

**Environmental
Impact
Assessment
Screening Report**

PRESENTED TO

**Bartra Propco 23 Limited
Mountgorry, Swords, Co. Dublin**

DATE

September 2024

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1 INTRODUCTION

1.1 Background

Enviroguide was commissioned by Bartra Propco 23 Limited to carry out an Environmental Impact Assessment (EIA) Screening Assessment in relation to a proposed residential development at Mountgorry, Swords, Co. Dublin

The purpose of this report is to provide information for the relevant competent authority to carry out the screening determination for an EIA.

1.1.1 Author Competency

This EIA Screening Report has been prepared by Rachel Redmond, Environmental Consultant, with Enviroguide. Rachel has a BSc (Hons) in Environmental Science from University College Cork. Rachel has three years professional experience as an Environmental Consultant, preparing EIA Screening Reports and a range of chapters for EIARs.

This EIA Screening Report has been reviewed by Claire Fagan, Principal Planner at Enviroguide. Claire holds a B.A degree in Geography from NUI Maynooth, a MSc degree in Planning and Development from Queen's University, Belfast, an Advanced Diploma in Planning and Environmental Law from King's Inns College, Dublin and is a member of the Royal Town Planning Institute (RTPI). Claire has worked as a Principal Planner with Enviroguide since 2021 and has experience preparing reports of a similar scale and nature to the Proposed Development.

This EIA Screening Report has been approved by Catherine Keogan, Technical Director and EIA Lead at Enviroguide. Catherine is an environmental consultant with 20 years' experience in consultancy, specialising in EIAs for a wide range of infrastructure developments.

1.2 Screening Objective

The overall objective of this screening for EIA is to identify and assess the potential for likely significant environmental effects associated with the Proposed Development and to determine if a statutory EIA is required for the Proposed Development.

The requirement for a statutory EIA is set out in the mandatory and discretionary provisions of the Planning and Development Act, 2000 (as amended) [1] (the Act) and in Schedule 5 of the Planning and Development Regulations, 2001 as amended [2] (the Regulations).

Projects listed in Schedule 5, Part 1, of the Regulations, will be subject to mandatory assessment (Article 4(1) of Directive 2011/92/EU as amended by Directive 2014/52/EU (together, the EIA Directive)) as they are deemed as projects which are likely to have a significant effect.

Others, listed in the Schedule 5, Part 2 of the Regulations, contain threshold levels and criteria and for projects that fall below these thresholds and criteria, it is the decision of the competent authority to decide if an EIA (and the associated Environmental Impact Assessment Report (EIAR) is required.

Whether a 'sub-threshold' development should be subject to EIA is determined by the likelihood that the development would result in likely significant environmental effects. Significant effects may arise due to the nature of the development, its scale or extent and its

location in relation to the characteristics of the receiving area, particularly sensitive environments.

This report documents the methodology employed to complete the screening exercise, having regard to relevant legislation and guidance documents. It also sets out a clear rationale for each decision of this screening exercise. The following documents were consulted:

- Advice Notes on Current Practice in the Preparation of Environmental Impact Statements [3];
- Guidelines on the Information to be Contained in Environmental Impact Assessment Reports [4];
- Environmental Assessments of Plans, Programmes and Projects – Rulings of the Court of Justice of the European Union [5];
- Environmental Impact Assessment of Projects – Guidance on Scoping (Directive 2011/92/EU as amended by 2014/52/EU) [6];
- Guidance of Integrating Climate Change and Biodiversity into Environmental Impact Assessment [7];
- Environmental Impact Assessment of Projects – Guidance on the preparation of the Environmental Impact Assessment Report [8];
- Environmental Impact Assessment of Projects Guidance on Screening (Directive 2011/92/EU as amended by 2014/52/EU [9];
- Guidance on Interpretation of definitions of project categories of annex I and II of the EIA Directive [10];
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment [11];
- Key Issues Consultation Paper on the Transposition of 2014 EIA Directive (2014/52/EU) in the Land Use Planning and EPA Licencing Systems [12];
- Guidelines for the Assessment of Indirect and Cumulative Impacts as well as Impact Interactions [13];
- Implementation of Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment [14]; and,
- Environmental Impact Assessment Screening Practice Note [15].

