

Environmental Impact Assessment Screening Report

PROPOSED LARGE SCALE RESIDENTIAL DEVELOPMENT (LRD) AT SITE AT 72 BEAUMONT ROAD (D09 YD32) (AND LANDS TO THE REAR OF SAME) AND ADJOINING SITE AT THE JUNCTION OF BEAUMONT ROAD AND BEAUMONT GROVE (D09 XR63).

Prepared by MCG Planning

on behalf of Urban Life (BMD) Ltd.

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INTRODUCTION

On behalf of the applicant, Urban Life (BMD) Ltd, this Environmental Impact Assessment (EIA) Screening Statement accompanies our submission under Section 32D of the Planning and Development (Amendment) (Large-scale Residential Development) Act 2021 for a proposed Large Scale Residential Development at the site of former 72 Beaumont Road and adjoining land, Beaumont, Dublin 9, in accordance with the Planning and Development (Amendment) (Large-scale Residential Development) Act 2021.

The Environmental Impact Assessment Screening Report has been prepared to assess the potential impacts on the environment arising from the proposed development at the subject site. The full details of the scheme, as per the statutory planning notice, are as follows:

“The development will consist of a residential development of 100 apartment/duplex units within 4 no. blocks ranging in height from 3 to 6 storeys. The overall residential mix will include 17 no. studio units, 45 no. 1-bed units, 27 no. 2-bed and 11 no. 3-bed units. All units will have private balconies or terraces with north, south, east or west orientation. The development will also include internal residential amenity space (with lobby/reception, parcel room, manager’s office and WC (c.120.1 sq.m in total)) at ground floor of the apartment block.

Provision of 42 no. car parking spaces (including 2 no. accessible spaces, 1 no. car share space) all at surface level, 200 no. bicycle parking spaces (150 long-term resident spaces and 50 short-term visitor spaces), 2 no. motorbike spaces, communal open spaces (including play areas), hard and soft landscaping, and boundary treatments.

Vehicular, pedestrian and cyclist accesses will be from Grace Park Court and Beaumont Road to the south with associated upgrades to the public footpath. Provision of a pedestrian and cyclist route (and emergency access) through the site from Grace Park Court / Beaumont Road to Ellenfield Road with associated removal of existing boundary wall.

All associated site development works including import, export and reuse of material to achieve appropriate site levels, infrastructure and enabling works including water services provision and upgrades, public utilities, set down areas / loading bay, cycle parking areas/buildings, plant areas, green roofs, roof mounted photovoltaic (PV) panels, ESB substation, EV charging points and waste storage room.”

The statement is prepared with direct input from the design team, including Henry J Lyons Architects, Waterman Moylan Engineering Consultants, Park Hood Landscape Architects, Altemar Ecologists, Andy Boe Arborist, IES Engineers, Modelworks, McElligotts M&E, Archer Heritage, Traynor Environmental, and demonstrates that the possible effects on the environment have been examined through the process of an EIA Screening (detailed below), and confirms that the most appropriate form of development is delivered at this site.

PURPOSE OF THIS STATEMENT

The purpose of the Environmental Screening Statement is to record the assessment of whether there is a requirement for the preparation of an Environmental Impact Assessment Report (EIAR) for the proposed development and to identify any likelihood of significant effects on the environment that might arise. In the first instance it is noted that this development, in terms of scale/quantum and/or site area, is below any mandatory EIAR threshold prescribed by Directive 2011/92/EU, as amended by Directive 2014/52/EU (together 'the EIA Directive'), and as transposed into Irish law.

This report is supported and informed by accompanying documentation prepared by Altamar and submitted as part of this application.

EIA SCREENING AND METHODOLOGY

The EIA Screening exercise has been guided by the following legislation and guidance:

- Planning and Development Act 2000 (as amended) ('the 2000 Act');
- Planning and Development Regulations 2001 to 2026 ('the Planning and Development Regulations');
- Guidelines on Information to be Contained in an Environmental Impact Statement (EPA 2002).
- Study on the Assessment of Indirect & Cumulative Impacts as well as Impact Interaction (DG Environment 2002).
- Environmental Impact Assessment (EIA), Guidance for Consent Authorities Regarding Sub- Threshold Development (DoEHLG 2003).
- EIA Directive 85/337/EC (as amended by Council Directive 97/11/EC, Directive 2003/35/EC, Directive 2009/31/EC, Directive 2011/92/EU and Directive 2014/52/EU).
- European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018) – transposed Directive 2014/52/EU into Irish law.
- Environmental Impact Assessment of Projects – Guidance on the Preparation of the Environmental Impact Assessment Report (European Commission 2017)
- Environmental Impact Assessment of Projects – Guidance on Screening (European Commission 2017)
- Environmental Impact Assessment of Projects – Guidance on Scoping (European Commission 2017)
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (Department of Housing, Planning and Local Government, 2018).
- Guidelines on the information to be contained in Environmental Impact Assessment Reports (EPA 2022)
- Environmental Impact Assessment Screening Practice Note 2021 (Office of the Planning Regulator)

