact of the development has been assessed by Molloy Associates in the Heritage Impact Assessment Report. This report has concluded that *"The proposed infill development will regenerate what is presently a vacant brownfield site. The proposed residential building range will alter the setting of the Royal Canal Conservation Area, but proposed scale and forms are comparable with the vernacular mill buildings adjacent to the site. The Royal Canal is recognised as an important industrial and engineering heritage asset and this proposal will improve the present frontage onto its towpath."*

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

Standard construction practices will be employed throughout the construction phase. The subject lands are not proximate to any Seveso/COMAH designated sites. The Site-Specific Flood Risk Assessment for the site indicates that the subject site is within Flood Zone C and is not at risk of flooding. The proposed development is not considered vulnerable to major accidents and/ or disasters, and therefore the expected effects are considered to be negligible.

Inter-relationship between the above factor

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.

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

This includes information available on the environment including:

- (a) the expected residues and emissions and the production of waste, where relevant, and
- (b) the use of natural resources, in particular soil, land, water and biodiversity.

The proposed development is on a brown field derelict site in a central location and on an existing developed urban site where significant redevelopment has been previously permitted. The proposed demolition works remain the same as previously permitted by DCC. While the proposed construction is different and additional building materials will be required for the construction of the development, these are not likely to be significant. Given the nature of the site and the Proposed Development they will be no likely significant effects on land, water or biodiversity.

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

Standard mitigation measures will be employed and monitored. These are set out in the Construction Demolition and Environmental Waste Management Plan and the Operational Waste Management Plan accompanying this application. As such residues and emissions are not considered likely to have potential to cause significant effects on the environment.

There will be some waste materials produced in the construction of the proposed scheme which will be disposed of using licensed waste disposal facilities and contractors. As is standard practice the scale of the waste production in conjunction with the use of licensed waste disposal facilities and contractors will not cause concern for likely significant effects on the environment.

The Operational Phase Waste Management Plan (OWMP) by AWN accompanying this application sets out the measures that will be used to maximise the quantity of waste recycled by providing sufficient waste recycling infrastructure, waste reduction initiatives and waste collection and waste management information to the residents of the development.

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

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.

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.

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

Characteristics of Proposed Development	
The size of the proposed development.	The site is c. 0.73ha and the development is for 205 residential units. The development is sub-threshold for EIA.
The culmination of other proposed development.	This is a built-up urban area with a limited number of similar brownfield sites left in the immediate vicinity. There are no significant permitted developments in the immediate adjacent areas. There are permitted developments within the wider area. However, as such it is considered that the Proposed Development does not give rise to cumulation with other development for the purposes of Section 172(1A)(b) of the Planning and Development Act 2000, as amended.
The nature of any associated demolition works	All of the derelict buildings on site will be demolished.
The use of natural resources, in particular land, soil, water and biodiversity.	This is a brownfield site with minimal vegetation. High quality landscaping, planting and SuDS measures will be incorporated into the development to ease water runoff. There is no evidence of mammals on the site. No use of natural resources other than the normal use of building materials is proposed.
The production of waste.	<p>Construction waste produced will be controlled, stored and disposed of in a sustainable manner as per relevant environmental guidance. A final Construction, Demolition and Environmental Waste Management Plan will be agreed with Dublin City Council prior to commencement of development. An outline CDEWMP has been submitted with the application.</p> <p>As set out in the Operational Waste Management Plan submitted, operational waste for the residential development will be controlled by each household and dealt with by municipal services. The management company will address waste management in communal and public areas.</p>
Pollution and nuisances.	<p>The construction phase will create short term negative impacts particularly in terms of dust and noise.</p> <p>An agreed Construction, Demolition and Environmental Waste Management Plan will ensure that construction activities are properly controlled and mitigated.</p>
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	None.

