

Modifications to Previously
Approved Development SHD
ABP-305563-19, Fortunestown
Lane & Parklands Parade,
Saggart, Co. Dublin

Applicant:
Greenacre Residential DAC



EIA SCREENING REPORT

May 2024

BMA PLANNING

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This report is for the specific purpose to which it refers and has been based on, and takes into account, the instructions and requirements of our client. It is not intended for and should not be relied upon by any third party.

BMA PLANNING LIMITED

1.0 INTRODUCTION

1.1 Purpose of Report

This EIA Screening Report is prepared on behalf of Greenacre Residential DAC (applicants), in relation to a proposed Large-Scale Residential Development (LRD) at Fortunestown Lane and Parklands Parade, Saggart, Co. Dublin.

The Report is prepared in the context of a planning application to South Dublin County Council. The planning application relates to amendments to the permitted Parklands/ Phase 2 apartments and the project is described in Section 2.0 below.

The current application is part of a larger area of land in the applicant's ownership and the background to the planning history of the lands is provided below for context.

The application is being submitted following the required S.247 and LRD rounds of preplanning consultation as detailed in the Planning Application Report enclosed separately.

South Dublin Co Co's (SDCC) LRD Opinion Report of 15/02/2024, requested the submission of an '*Environmental Impact Assessment (EIAR) or Screening Report as necessary*' and this EIA Screening Report is prepared in response to that request.

The purpose of this Report is to determine if EIA is required for the proposed development as set out in the Planning and Development Act, 2000, as amended (the Act), and Schedule 5 of the Planning and Development Regulations, 2001, as amended (the Regulations).

The EIA screening exercise outlined below has examined the project with reference to the relevant thresholds and criteria and based on the information available in relation to this site. The requirement for a 'sub-threshold' development to be subject to EIA is also considered and is determined by the likelihood that the development would result in significant environmental effects which may arise due to the location of the development or the characteristics of the development.

1.2 Statement of authority

This report has been compiled by BMA Planning under the direction of John Murphy. John Murphy is a qualified town planner with BMA Planning, Planning and Development Consultants since 2004. He has an undergraduate degree from the University of Galway and a Masters in Regional and Urban Planning (MRUP) from University College Dublin. He is a corporate member of the Irish Planning Institute and operates in accordance with their code of professional conduct.

As a planning consultant for over 18 years, he has extensive experience in major urban development and infrastructure projects throughout Ireland, including the preparation of

multiple Environmental Impact Assessment Screening Reports and Environmental Impact Assessment Reports for residential, commercial and infrastructure projects.

1.3 Sources of Information

This EIA Screening Statement and the proposed development has been informed by the following:

EU Directives / Legislation

- The EU Directives on Environmental Impact Assessment (85/337/EEC as amended by 97/11/EC, 2003/35/EC, 2009/31/EC, codified in 2011/92/EU and amended by 2014/52/EU)
- The Planning and Development Act, 2000 (as amended) - Part X
- The Planning and Development Regulations, 2001 (as amended) - Part 10 and Schedules 5, 6, 7 and 7A

EIA and related Guidance

- DHPCLG (2018) *Circular PL05/2018 – Transposition into Planning Law of Directive 2014/52/EU amending Directive 2011/92/EU on the effects of certain public and private projects on the environment (the EIA Directive) and Revised Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment.*
- DHPCLG (2018) *Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment.*
- EPA (2022) *Guidelines on the Information to be contained in Environmental Impact Assessment Reports.*
- EU Guidance ¹.

¹ European Commission (2017) *Environmental Impact Assessment of Projects - Guidance on Screening* and European Commission (2017) *Environmental Impact Assessment of Projects - Guidance on the preparation of the Environmental Impact Assessment Report.*

2.0 DESCRIPTION OF THE PROJECT

2.1 Planning Context

The current application site comprises undeveloped land at Fortunestown Lane and Parklands Parade, Saggart, Co. Dublin. The site the subject of the current planning application is outlined in red in Figure 2.1 below.

The *South Dublin County Development Plan 2022 – 2028* is the current statutory Development Plan for the area and the lands are zoned as follows:

‘Objective RES-N: To provide for new residential communities in accordance with approved areas plans’.

There are three map-based objectives relating to the subject lands: -

QDP14 Objective 1:

To support a plan led approach through Local Area Plans in identified areas by ensuring that development complies with the specific local requirements of the Local Area Plan, having regard to the policies and objectives contained in this Development Plan and ministerial guidelines.