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

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

Environmental Impact Assessment (“EIA”) Thresholds

Schedule 5 of the Planning and Development Regulations 2001 to 2023 sets the thresholds by reference to which a project must be the subject of an EIA. Part 2 of Schedule 5 (10) addresses Infrastructure Projects and at (b)(i) identifies developments of more than 500 dwelling units, and at (b) (iv) identifies urban development which would involve an area of greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere. Part 2 of Schedule 5 at class 15 includes any project listed in Part 2 which does not exceed a specified quantity but which would be likely to have significant effects on the environment having regard to the criteria described in Schedule 7. of the Planning and Development Regulations.

The number of housing units proposed in this instance is 100 which is well below the 500-unit threshold, while the gross site area at c. 0.61 ha (0.58 ha net) is also below the 10ha threshold for urban development in other parts of a built up area that’s not a business district. Given the above, a mandatory EIAR is not required, however it is necessary to consider if an EIA is required in accordance with Part 2 of Schedule 5 class 15

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 the planning authority to carry out proper screening to determine if an EIA 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 EIA as set out below:

- 1. A description of the proposed development, including in particular:**
 - A description of the physical characteristics of the whole project and, where relevant, of demolition works, and
 - A description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.
- 2. A description of the aspects of the environment likely to be significantly affected by the proposed development.**
- 3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from:**
 - The expected residues and emissions and the production of waste, where relevant, and
 - The use of natural resources, in particular soil, land, water and biodiversity.
- 4. Compilation of the above information at paragraphs 1 to 3 shall take into account, where relevant, the criteria in schedule 7.**

Schedule 7, as referenced in Item 4 of Schedule 7A, provides a 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, in particular:**
 - a. The size and design of the whole of the proposed development
 - b. The cumulation with other existing development and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment,
 - c. The nature of any associated demolition works;
 - d. The use of natural resources, in particular land, soil, water and biodiversity;
 - e. The production of waste;
 - f. Pollution and nuisances;
 - g. The risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge; and
 - h. The risks to human health (for example due to water contamination or air pollution).

2. Location of the Proposed Development;

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

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

- ii. Coastal zones and the marine environment;
- iii. Mountain and forest areas;
- iv. Nature reserves and parks;
- v. Areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive; and
- vi. Areas in which there has already been a failure to meet the environmental quality standards, laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure;
- vii. Densely populated areas;
- viii. Landscapes and sites of historical, cultural or archaeological significance.

3. Type and Characteristics of the Potential Impacts

The likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2, with regard to the impact of the project on the factors specified in paragraph (b)(i)(I) to (V) of the definition of “environmental impact assessment report” in section 171A of the Act, taking into account:

- a. The magnitude and spatial extent of the impact (for example the geographical area and size of the population likely to be affected);
- b. The nature of the impact;
- c. The trans-boundary nature of the impact;
- d. The intensity and complexity of the impact;
- e. The probability of the impact;
- f. The expected onset, duration, frequency and reversibility of the impact;
- g. The cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment, and
- h. The possibility of effectively reducing the impact.

EIA SCREENING STATEMENT

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

A DESCRIPTION OF THE PROPOSED DEVELOPMENT AS REQUIRED BY SCHEDULE 7A

Physical Characteristics of the Proposed Development

The proposed Large Scale Residential Development (LRD) will comprise of 100 no. apartments/duplexes (17 no. studios, 45 no. 1-beds, 27 no. 2-beds and 11 no. 3 beds) within 4 no. blocks ranging in height from 3 to 6 storeys. All associated site development works, services provision, open spaces, car parking, cycle parking, bin stores, vehicular/pedestrian accesses, landscaping and boundary treatment works.



Figure 1: Site Layout Landscape Plan (Parkhood)

Location of the Proposed Development

The application site is located in the Whitehall / Beaumont area, Dublin 9, approximately 4.4km north of Dublin city centre. The site fronts onto Grace Park Court, a slip road off Beaumont Road and sides onto a tree-lined green verge along Beaumont Grove, to the east.

The site previously comprised residential and commercial development buildings that were in a derelict/ruinous state. The site has been cleared and comprises bare ground with a band of trees to the east bordering Beaumont Grove.



Figure 2: View across vacant site

The surrounding area is primarily characterised by residential properties of varying eras, including two-storey semi-detached housing along Beaumont Road and Beaumont Grove, two-storey terraced housing along Ellenfield Road and Glencorp Road and three-storey apartment buildings along Grace Park Court.