2 DEFINITION AND DESCRIPTION OF THE PROPOSED DEVELOPMENT

2.1 Project Description

The Proposed Development is a Large-scale Residential Development (LRD) at a c. 0.87 Ha site fronting the Swords to Malahide Road (R106), Mountgorry, Swords, Co. Dublin. The site is bounded to the west by open space, with Seamount View Housing Estate further beyond, to the south by the R106, to the east by an access road to the Applegreen Service Station and to the north by Swords Business Park.

The development's surface water drainage network shall discharge from the site into the respective existing manhole located along the access road to the east of the site. The development site area and drainage work areas will provide a total application site area of c. 0.8792 Ha.

The proposed development will principally consist of: the construction of 123 No. residential units (55 No. one bed apartments and 68 No. two bed apartments). The development will be provided in a courtyard block arrangement ranging in height from part 4 No. to part 5 No. storeys. The proposed development has a gross floor area of c. 10,291 sq m.

The proposed development will also provide: vehicular access from the access road to the east; 24 No. car parking spaces; bicycle parking spaces; motorcycle parking spaces; pedestrian/cycle entrances at the south-west and north of the site, and along the western boundary connecting into the adjoining open space; a footpath and bicycle path around the south, east and north of the site perimeter and a shared cycle/pedestrian path along the western boundary; balconies and terraces facing all directions; hard and soft landscaping; boundary treatments; green roofs; lift overrun; PV panels; lighting; ESB substation; switchroom; plant; and all associated works above and below ground.

Figure 2-1 sets out the site layout and boundary for the site.



Figure 2-1 Site Layout Drawing No. 2808-MOU-COA-ZZZ-L00-DR-AR-0503 (Coady Architects, 2024)

2.2 Site Overview

The site is a greenfield site approximately 0.87 hectares in size fronting the Swords to Malahide Road (R106), Mountgorry, Swords, Co. Dublin. The site is bounded to the west by open space, with Seamount View Housing Estate further to the west, to the south by the R106, to the east by an access road to the Applegreen Service Station and to the north by Swords Business Park.

The site is not included within or adjacent to any lands protected under European, national or local ecological designations, such as Special Areas of Conservation (SAC), Special Protection Areas (SPA). The closest European designated site to the Proposed Development is Malahide Estuary SAC, SPA, and potential Natural Heritage Area (pNHA) located approximately 1.14 km northeast of the site.

The site lies within the administrative jurisdiction of Fingal County Council. The Fingal County Development Plan 2023 - 2029 is the current statutory Plan for the region, against which planning applications will be considered. Under the Fingal County Development Plan 2023-2029, the site is zoned as "MRE – Metro and Rail Economic Corridor".