COS2 SLO 1:

That Citywest / Fortunestown areas are provided (from within their own community) public, purpose built and suitable amenities including:

- Library;
- Community centre and a community café;
- Accessible playgrounds / playspaces, teenspaces and youth amenities (such as a skate park);
- Designed green spaces including a managed public park with adequate, accessible public seating and that can host festivals and community events;
- Greater biodiversity in the area and more tree coverage;
- Adequate numbers of pitches and clubhouses / pavilions for sports;
- Adequate public childcare and afterschool facilities;
- School sites.

COS3 SLO 2:

To deliver a community centre / community facilities within Citywest as part of the delivery of infrastructure identified in the Fortunestown Local Area Plan.

The permission granted on site was approved in accordance with the principles of the *Fortunestown Local Area Plan 2012 -2022* and the amendments now proposed adhere to

those established principles while also responding to the changing planning policy and guidance issued in the interim.

2.2 The Site

The site of c.4.2ha is located at Fortunestown Lane and Parklands Parade Saggart, Co. Dublin and comprises an undeveloped site sloping from south to north. The site comprises disturbed ground having previously being used as a compound area related to the Luas Red Line Extension project and more recently in relation to the ongoing Parklands (Phase 1) housing development to the north.

The site is bound by the Luas Red Line, Saggart Luas Stop and Fortunestown Lane to the south. The Carrig Court and Cuil Duin residential developments are situated to the west. Parklands Parade and the Parklands Phase 1 site within the applicant's ownership are located to the north extending as far as Bianconi Avenue. An undeveloped site within third party ownership is located to the west with Garter Lane located further to the west.

Access to the site is currently provided from Fortunestown Lane via Parklands Parade located along the eastern and northern boundaries of the site and west of the Cuil Duin residential development.

The site comprises Phase 2 of an overall development of 23.9ha with Phase 1 located directly to the north.

Phase 1, known as "Parklands" and comprising 526no. units and 5.1ha of public parks, was permitted in 2018 under Reg. Ref. ABP-300555-18 and is currently under construction.

Phase 2, to be known as "Parklands Pointe" and comprising 488no. Apartments in 5no. Blocks (A to E) with non-residential floorspace (1,985sq.m) at ground floor levels within Blocks B and C, was permitted in February 2020 under Reg. Ref. ABP-305563-19 as a Strategic Housing Development and is due to commence construction later in 2024.

2.3 Characteristics of the Project

The proposed development is a Large-scale Residential Development (LRD) comprising amendments to a previously permitted Strategic Housing Development (Reg. Ref. ABP-305563-19) of 488no. apartments in 5no. Blocks (A to E).

The current application seeks to provide an additional 86no. apartments by amending the permitted Blocks C, D and E from 310no. to 396no. units and increasing the total number of units within Phase 2 from 488no. to 574no. apartment units. No amendments are proposed to Blocks A and B.

There are no demolition works proposed as part of the development.

The proposed Blocks C, D and E comprise: -

Block C: 6-storey block accommodating 129no. units (26no. 1 bed units, 84no. 2 bed units and 19no. 3 bed units) with 3no. retail/ commercial units (555sq.m) and a café/ bar/ restaurant unit (197sq.m) at ground floor level fronting onto the permitted local square.

Block D: 6-storey block accommodating 140no. units (32no. 1 bed units, 90no. 2 bed units and 18no. 3 bed units).

Block E: 6-storey block accommodating 127no. units (48no. 1 bed units, 65no. 2 bed units and 14no. 3 bed units).

Blocks C, D and E increase in height from 5 to 6 storeys generally from that previously permitted. The total number of units increases from 310no. to 396no. comprising 106no. 1 bed units, 239no. 2 bed units and 51no. 3 bed units.

The total gross floor area of apartment accommodation within Blocks C, D and E comprises 37,184sq.m. Non residential gross floor area totals 752sq.m.

2.4 Planning History / Cumulation with other Existing and/or Approved Projects

While the current application only includes Phase 2, Parklands Pointe apartments, the EIA Screening has taken into account Phase 1 at Parklands directly to the north of the application site.

The baseline position includes all existing, completed or commenced development on the site as of May 2024.