The site does not contain any protected structures or buildings of architectural merit as per the National Inventory of Architectural Heritage. The site is not located within or adjoining an Architectural Conservation Area or Zone of Archaeological Potential. There are no Tree Preservation Orders on or adjoining the site.

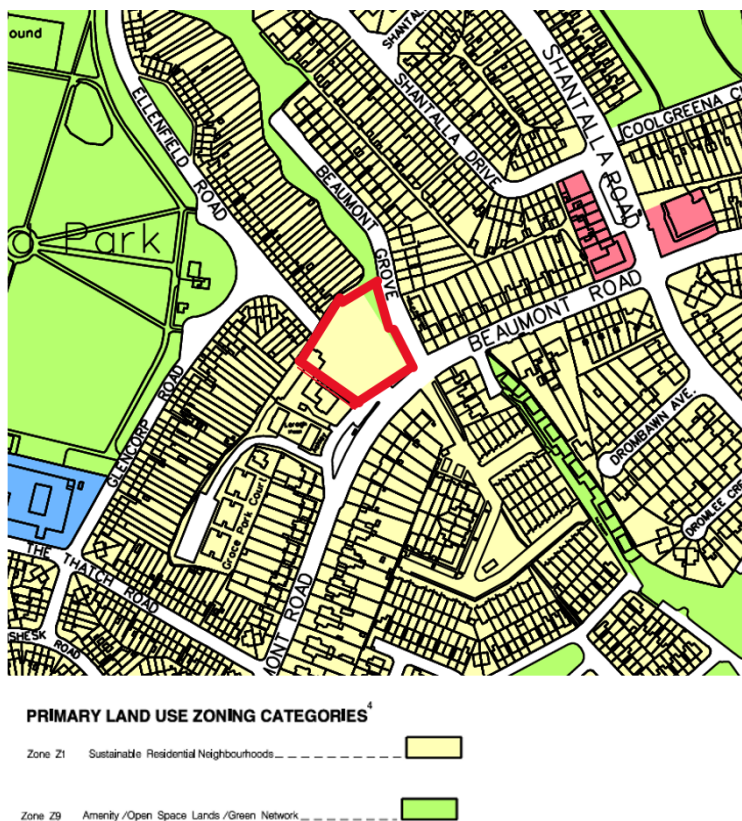


Figure 3: Zoning Map with site boundary in red (Dublin City Council Development Plan 2022-2028)



Figure 4 Site Location Map (Please refer to HJL drawings for accurate red line boundary)

A DESCRIPTION OF THE ASPECT OF THE ENVIRONMENT LIKELY TO BE SIGNIFICANTLY AFFECTED BY THE PROPOSED DEVELOPMENT AS REQUIRED BY SCHEDULE 7A

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

This brownfield site is within an established, built-up City-Urban location. It is considered that the proposed development is likely to result in a long-term positive effect, in terms of providing for a comprehensive and integrated residential development on this brownfield site. The impact of this proposed development is set out in more detail in the application documents including landscaping, architecture, environmental, and engineering reports.

Population & Human Health

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 the provided Outline Construction, Demolition and Waste Management Plan it is not anticipated that the construction works would result in significant environmental impacts for the local population and human health. An Outline Construction and Demolition Waste Management Plan as well as a Preliminary Construction and Environmental Management Plan have been submitted with this LRD application.

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 accommodation created will have a positive impact on the area and will help sustain existing services and public transport and provide demand for additional.

The proposed development will provide a positive visual improvement to the character and streetscape of the area and will not detrimentally impact existing residential amenity in terms of light and daylight.

Biodiversity

An Ecological Impact Assessment Report (EclA) and Appropriate Assessment Screening have been prepared by Altamar Environmental Consultants.

Field surveys were carried out by Altamar Ltd. on the 30th of June 2026 and 6th July 2026, following completion of the desk-based assessment which included a bat assessment. The survey was carried out in mild dry conditions and covered all the lands within the site outline and the land immediately outside the site. The purpose of the field survey was to identify habitat types according to the Fossitt (2000) habitat classification and map their extent. In addition, more detailed information on the species composition and structure of habitats, conservation value and other data were gathered. Weather conditions were mild and dry which allowed a bat detector survey to take place. Good coverage of the site was possible and there was full and clear access to the majority of areas of the site. The National Parks and Wildlife Service (NPWS) were consulted in relation to species and sites of conservation interest. Data of rare and threatened species were acquired from NPWS. The National Biological Data Centre records were consulted for species of conservation significance.

In terms of designated sites the closest Natura 2000 site is South Dublin Bay and River Tolka Estuary SPA (2.7km) from the proposed project. There are no designated Natural Heritage Areas (NHA) within a 15km radius, however the nearest Proposed NHA (Santry Demesne) is 1.6 km from the site. The distance and details of the conservation sites within 15km of the proposed Project are presented in Table 1.