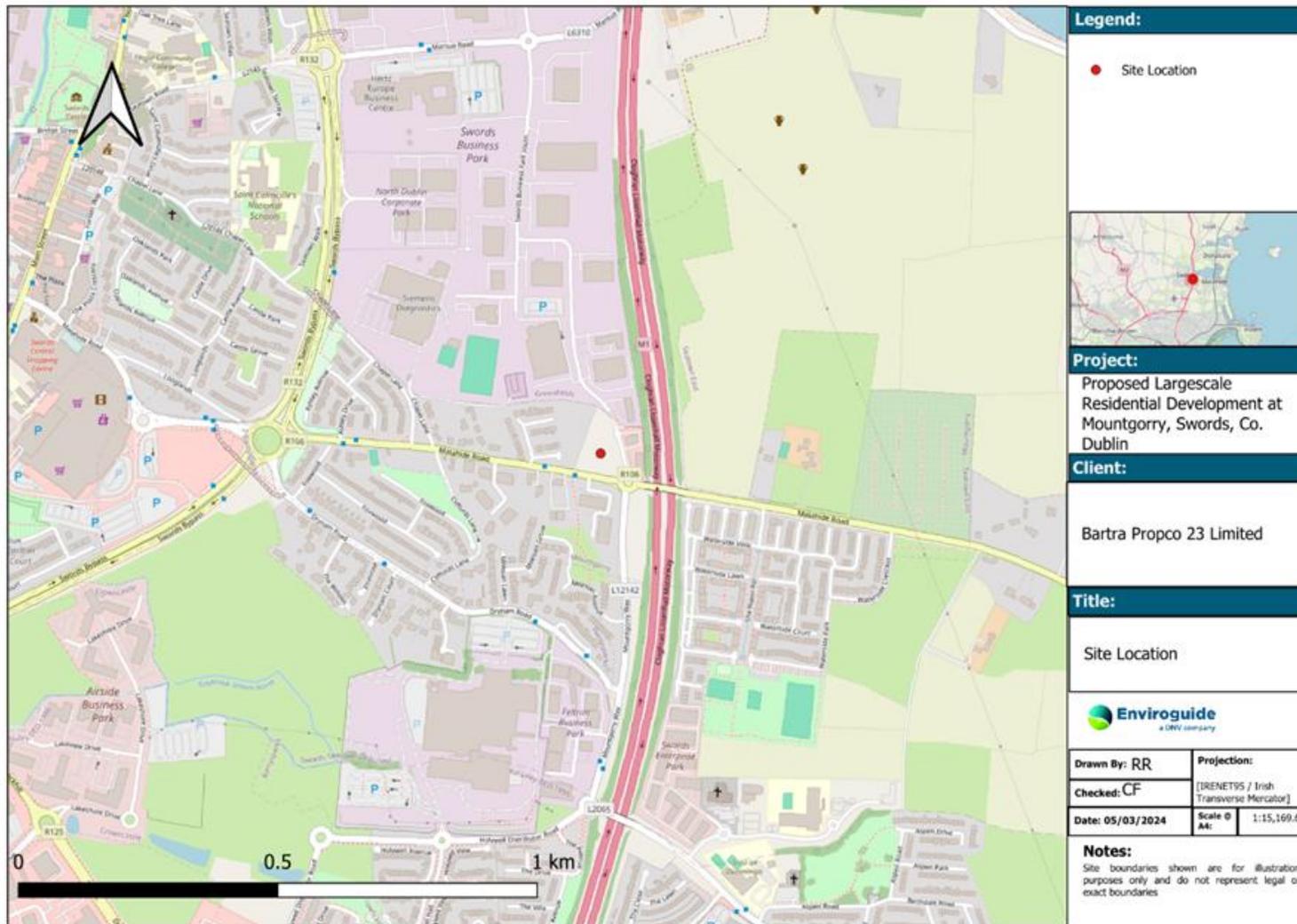


Figure 2-2 Site Location

2.3 Site Planning History

The planning history for the site was reviewed from data sources including:

- Fingal County Council website: <https://www.fingal.ie/>
- An Bord Pleanála website: <http://www.pleanala.ie/>
- EIA Portal, as provided by the Department of Housing, Planning and Local Government:
<https://housinggov.ie/maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>

The search revealed the following planning history pertaining to the site (Table 2-1):