The previous planning applications above provide a considerable level of information in relation to the environmental characteristics of the subject site and development. This includes an Environmental Impact Assessment Report completed in December 2017 and submitted with Reg. Ref. ABP-300555-18 which included both the Phase 1 and 2 sites (c.24ha) and an assessment of same as the overall 'project'. This source of information has been relied upon in the professional judgements made in this screening exercise.



Figure 2.1: Application Site

3.0 MANDATORY EIA THRESHOLDS

To determine if an EIA is required, the first step is to determine whether the Project is a class set out in Annex I or II of the Directive. These classes have been broadly transposed into Schedule 5 (Part 1 and 2) of the Planning and Development Regulations 2001, As Amended, with national thresholds included for many of the Annex II classes.

Section 172 of the Planning & Development Act 2000, as amended, provides the legislative basis for mandatory EIA. It states:

“An environmental impact assessment shall be carried out by a planning authority or the Board, as the case may be, in respect of an application for consent for proposed development where either:

(a) the proposed development would be of a class specified in –

(i) Part 1 of Schedule 5 of the Planning and Development Regulations 2001, and either – I. such development would exceed any relevant quantity, area or other limit specified in that Part, or II. no quantity, area or other limit is specified in that Part in respect of the development concerned,

or

(ii) Part 2 of Schedule 5 of the Planning and Development Regulations 2001 and either – I. such development would exceed any relevant quantity, area or other limit specified in that Part, or II. no quantity, area or other limit is specified in that Part in respect of the development concerned, or

(b) (i) the proposed development would be of a class specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001 but does not exceed the relevant quantity, area or other limit specified in that Part, and (ii) the planning authority or the Board, as the case may be, determines that the proposed development would be likely to have significant effects on the environment.”

Further to the above, Schedule 5 of the Planning & Development Regulations 2001, as amended sets out a number of classes and scales of development that require EIA.

There is no class set out under Part 1 of Schedule 5 in relation to the provision of this type of development.

Under Part 2 of Schedule 5, in relation to Infrastructure projects, Class 10(b)(i) of Part 2 refers to:

10. Infrastructure projects

(a)

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

(emphasis added)

The EIA threshold that applies to residential development is 500 houses. The proposed Blocks C, D and E comprises a total of 396no. apartments and is therefore below the relevant threshold.

The original Phase 2 permission comprises a total of 488no. units. Class 13 of Part 2 of Schedule 5 of the Planning and Development Regulations 2001 (as amended) relates to *'changes, extensions, development and testing'* of development already authorised or in the process of being executed. Class 13(a) states: -

'13. Changes, extensions, development and testing

(a) Any change or extension of development already authorised, executed or in the process of being executed (not being a change or extension referred to in Part 1) which would: -

(i) Result in the development being of a class listed in Part 1 or paragraphs 1 to 12 of Part 2 of this Schedule, and

(ii) Result in an increase in size greater than –

- 25 per cent, or*
 - An amount equal to 50 per cent of the appropriate threshold,*
- whichever is greater.'*

While the proposed development involving an additional 86no. units would result in the development exceeding the 500 unit threshold under Part 2 Class 10, it does not result in an increase greater than 25% of the original 488no. unit development and it does not result in an increase in size greater than 50% of the appropriate threshold.

Therefore, having regard to Classes 10 and 13 of Part 2 an EIA is not mandatory.

4.0 SUB THRESHOLD EIA SCREENING CRITERIA

To determine whether the project described in Section 2.0 above should be subject to an EIA, an assessment is undertaken utilising the following checklists: -

- Table 4.1 utilises the Screening Checklist contained in the *Environmental Impact Assessment of Projects: Guidance on Screening (European Commission, 2017)*.
- Table 4.2 considers whether there are any likely significant effects arising under a number of environmental disciplines including those set out in Article 3 of the EIA Directive.