It is considered that there is an indirect hydrological pathway between the proposed development site and Natura 2000 sites at Dublin Bay via surface water drainage during construction and operation of the proposed development.



Habitats within the proposed site were classified according to Fossitt (2000) as follows:

- ED3 – Recolonising Bare Ground
- GS2 – Dry Meadows & Grassy Verges
- WS1 – Scrub
- BL3 – Built Land and Artificial Surfaces
- ED2 – Spoil & Bare Ground

Plant Species

The plant species encountered at the various locations on-site are detailed above. No protected species were noted. No rare or threatened plant species were recorded in the vicinity of the proposed Project. No Invasive species were noted on site during the site assessment.

Mammals

No mammals or signs of mammals of conservation importance were noted on-site.

Amphibians

No habitats suitable for amphibians were noted on-site.

Bats

Two bat surveys were carried out, which included bat emergent and detector surveys (Appendix I). No bats were observed on site, nor were there any trees of bat roosting potential on-site.

Birds

Species noted during the field survey included Collared Dove, Herring Gull (overhead), Magpie, Woodpigeon and Goldfinch.

No protected terrestrial mammals were noted on site. Loss of habitat and habitat fragmentation may affect some common mammalian species. No bats were noted foraging or commuting on site. No roosts are present on site. Lighting during construction could impact on foraging corridors if not carried out sensitively. No bird species of conservation importance were noted roosting or foraging on site. However, site clearance could impact on bird nesting and foraging.

Once developed, the site would be seen as a stable ecological environment. Planting of native species will be important to re-establish nesting and foraging habitats lost. Proximate bat species will be sensitive to light spill. Appropriate measures have been taken within the design to implement a sensitive lighting strategy and prevent light spill onto adjacent treelines. The drainage networks will have to comply with SUDS and County Council requirements and, as a result, would have negligible impact on habitats and species surrounding proposed development site.

The EclA concludes that, following the implementation of the proposed mitigation measures (e.g. as per the Construction and Environmental Management Plan and mitigations measures outlined in the EclA) and best practice construction management, the proposed development will not result in significant adverse effects on designated conservation sites, protected species or local biodiversity. Residual ecological effects are predicted to be not significant, with the landscape strategy and habitat creation measures providing opportunities for biodiversity enhancement over the longer term.

In relation to impact on Designated Sites, it is noted that the proposed development is located within an urban environment adjacent to an urban park. There is no direct hydrological pathway from the subject site to any proximate watercourse or designated conservation site. Foul wastewater from the proposed development site will be discharged to the existing public foul network. Wastewater will be conveyed through the existing public sewerage system and treated at Ringsend Wastewater Treatment Plant (WwTP). A Confirmation of Feasibility was received from Uisce Eireann, confirming the feasibility of the foul water proposals. Upon completion and post standard onsite attenuation, it is proposed to discharge surface water to the existing public surface water sewer on Beaumont Road. This network ultimately outfalls to the River Tolka approximately 2.1km south of the site. Out of an abundance of caution, it is therefore considered that there is an indirect hydrological pathway between the proposed development site and Natura 2000 sites at Dublin Bay via surface water drainage during construction and operation of the proposed development. Relevant sites at Dublin Bay include North Dublin Bay SAC (4.5km), South Dublin Bay SAC (5.6km), South Dublin Bay and River Tolka Estuary SPA (2.7km), North Bull Island SPA (4.6km), and North-West Irish Sea SPA (7.5km). However, given the minimum distance from the proposed development site to these sites (2.7km), the scale of the proposed development, the significant catchment area of this watercourse and the fact that surface water drainage will be directed to an existing public surface water network, any pollutants, dust or silt laden run off will be dispersed, diluted, and ultimately settle within the surface water drainage network and River Tolka, prior to reaching the marine environment in Dublin Bay.

Foul wastewater will be directed to the Ringsend Wastewater Treatment Plant (WwTP) via a public foul sewer

network. Foul wastewater drainage will ultimately be treated along this public network. The treated effluent from the WwTP will discharge into Dublin Bay. There will, therefore, be an indirect pathway from the proposed development site to European sites within Dublin Bay, namely, South Dublin Bay SAC, North Dublin Bay SAC, South Dublin Bay and River Tolka Estuary SPA, North Bull Island SPA and North-West Irish Sea cSPA. However, given the minimum distance from the proposed development site to these sites (2.7km), the scale of the proposed development, the significant catchment area of this watercourse and the fact that surface water drainage will be directed to an existing public surface water network, any pollutants, dust or silt laden run off will be dispersed, diluted, and ultimately settle within the surface water drainage network and River Tolka, prior to reaching the marine environment in Dublin Bay.