Table 2-1: Planning consents granted at Mountgorry, Swords, Co. Dublin

Planning Reference	Date	Description
F03A/0682	25 Nov 2003	Development consisting of a change of use of the existing office building of 1,860m ² gross floor area and undercroft basement parking of 865m ² , to 66 no. hotel bedrooms, new entrance to basement car parking and associated alterations to existing facades and linking into new atrium. New 3,717m ² hotel building and 829m ² basement car parking extension to the existing building, consisting of a 4 storey atrium, with 53 no. hotel bedrooms, dining / breakfast room, kitchen, residents lounge, bar, meeting rooms, parking at grade, bus lay-bay, delivery area, cycle lanes, plant rooms, signage, plant on roof and screening of same, including landscaping and boundary treatment. New 3300m ² two storeys Leisure Centre and basement car parking of 3025m ² , consisting of 25m x 13m swimming pool, changing facilities, juice bar, members area, sauna, steam room. Jacuzzi, administration area, public toilet facilities, gym, aerobics, martial arts, all over basement parking including plant room, parking at grade, landscaping, boundary treatment, water tanks, signage and all associated site works. The existing entrance along the Swords / Malahide road to be retained for maintenance and delivery access only. Relocation of existing overhead power line underground along western boundary and new ESB substation located along the new link road. Completion of distributor / link road connecting the existing Swords Business Park Road to the existing Malahide-Swords roundabout together with boundary treatment including stone walls.
F17A/0714	13 Jul 2018	Permission for a mixed use development consisting of (1 no. 4 storey commercial office block and a five storey corner feature incorporating 2 no. 2 bedroom penthouse apartments and a restaurant over two levels; (2) 1 no. 5 storey apartment block consisting of 25 no. 2 bedroom apartments (3) 2 no. 4 storey apartment blocks consisting of 32 no. 2 bedroom apartments (The total number of apartments will be 59 no.). (4) An underground parking basement and vehicle entrance ramp for 222 car parking spaces (5) Provision for 2 no. ancillary heating and ventilation plant rooms on roof of Block A. An ESB meter room/switch room and a refuse collection area; (6) Provision of landscaped courtyards, bicycle parking, upgrading of landscaping and footpaths along the Swords to Malahide Road (R106) and the service road within the curtilage of the site;

		<p>(7) A signature advertising feature on the corner; (8) A new 1.8m high perimeter security fence with supplementary planting along the western boundary with provision for pedestrian access gates to the public park to the west of the development; (9) provision for all storm water, foul drainage, mains water and electricity supply connections ancillary to the development to connect to the existing infrastructure; (10) Upgrading of the existing vehicle entrance on Swords to Malahide Road (R106) and provision of a new vehicle entrance to the underground car parking basement from the service road running up the eastern boundary.</p> <p>Add Info received 19th June 2018.</p>
F19A/0521 ABP- 307526-20	17 Nov 2020	<p>A material change of use and amendments to previous planning application F17A/0714 for a mixed use development consisting of:</p> <p>4 six-storey apartment blocks containing 154 two bedroom apartments with commercial office space on the ground floor along Swords to Malahide Road (R106), a five storey corner block consisting of two-storeys of restaurant, two storeys of commercial offices and two penthouse apartments, an underground parking basement and vehicle entrance ramp for 199 car parking spaces, an ESB metre room/switch room and refuse collection areas; provision of landscaped courtyards, covered bicycle parking, upgrading of landscaping and footpaths along the Swords to Malahide Road (R106) and the service road within the curtilage of the site; Advertising panels on the corner block; A new 1.8m high perimeter security fence with supplementary planting along the western boundary with provision for pedestrian access gates to the public park, to the west of the development; provision for all storm water, foul drainage, mains water and electricity supply connections ancillary to the development to connect to the existing infrastructure; upgrading of the existing vehicle entrance on Swords to Malahide Road (R106) and provision of a new vehicle entrance to the underground car parking basement from the service road running up the eastern boundary.</p> <p>Add Info received 30th April 2020.</p> <p>Revised Public Notices received 12th May 2020.</p>
F20A/0532	9 Dec 2022	<p>For a temporary free-standing 2 sided advertising sign with an advertising area of 19.44 sqm each side, an overall height of 7.5 m.</p>

2.4 Principal Features of the Proposed Development

The Proposed Development will principally comprise up to 123 residential units (55 one-bed apartments and 68 two-bed apartments) across the apartment building set out in a courtyard block arrangement.