Table 4.1: The Screening Checklist

Questions to be Considered	Yes / No / ? . Briefly describe	Is this likely to result in a significant effect? Yes/No/? – Why?
Brief Project Description:	Modifications to Previously Approved Development SHD ABP-305563-19	
1. Will construction, operation or decommissioning of the Project involve actions which will cause physical changes in the locality (topography, land use, changes in waterbodies, etc)?	<i>Yes. The proposed development involves a change from undeveloped lands to a housing development with associated infrastructure and hard and soft landscaping.</i>	<i>No. The proposed construction and operation of the project involves works that are typical urban development consistent with the pattern of development in the area.</i>
2. Will construction or operation of the Project use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or in short supply?	<i>Yes. Except land, the development will not use, water, energy and natural materials that are in short supply.</i>	<i>No. As above.</i>
3. Will the Project involve use, storage, transport, handling or production of substances or materials which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health?	<i>No. The materials involved are standard materials associated with construction activities.</i>	<i>No. Construction materials will be managed in accordance with best practice construction management.</i>

Questions to be Considered	Yes / No / ? . Briefly describe	Is this likely to result in a significant effect? Yes/No/? – Why?
4. Will the Project produce solid wastes during construction or operation or decommissioning?	<i>Yes. Waste will be generated during construction phase and operational phase</i>	<i>No. The construction waste management hierarchy will be implemented onsite, which prioritises prevention and minimisation of waste, followed by re-use and recycling, where practicable. Operational waste (domestic and foul waste) will be treated as part of the existing public infrastructure in the county.</i>
5. Will the Project release pollutants or any hazardous, toxic or noxious substances to air?	<i>No.</i>	<i>No. The proposed development is not a project type that will give rise to any likely significant emissions or pollution.</i>
6. Will the Project cause noise and vibration or release of light, heat energy or electromagnetic radiation?	<i>Yes. Localised noise and vibration will occur within the works area during the construction phase.</i>	<i>No. Due the nature, scale and localised nature of the works, the levels of noise and vibration will be low and short term in duration.</i>
7. Will the Project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	<i>No.</i>	<i>No. The nature and scale of the proposed development is such that it will not give rise to any significant discharges or emissions.</i>
8. Will there be any risk of accidents during construction or operation of the Project which could affect human health or the environment?	<i>No. Standard construction health and safety risks and associated protocols apply</i>	<i>No. The proposed development is within an urban area, is of a type typical to that area and is unlikely to increase the risk of a major accident in this location.</i>
9. Will the Project result in social changes, for example, in demography, traditional lifestyles, employment?	<i>Yes. The proposed development will result in an increase in population in the area with the associated demands on social and community infrastructure.</i>	<i>No. The proposed development will give effect to the Development Plan zoning and policies which support the development of the site.</i>
10. Are there any other factors which should be considered such as consequential development which could lead to environmental effects or the potential for cumulative impacts with other existing or planned activities in the locality?	<i>No.</i>	<i>No. The potential for cumulation of effects with other existing and or approved developments in the area is anticipated in the Development Plan and associated Strategic Environmental Assessment.</i>
11. Are there any areas on or around the location which are protected under international or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the project?	<i>No</i>	<i>No. There are no ecological, landscape or cultural designations that apply to the site or the general area in which the development is located.</i>

Questions to be Considered	Yes / No / ? . Briefly describe	Is this likely to result in a significant effect? Yes/No/? – Why?
12. Are there any other areas on or around the location which are important or sensitive for reasons of their ecology e.g. wetlands, watercourses or other waterbodies, the coastal zone, mountains, forests or woodlands, which could be affected by the project?	No	No. See 11 above
13. Are there any areas on or around the location which are used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting, overwintering, migration, which could be affected by the project?	No	No. See 11 above
14. Are there any inland, coastal, marine or underground waters on or around the location which could be affected by the project?	No	No. See 11 above
15. Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the project?	No	No. See 11 above
16. Are there any routes or facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?	No.	No. There is no public access to the site at present and therefore no existing public routes are affected.
17. Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	No. Traffic on Fortunestown Lane will increase and there may be increased traffic volumes in the wider area.	No. An assessment of traffic impacts is included with the planning application and confirms that significant impacts are not likely to occur.
18. Is the project in a location where it is likely to be highly visible to many people?	No. The visual impact of the development of the site for apartment blocks has previously been assessed and found to be consistent with the site context.	No. The project involves housing typologies that are typical urban development consistent with the pattern of development in the area.
19. Are there any areas or features of historic or cultural importance on or around the location which could be affected by the project?	No. There are no sites or features of historic or cultural importance on the subject site or in the immediate vicinity	No.