Lands and Soils

The subject lands are an existing brownfield and cleared site. Topsoil was encountered and was present to a maximum depth of 0.60mBGL. Made Ground deposits were encountered in the majority of the exploratory holes and were present to a depth of 0.90mBGL. These deposits were described generally as greyish brown clayey gravelly fine to medium Sand and light greyish brown sandy gravelly Clay. Cohesive deposits were encountered beneath the Made Ground and were described typically as greyish brown slightly sandy slightly gravelly CLAY with occasional cobbles and boulders overlying a stiff black sandy gravelly CLAY with occasional cobbles and boulders. The secondary sand and gravel constituents varied across the site and with depth, with granular lenses occasionally present in the cohesive matrix. These deposits had low (<5%) cobble content, where noted on the exploratory hole logs.

Short term temporary excavations in the cohesive deposits will remain stable for a limited time only and will require to be appropriately battered or the sides supported if the excavation is below 1.25mBGL or is required to permit man entry. Excavations in the Made Ground or soft Cohesive Deposits will require to be appropriately battered or the sides supported due to the low strength of these deposits. Any waste material to be removed off site should be disposed of to a suitably licenced landfill.

The quantity of excavated materials to be removed from or imported in to the site can be greatly reduced, by establishing levels of the proposed roads which optimise the volume of cut and fill. Careful planning and on-site storage can ensure that topsoil is reused on-site as much as possible. Any surplus of soil not reused on site can be sold. Records of topsoil storage, movements and transfer from site will be kept by the C&D Waste Manager. Surplus subsoil excavated from the site will be reviewed for possible reuse as engineering fill on adjoining or other construction sites within the region. Surplus unsuitable sub-soils generated by excavations on site will be reviewed for reuse as landscaping or non-engineering fills on adjoining or other construction sites within the region. Careful separation of builder's rubble packaging and contaminated waste from re-usable material will result in the minimisation of the disposal of material to landfill.

Water

Water Supply

It is proposed to connect the subject site to the existing 150mm uPVC watermain on Beaumont Road to the south of the site. A pre-connection enquiry, Uisce Éireann Reg. Ref. CDS25009341, was submitted to Uisce Éireann on the December 2025 for 110 units. A response from Uisce Éireann was received confirming that the connection is feasible without upgrades. It is proposed that the 150mm diameter water network of the subject site tie into the existing 300mm ductile Iron water network in Beaumont Road.

Foul Water

There is an existing 300mm diameter concrete foul sewer line traversing the site from the northwestern boundary to the southeastern corner of the subject site. The foul network ultimately outfalls to the Beaumont

Wastewater Pump Station, which is located across the road from the subject site, whereafter it is pumped into the 300mm diameter rising main, that is located along the eastern boundary of the subject site, northwards. The existing rising main has an average depth of c. 1.47m.

There is also a 100mm diameter foul house connection which tees off from the said 300mm pipe towards the previous buildings that were on site. It is proposed that the existing 300mm foul network be diverted to adjacent to the Beaumont Road. The diversion will ultimately tie into the existing sewer manhole located in the southeastern corner of the site.

Surface Water

The Surface Water drainage system has been designed as a Sustainable Urban Drainage System. In this regard, varied SuDS element were incorporated into the design including green-blue roofs on the apartment block. It is also proposed to attenuate Surface Water runoff from the subject site to Greenfield Runoff rate, restricting the outflow by means of a hydrobrake and storing excess surface water within underground stone storage areas.

There is an existing 225mm diameter surface water vitrified clay pipe traversing the subject site from the northwestern boundary to the southeastern boundary. Diversion of the existing surface water that is currently travelling through the site is required. All onsite surface water will be flowing into the diverted line at a restricted rate and ultimately connected to the existing 250mm diameter surface water line to the south of the site.

The attenuation storage required for the subject site is sized to accommodate the Qbar runoff rate of 3.16 l/s and a contributing hard standing area of 0.381ha. The runoff will be restricted via the Hydro-Brake (or similar approved) manhole, with excess runoff stored in an underground stone filled attenuation. The above-mentioned input data were utilized in the CAUSEWAY – FLOW modelling software to determine the storage required.

A green/blue roof structure is proposed for the building offering surface water storage up to and including the 1-in-100 year rainfall event. The green/blue roof will connect separately into the proposed surface water network of the subject site. Surface water flow from the green/blue roof will be restricted to 0.40 l/s. The flow restriction will be achieved by means of an overflow control device fitted to the roof system.