The Proposed Development will also include:

- Up to 24 car parking spaces including six electric vehicle parking spaces, two mobility impaired spaces and six car share spaces. There will also be bicycle parking spaces; motorcycle parking spaces.
- A new pedestrian entrance at the south-west of the site from Malahide Road and at the north/north-east of the site from the direction of Swords Business Park;
- Footpath and bicycle path around the south, east and north of the site perimeter connecting to the parcel of existing public open space west of the site;
- Public and communal open space;
- Balconies and terraces facing all directions;
- Hard and soft landscaping;
- Boundary treatments;
- Green roofs;
- PV panels;
- Lighting;
- ESB substation;
- Switch room;
- Plant; and
- All associated works above and below ground.

Figure 2-1 sets out the site layout and boundary for the site.

3 EIA SCREENING PROCESS

3.1 Introduction

The scope of the EIA Screening Process is to identify any potential effects associated with the Proposed Development that may arise during construction and operational phases and seek to identify these likely significant effects to confirm whether or not the need for an EIA is triggered. Screening is defined in Environmental Protection Agency (EPA) Guidelines on the information to be contained in Environmental Impact Assessment Reports [4] as:

“The process of assessing the requirement for a project to be subject to Impact Assessment based on project type and scale, as well as the significance or environmental sensitivity of the receiving environment.”

3.2 Legislative Requirements for an EIA

Directive 2011/92/EU (as amended by Directive 2014/52/EU (together, the EIA Directive)) was enacted as a means to assess the effects of projects on the environment, and to properly ensure that any potential significant effects are assessed before a project proceeds. Annex 1 of the EIA Directive defines mandatory projects that require an Environmental Impact Assessment Report (EIAR) (formerly EIS) and Annex II of the EIA Directive lists projects which do not necessarily have significant effects but can be subject to case-by-case analysis or thresholds to be determined by member states. Section 172 of the Planning and Development Act 2001, as amended, provides the legislative basis for mandatory EIA. It states the following:

“An environmental impact assessment shall be carried out by the 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 equal or exceed, as the case may be,] 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 [(other than subparagraph (a) of paragraph 2)] of Schedule 5 of the Planning and Development Regulations 2001 and either —

(I) such development [would equal or exceed, as the case may be,] 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 F594 [does not equal or exceed, as the case may be,] the relevant quantity, area or other limit specified in that Part, and

(ii) it is concluded, determined or decided, as the case may be, —

(I) by a planning authority, in exercise of the powers conferred on it by this Act or the Planning and Development Regulations 2001 (S.I. No. 600 of 2001),

(II) by the Board, in exercise of the powers conferred on it by this Act or those regulations,

(III) by a local authority in exercise of the powers conferred on it by regulation 120 of those regulations,

(IV) by a State authority, in exercise of the powers conferred on it by regulation 123A of those regulations,

(V) in accordance with section 13A of the Foreshore Act, by the appropriate Minister (within the meaning of that Act), or

(VI) by the Minister for Communications, Climate Action and Environment, in exercise of the powers conferred on him or her by section 8A of the Minerals Development Act 1940 ,

that the proposed development is likely to have a significant effect on the environment.”

In some cases, Member States have also established “exclusion” or “negative” lists specifying thresholds and criteria below which EIA is never required or below which a simplified EIA procedure applies. There may be exceptions to the negative thresholds, for example, for projects in defined sensitive locations. Such exceptions will apply in the case of Habitats Directive 92/43/EEC (as amended) assessments. The use of exclusion lists, defining thresholds below which EIA is never required, is very limited in the EU Member States.