Questions to be Considered	Yes / No / ? . Briefly describe	Is this likely to result in a significant effect? Yes/No/? – Why?
20. Is the project located in a previously undeveloped area where there will be loss of greenfield land?	<i>Yes.</i>	<i>No. The lands is zoned for development in the Development Plan</i>
21. Are there existing land uses on or around the location e.g. homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying which could be affected by the project?	<i>Yes. The site is located within the suburban area of Dublin and is a planned expansion of this area supported by zoning and land use and transportation policy</i>	<i>No. The issues associated with the proposed development and its integration into the surrounding neighbourhood are addressed in the design of the development and in the various reports submitted with the application</i>
22. Are there any plans for future land uses on or around the location which could be affected by the project?	<i>Yes. The project is phase 2 of a larger project and there are other potential development sites in the area</i>	<i>No. The proposed development has been designed to accord with the Council's Development Plan and associated studies outlining the planning objectives for the area</i>
23. Are there any areas on or around the location which are densely populated or built-up, which could be affected by the project?	<i>Yes. The site is located within the suburban area of South County Dublin and is a planned expansion of this area supported by zoning and land use and transportation policy</i>	<i>No. See above</i>
24. Are there any areas on or around the location which are occupied by sensitive land uses e.g. hospitals, schools, places of worship, community facilities, which could be affected by the project?	<i>No.</i>	<i>No. The surrounding lands uses are compatible with residential use</i>
25. Are there any areas on or around the location which contain important, high quality or scarce resources e.g. groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, which could be affected by the project?	<i>No.</i>	<i>No. The nature and scale of the proposed development is such that it will not give rise to any significant discharges or emissions</i>
26. Are there any areas on or around the location which are already subject to pollution or environmental damage e.g. where existing legal environmental standards are exceeded, which could be affected by the project?	<i>No.</i>	<i>No. The site is an urban area and no known legal environmental standards are exceeded.</i>

Questions to be Considered	Yes / No / ? . Briefly describe	Is this likely to result in a significant effect? Yes/No/? – Why?
27. Is the project location susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	<i>No.</i>	<i>No. A Site Specific Flood Risk Assessment for the proposed development is provided by the applicant demonstrating compliance with the flood risk management measures that apply to this area.</i>
Summary of features of project and of its location indicating the need for EIA: <i>On the basis of the above description of the project and the screening exercise undertaken, including with the input of the various experts, it can be concluded that having regard to the nature, scale and location of the project, the proposed housing development, by itself or in combination with other projects, is not likely to have significant effects on the environment, and that accordingly, an Environmental Impact Assessment is not required.</i>		

Table 4.2: Potential Impacts by EIA Topic

EIA Topic	Comment on Potential Impacts
Population and Human Health	<p>The sensitive receptors include surrounding residential neighbourhoods at Cuil Duin and Fortunestown Lane.</p> <p>Possible effects include negative impacts on residential amenity during construction, permanent change in land use and a population increase. Other impacts on human health including noise, dust (air), visual amenity (the landscape) and traffic (including effects deriving from the vulnerability of the project to risk of accidents / natural disasters) will be considered and appropriately mitigated through a Construction Management Plan for the development as required by Condition 21 of Reg. Ref. ABP-305563-19.</p> <p>No significant effects arising.</p>
Biodiversity / Species and Habitats	<p>There are no Natura 2000 sites within or directly adjacent to the project site (refer to appropriate assessment screening included with the application). Existing habitats on site are limited to dry meadow grassland, trees and hedgerows.</p> <p>Possible effects include habitat disturbance and / or loss due to the development and tree / hedgerow removal and pollution to watercourses by construction activities. Noise and light spill during construction and once occupied may also impact upon fauna. The effects during construction can be mitigated by the implementation of the Construction Management Plan. No significant effects arising.</p>
Land and Soils	<p>The project will involve excavation and earthworks / land re-shaping and possible effects identified at this stage are:- re-use / removal of excavated soil, impacts on topsoil resulting in increased run-off, impacts on subsoil by accidental spills and leaks. These effects can be mitigated by the implementation of C&D Waste Management and Construction Management Plans as required by Conditions 19 and 21 of Reg. Ref. ABP-305563-19.</p> <p>No significant effects arising.</p>