The risks to human health (for example, due to water contamination or air pollution).	There is potential negative impact at construction stage in terms of noise and dust. However, these will be short term in duration and will be mitigated in accordance with an agreed Construction Management Plan.
Location of Proposed Development	
The existing and approved land use.	This site is currently a vacant site containing derelict buildings. It is allocated for residential development in the Dublin City Development Plan.
The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground.	This is an allocated urban site that will be redeveloped for high-density residential development appropriate to its location. The provision of new open spaces with planting and vegetation will be positive for the biodiversity of the area. The use of SuDs measures on site is an additional benefit.
<p>The absorption capacity of the natural environment, paying particular attention to the following areas:</p> <ul style="list-style-type: none"> (i) wetlands, riparian areas, river mouths; (ii) coastal zones and the marine environment; (iii) mountain and forest areas; (iv) nature reserves and parks; (v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and; (vi) areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure; (vii) densely populated areas; (viii) landscapes and sites of historical, cultural or archaeological significance. 	<p>The site itself is not located within a wetland, coastal zone, marine environment, mountain, forest, nature reserve, park, or protected site.</p> <p>The proposal is a central urban site, beside the Royal Canal which connects to Dublin Bay (but is over 6km away from the site) as set out above. The River Liffey is c. 1.9km from the site. This is addressed in full in the NIS by Whitehill Environmental.</p> <p>It has been found that the proposal, with appropriate mitigation measures, will not have a detrimental impact on any of these areas beyond that of a medium to high scale development site would have on any such areas. It is worth noting that SUDS have been incorporated which ensures that the quantity and quality of the run off will revert to a high quality rating.</p> <p>The Proposed Development is sited in a populated urban location with significant existing facilities. This is a zoned site for residential development and is not expected to have a significant impact on surrounding population.</p> <p>An Archaeological Assessment has been carried out for this site and no sites of archaeological significance have been found.</p> <p>The site is beside a protected structure and a Heritage Impact Assessment has been completed. This has found that the proposed development will improve the present frontage onto its towpath. This is further verified by the photomontages and the TVIA report.</p>
Types and characteristics of potential impacts	
The magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected).	Given the existing context it is expected that the proposed development will not have any significant

	<p>environmental impact beyond the site and immediate vicinity.</p> <p>All construction activities will be governed by a Construction, Demolition and Environmental Waste Management Plan the details of which will be agreed with Dublin City Council prior to commencement of development.</p>
The nature of the impact.	<p>The potential likely and significant impacts arising from the development will be typically those associated with a medium to high scale residential development in an area designated for growth. The nature of the impacts are expected to be of a magnitude that would not be significant, adverse or permanent.</p> <p>The impact of the development at operational stage will be typical of this residential area and will not be significant, adverse or permanent.</p>
The transboundary nature of the impact.	<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>
The intensity and complexity of the impact.	<p>The proposed development is not of any significant intensity or complexity such that would be likely to cause significant effects on the environment.</p>
The probability of the impact.	<p>It is probable that the minor impact of noise and pollution during the construction phase will occur; however, construction works on zoned lands within the area are not unexpected or out of character, and working hours will be limited to hours set by the planning conditions.</p>
The expected onset, duration, frequency and reversibility of the impact.	<p>The minor impacts identified would occur during the construction phase, there are no significant negative impacts which are considered likely to occur during the operational phase of the proposed residential development. The frequency of impacts will vary throughout the construction phase; however, the impact is still not considered to be significant. The minor impacts associated with the construction phase such as noise, dust and traffic will be temporary and will not lead to residual impacts.</p>
The cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment.	<p>The subject site is zoned land designated for residential use. The scale of the proposed scheme and any other permitted developments in the vicinity are not such that the characteristic of any potential impacts, in combination with each other, are likely to cause significant effects on the environment.</p>
The possibility of effectively reducing the impact.	<p>Appropriate mitigations measures will be undertaken in order to ameliorate effects on the environment arising from the proposed development. Any mitigations measures to manage noise, dust and/or</p>

	pollution during the construction phase will be based on standard best practice, policies and guidance.
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SUMMARY

The site is located on appropriately zoned lands and the proposed development is in accordance with the residential zoning and associated local and national planning policy. The proposed development includes for a 205 unit Build to Rent scheme including a ground floor café/ retail area, new public open space and associated works. It is considered that the characteristics of the proposed development, its location and the type and characteristics of the potential impacts arising do not give rise to likely significant impacts. While temporary or short-term impacts in relation to construction noise and dust may arise, such impacts are typical of any construction phase, and any potential impacts on nearby receptors will be effectively managed through mitigation measures and standard best practice construction measures.

CONCLUSIONS

In conclusion, it is respectfully submitted 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.

It is considered that a sub threshold EIAR is not required for the proposed development as the proposal is below the thresholds of Schedule 5 of the Planning and Development Regulations; the Natura Impact Statement also outlines that the proposal is unlikely to have effects on the Natura 2000 Network, either alone or in combination with other plans; the development will be connected to public services such as water and foul systems; standard construction practices can be employed to mitigate any risk of noise, dust or pollution; and no identified impact in this screening exercise either individually or cumulatively will have significant impacts on the environment.

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.