Air and Climate

Generally, the primary potential air quality impact or nuisance associated with construction activities is dust. Demolitions, excavations and earth moving operations may generate quantities of construction dust, particularly in drier weather conditions. The extent of any construction dust generation depends on the nature of the construction dust (soils, sands, gravels, silts etc.) and the construction activity. The potential for construction dust dispersion depends on the local meteorological conditions such as rainfall, wind speed and wind direction. The main potential sources of air borne dust from construction activities include Construction vehicles, construction traffic and haulage routes; Demolition, Excavation works and earth-moving activities; Materials (particularly excavated soils) handling, storage and stockpiling.

There are no likely significant effects on air quality arising from the proposed development, except for the potential temporary effect arising from dust during the demolition and construction phases as listed above. Therefore, the effects on Human Health and Flora and Fauna arising from the construction phase of the proposed development is considered to be imperceptible in this regard. Standard environmental control measures will be employed as part of an agreed Resource and Waste Management Plan and Construction Environmental Management Plan.

The proposed development is not likely to have a significant effect on Air and Climate during the operational phase.

Noise and Vibration

Construction noise, while inherently noisy and disruptive, is temporary in duration. The works involving heavy machinery for the purposes of excavation, demolition, the preparation of building foundations and passing construction traffic usually cause the most disturbances to nearby residents.

Noise and vibration control measures will be implemented by the construction works contractor for the duration of the construction of the proposed development. As part of these mitigation measures the Contractor will compile a Noise and Vibration Management Plan (NVMP) which will deal specifically with management processes and strategic mitigation measures to remove or reduce significant noise and vibration impacts, and cumulative noise and vibration impacts from the construction works.

In the absence of any statutory Irish guidance relating to the maximum permissible noise level that may be generated during the construction phase of a project, it is proposed that the construction works will incorporate:

- *Best practice measures relating to the control and minimisation of as set out in BS 5228 (2009) Parts 1 and 2 noise during all phases of the work.;*
- *Selection of quiet plant including proprietary acoustic enclosures to compressors and generators;*
- *Control of noise sources including reduction of resonance effects by stiffening and / or the application of damping compounds to panels and / or cover plates;*
- *Control of rattling and grinding noises by fixing resilient materials between the contact surfaces.*
- *Screening by demountable enclosures;*
- *The siting of mechanical plant as far away from residential areas as possible; and*
- *Regular maintenance of all plant."*

In the absence of any statutory Irish guidance relating to the maximum permissible vibration level that may be generated during the construction phase of a project, it is proposed that the construction works will incorporate:

- *Selection of quiet plant with low vibration emissions;*
- *Provision of anti-vibration mounts on reciprocating plant;*
- *Limitation of vibration from construction activities to the levels recommended in BS 5228;*
- *Strip and pad foundations in lieu of piling;*
- *Materials to be lowered rather than dropped; and*
- *Resilient materials to be provided on surfaces onto which materials are being lowered."*

At operational stage there are no likely noise emissions arising from the residential development at this site other than those associated with the operation of the site as a residential development including operational traffic associated with the development.

Landscape & Visual

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. The site carries no environment, amenity, heritage, visual amenity or landscape designations and possesses nothing that would be categorised as sensitive in terms of townscape character or features.

In broad terms, the unmanaged state of the site and remnant building foundations present an unkempt and neglected site that detracts from the local townscape quality and setting. The ease of access has resulted in incidental fly-tipping and anti-social activity that further exacerbates this degraded character.

Existing trees / vegetation on the site boundary towards Beaumont Grove act to frame the site allowing it to be contained in character and visual terms from areas to the north and north-east. The assessment finds the development can be successfully absorbed without causing adverse townscape / landscape effects as the site lends itself to a landmark building and creation of a nodal point that would positively enhance townscape legibility and sense of place in this area.

Another significant positive townscape effect will be the provision of a pedestrian and cycle linkage between Ellenfield Road and Beaumont Road via new linear area of primarily public realm that will offer improvement to local permeability and access.

The distinctive buildings will be significant additions to the local architecture skyline and townscape being a notable change in terms of building type and form. However, such a change does not translate to adverse as the exiting townscape has the capacity to accommodate and absorb this proposal without detriment to its character or visual amenity. Such a change will provide enhanced townscape legibility and offer variation and relief from the prevailing monotonous and repetitive building type in the Dublin 9 area.

In conclusion, the Application Site comprises a former commercial and degraded site that contributes little to the character and visual quality of this part of Dublin. The proposed development, while substantial, would result in a positive contribution to the townscape character and urban fabric. While recognising there are some significant local impacts it is concluded that this proposal, on balance, has no unacceptable townscape/ landscape or visual effects and can be successfully absorbed into the character and views of this part of the city.

Additionally, the proposed development will not impact on any designated views or prospects within the Dublin City Council Development Plan.