Water	<p>The main water bodies in the vicinity of the site are the Vershoyley's Stream and River Camac. A Site-Specific Flood Risk Assessment has been prepared to inform the surface water strategy for the site. Groundwater vulnerability for the subject lands and local area is classified as low. Possible effects include reduced ability of the lands to recharge groundwater from excavation, land re-shaping and hard paving and contamination of surface water from construction activities. These effects can be mitigated by the implementation of the Construction Management Plans as required by Condition 21 of Reg. Ref. ABP-305563-19.</p> <p>No significant effects arising.</p>
Air & Climate	<p>Possible effects include dust from construction activities and vehicle emissions from both construction traffic and future resident's vehicles. Possible effects on climate change include emissions of CO₂ and N₂O from construction traffic and future resident's vehicles but are considered to be negligible.</p> <p>No significant effects arising.</p>
Noise & Vibration	<p>Possible effects include increased noise levels and vibration from construction activities i.e. excavation. A Noise Impact Assessment was completed for and submitted with the original application (Reg. Ref. ABP-305563-19) and has recommended appropriate mitigation measures to safeguard residential amenity for future residents and these measures have been incorporated into the design of the development.</p> <p>No significant effects arising.</p>
Material Assets: Built Environment	<p>The proposed development will connect to existing public services (foul and watermains and utilities) as detailed in the enclosed Infrastructure Design Report. There are no issues with capacity in the existing services.</p> <p>Possible effects include short term interruption to existing services, damage to existing systems during construction (and possible pollution), requirement for relocation or diversions to existing services.</p> <p>No significant effects arising.</p>
Material Assets: Transportation	<p>The site is bounded by the Luas Red Line to the south and Fortunestown Lane further to the south. The access road to the site, Parklands Parade, is permitted under ABP. Ref. 300555-18 and is constructed.</p> <p>Possible effects include additional traffic volumes on the local road network; introduction of construction traffic movements on the local and national road network, impacts on residential amenity by both construction traffic vehicles and future residents. No works are proposed to the external road network to facilitate the proposed development. The permitted local road to the north and local access road to the west will be constructed as part of the permitted development to the north and will significantly enhance permeability between Fortunestown Lane, Citywest Avenue and Garter Lane.</p> <p>No significant effects arising.</p>
Waste Management	<p>The development includes excavation and land re-shaping. Possible effects include the re-use / recycle / disposal of excavated material as well as other waste generated on site i.e. construction and demolition waste, domestic waste once occupied. Any effects will be mitigated by the implementation of Construction and Demolition and Operational Waste Management Plans.</p> <p>No significant effects arising.</p>

Cultural Heritage	<p>There are no Sites or Monuments, Protected Structures or previous archaeological excavations within the site.</p> <p>An Archaeological Assessment was completed by IAC in the context of Reg. Ref. ABP-305563-19 and confirmed that no adverse impacts are predicted upon the archaeological resource as a result of the development of the site.</p> <p>No significant effects arising.</p>
Landscape	<p>The proposed development will give rise to a change in landscape from the existing grassland areas to a built environment comprising housing. Possible effects include changes to views into and through the site from the adjoining lands as would be anticipated within an urban area and the possible effects are therefore not likely to be significant.</p> <p>No significant effects arising.</p>
Interactions	No Impact

6.0 CONCLUSION

The proposed development relates to a Large-scale Residential Development (LRD) comprising amendments to a previously permitted Strategic Housing Development (Reg. Ref. ABP-305563-19) to be known as “Parklands Pointe” apartments and seeks to modify the permitted Block C, D and E and provide an additional 86no. apartments increasing the number of units within those blocks from 310no. to 396no. units.

The proposed development does not trigger a requirement for a mandatory EIA under the EIA Directive and/ or under the 2001 Regulations, and has been considered and assessed using the appropriate criteria. This EIA Screening Report has concluded, as set out in detail above, that the proposed development is not likely to have significant effects on the environment due to the nature, scale and size of the proposed development, the location of the proposed development relative to areas of environmental sensitivity and consideration of the type of potential impacts that are likely to arise. The proposed development will bring positive impacts in terms of providing much needed residential accommodation, in a compact urban form and within a location that is served by high-capacity public transport all in accordance with local and national planning and development policy and guidance.

Therefore, for the reasons set out in detail in this EIA Screening Report, it can be concluded, that the proposed development, by itself or in combination with other projects, is not likely to have significant effects on the environment, and that accordingly, an Environmental Impact Assessment is not required.

The information provided in this EIA Screening Report can be used by the competent authority, to assist with its determination of the need or otherwise for an Environmental Impact Assessment for the proposed development.



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