Traffic & Transport

The Traffic and Transport Assessment (TTA), prepared by Waterman Moylan Engineering Consultants, has considered the traffic and transportation implications of the proposed development. It demonstrates that the development can be readily accessed by existing and future sustainable modes of transport within the immediate vicinity of the site.

It is proposed that the vehicular access to the proposed development is provided from Grace Park Court adjoining Beaumont Road. 42 no. car parking spaces and 200 cycle parking spaces (150 residents and 50 visitor) are provided.

The assessment included traffic surveys, junction capacity assessments and a review of future traffic conditions, together with supporting documents including a Mobility Management Plan, a DMURS Review, a Public Transport Demand and Capacity Assessment, and an independent Road Safety Audit.

The TTA concludes that the existing and proposed road network has sufficient capacity to accommodate the traffic generated by the proposed development. Accordingly, no significant traffic or transportation effects are anticipated.

Material Assets

The land on which the site is situated is a material asset. It has been zoned for residential use, 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.

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 is an existing 300mm diameter foul water gravity sewer traversing the site from the northwestern boundary to the southeastern corner of the site, whereafter it is piped to the Beaumont Foul Pumping Station which is located on the southeastern corner of the Beaumont Road/Beaumont Grove junction. The development is set back from this sewer. It is also proposed to divert the existing 225 mm surface water network that crosses the site from northwest to southeast into the existing surface water network to the south of the site, located on Beaumont Road.

Archaeology, Architecture and Cultural Heritage

An archaeological impact assessment comprising a desktop study and walkover survey was carried out at the site. The assessment notes the following:

- There is no RMP within or immediately adjacent to the subject area.
- No new features of archaeological significance were noted during analysis of historical mapping
- No new features of archaeological significance were noted during analysis of aerial photography.
- There were no previous archaeological investigations within the development site.
- The topographical files were searched for the townland of Puckstown, Artaine West. There are no records of stray finds in those areas.
- There is no RPS or NIAH within the subject area.
- The subject area is not located within an ACA.
- The site visit revealed no new features of archaeological potential.

As a result, it is considered to have low archaeological, architectural or cultural heritage value. There remains some potential (low–moderate) that buried archaeological remains survive at the site. It is recommended that licensed archaeological test trenching should take place within the site and targeted on the proposed development footprint in advance of construction works.

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

The subject lands are not proximate to any Seveso/COMAH designated sites.

A Flood Risk Assessment has been completed for the development by Waterman Moylan. This report has been prepared to assess the flood risk to the site and adjacent lands as a result of the proposed development.

The report concluded that *“the subject lands have been analysed for risks from flooding from the Irish Sea, fluvial flooding, pluvial flooding, groundwater 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 Greenfield runoff and does not impact developments upstream or downstream of the subject site.”*

The proposed development is not considered vulnerable to major accidents and/ or disasters, and therefore the expected effects are considered to be negligible.

Inter-relationship between the above factors

It is considered that any of the previously identified relatively minor temporary effects are not in themselves considered significant nor will 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 AS REQUIRED BY SCHEDULE 7A

This section 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 brownfield site in a central location and within an existing serviced urban area. The proposed works are residential in nature and will require the construction of blocks of apartments using regular building materials.

It is expected that there will be some residues/emissions created during the construction stage associated with the development works proposed which include demolition, 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 measures will be set out in an agreed Outline Construction Management Plan. 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.

An Operational Waste Management Plan (OWMP) submitted with the application set out measures ensuring the maximise quantity of waste is recycled throughout the proposed residential development. The scheme will provide 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 brownfield lands which are zoned as Sustainable Residential Neighbourhoods which allows for residential uses.

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.

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

The compilation of the above information and assessing the development against the Schedule 7 criteria:

Characteristics of Proposed Development	
The size of the proposed development.	The site is c. 0.58ha net (0.61ha gross) and the development is for 100 residential units. The development is sub-threshold for EIA.
The cumulation with other existing development and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment.	This is a well-established built-up suburban area of Dublin City. There are no developments the subject of consent under Section 172(1A)(b) of the Act or other development subject to consent for the purposes of EIA Directive, located adjoining or proximate to the application site. Following an analysis of development proposals within the wider area, it is considered that in combination effects with other existing and proposed developments would be unlikely to give rise to significant cumulative environmental effects for the purposes of Section 172(1A)(b) of the Planning and Development Act 2000 (as amended).
The nature of any associated demolition works.	The site is cleared and there are no buildings to be demolished.
The use of natural resources, in particular land, soil, water and biodiversity.	The proposed development is located on a zoned, brownfield site in in suburban Dublin City. The use of the land for residential development is prescribed under the Dublin City Development Plan, 2022-2028. An Ecological Impact Assessment (EcIA) and Appropriate Assessment (AA) Screening were prepared to assess potential effects on biodiversity. The assessments conclude that the proposed development will not result in significant adverse effects on European (Natura 2000) sites, protected species or local biodiversity. The use of water and soil on site in constructing the residential development are as typically anticipated on a brownfield suburban site. Water supply and wastewater will be provided via the Uisce Eireann network and a Confirmation of Feasibility and Statement of Design Acceptance are in place. High-quality landscaping, planting and SuDS measures will be incorporated into the development to control water runoff.
The production of waste.	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. 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.
Pollution and nuisances.	The construction phase will create short term negative effects particularly in terms of dust and noise. The implementation of the Construction Management Plan, which has been submitted with this final application, will ensure that construction activities are properly controlled and mitigated.

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	Standard construction practices will be employed throughout the construction phase to mitigate the potential of any major accidents or disasters from occurring. The proposed location of development is not considered particularly vulnerable to major accidents and/or disasters and therefore the expected effects are considered to be minimal.
The risks to human health (for example, due to water contamination or air pollution).	There are likely effects at construction stage in terms of noise, dust and contaminated run-off. However, these will be temporary and will be mitigated in accordance with the Construction Environmental Management Plan.
Location of Proposed Development	
The existing and approved land use.	This site is currently a brownfield site. It is allocated for residential development in the Dublin City Development Plans 2022-2028.
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 developed for high density residential development appropriate to its accessible location. The provision of new open spaces (public and communal) will be positive for the area. The use of SuDs measures on site is an additional benefit.
The absorption capacity of the natural environment, paying particular attention to the following areas: (i) wetlands, riparian areas, river mouths; (ii) coastal zones and the marine environment; (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.	The site is not located within or directly adjacent to any of the listed sensitive environmental areas, including wetlands, coastal areas, marine environments, forests, nature reserves, designated sites, areas that have failed to meet environmental quality standards, or landscapes/sites of historical, cultural or archaeological significance. The site is also not located within a Natura 2000 site or other protected area. An Appropriate Assessment (AA) Screening Report has been prepared by Altemar Environmental for the proposed development. The assessment concluded that the proposed development, either alone or in combination with other plans or projects, is not likely to result in significant effects on any European sites (Natura 2000 sites). In terms of population density the suburban location where the site is located is considered a moderate densely populated area. According to the 2022 Central Statistics Office (CSO) the Whitehall D electoral division where the site is located recorded a population density of 4,792 people per square kilometre, which was a decrease of 0.88% from the 2016 Census. A Social & Community Audit is submitted with the application and which demonstrates that the area has sufficient services and facilities to serve the anticipated additional residential population that will be created by the development.
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 environmental impact beyond the site and immediate vicinity. All construction activities will be governed by a Construction, Demolition and Waste Management Plan the details of which will be agreed with Dublin City Council prior to commencement of development.
The nature of the impact.	The potential likely and significant impacts arising from the development will be typically those associated with a medium 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. The impact of the development at operational stage will be typical of this residential area and will not be significant, adverse or permanent
The transboundary nature of the impact.	Any minor impacts will be contained in the immediate vicinity of the site. The subject lands are not located on any geographical or other boundary of relevance to assessment of likely significant effects on the environment.
The intensity and complexity of the impact.	The proposed development is not of any significant intensity or complexity such that would be likely to cause significant effects on the environment.
The probability of the impact.	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.
The expected onset, duration, frequency and reversibility of the impact.	The minor impacts identified would occur during the construction phase only. The frequency of impacts will vary throughout the construction phase; however, the impact is still considered to be insignificant as any potential impacts will be effectively managed, reduced or eliminated. The minor effects associated with the construction phase such as noise, dust and traffic will be temporary. There are no significant negative impacts which are considered likely to occur during the operational phase of the proposed residential development.
The cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment.	The subject site is 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.
The possibility of effectively reducing the impact.	Appropriate environmental control measures will be undertaken in order to ameliorate effects on the environment arising from the proposed development. Any control measures to manage noise, dust and/or pollution during the construction phase will be based on standard best practice, policies and guidance.

SUMMARY

The site is located on appropriately zoned lands, and the proposed development is in accordance with Development Plan policies.

The proposed development includes for 100-no. residential units along with new public and communal 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 any likely significant effects on the environment. 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 proven mitigation measures and standard best practice construction measures the details of which have been included in the Outline Construction Management Plan prepared by Waterman Moylan Engineering Consultants with this full application.

CONCLUSIONS

In conclusion, it is respectfully submitted that the proposed development is below the threshold requiring 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 view of the size, location and nature of the proposed development, the criteria specified in Schedule 7 PDR, and the assessment that the proposed development will not cause any significant effect on the environment, it is submitted that no EIA is required.

Subsequently, it is considered that the proposed development will not have any significant effects 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.