Schedule 5 of the Planning and Development Regulations 2001, as amended outlines the legislative requirements deeming whether a project needs a mandatory EIA. Projects that automatically require an EIA included in Annex 1 of the EIA Directive are listed in Part 1 of Schedule 5 to the Planning and Development Regulations. Projects that are assessed either on a case-by-case examination or on the basis of set mandatory thresholds are defined under Annex II of the EIA Directive, and these are transposed in Irish legislation in Schedule 5, Part 2 of the Planning and Development Regulations.

The Proposed Development is not listed as a development type in Schedule 5, Part 1 of the Planning and Development Regulations 2001, as amended and therefore a mandatory EIA is not required.

The Proposed Development is a project listed as a development type in Schedule 5, Part 2 of the Planning and Development Regulations 2001, as amended. . The Proposed Development is considered a sub-threshold development as detailed below.

A sub-threshold development is defined as a “*development of a type set out in Part 2 of Schedule 5 which does not equal or exceed, as the case may be, a quantity, area or other limit specified in that Schedule in respect of the relevant class of development*”. Sub threshold developments can be screened to determine if an EIA is required.

10. Infrastructure projects

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

The Proposed Development will principally consist of the construction of 123 residential units (55 one-bed apartments and 68 two-bed apartments).

The number of dwelling units as part of the Proposed Development is below the threshold of 500 units and therefore a mandatory EIA is not required.

10 (b) (ii) Construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.

This class of development is not applicable as proposed parking is ancillary to the Proposed Development, and therefore a mandatory EIA is not required.

10 (b) (iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.

(In this paragraph, “business district” means a district within a city or town in which the predominant land use is retail or commercial use.)

The Proposed Development does constitute an “urban development” as it is a residential development. According to the Interpretation of Definitions of Project Categories of Annex I and II Document (European Commission, 2015), “Housing developments, in particular, are frequently included in the ‘urban development projects’ category”.

The site lies within Mountgorry, Swords which is a suburban area. Existing developments in the area comprises retail, commercial, and residential use, and it is deemed to be a “built-up area”.

The site is also located in proximity to Swords Business Park which would be considered as a business district which holds a threshold of 2 hectares.

As the total site area is 0.87 hectares for the Proposed Development, it is less than the 2 hectares in the case of a business district and less than 10 hectares threshold in the case of a built -up area, and accordingly a mandatory EIA is not required in either case.

15. Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development, but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.

The Proposed Development will be reviewed having regard to the criteria set out in Schedule 5 Part 2, (15). The findings of this review will be detailed in this report’s conclusions.

As this Proposed Development is significantly below the threshold specified in the above Classes or the Classes do not apply, it is considered a sub-threshold development on these

grounds. Therefore, the Proposed Development does not meet the thresholds to require a mandatory EIA as per Schedule 5 of the Planning and Development Regulations, as amended and is considered to be a sub-threshold development in the context of Irish legislation.

The criteria as set out in Schedule 7 of the Regulations has been assessed in this EIA Screening Report, based on the information provided by the Applicant as set out in Schedule 7A. This EIA Screening concludes that the Proposed Development will not be likely to have significant effects on the environment as detailed in Sections 4.1 to 4.3.

Table 3-1 provides a summary of the legislative requirements for an EIA:

Table 3-1: Summary of EIA Activities

Class of Activity	Description of Activity Class	Summary Comments	EIA Required?
10 (b) (i)	<i>Construction of more than 500 dwelling units.</i>	The Proposed Development is significantly under the threshold of 500 dwellings and therefore a mandatory EIA is not required.	No
10 (b) (ii)	<i>Construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.</i>	This class of development is not applicable as proposed parking is ancillary to the Proposed Development, and therefore a mandatory EIA is not required.	No
10 (b) (iv)	<i>Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.</i>	The site is located in “a built-up area” thus the area threshold of 10 hectares applies. The site is also located in close proximity to a “business district”. As the total area of the site for development has been confirmed as is 0.87 hectares, it is less than the required threshold and therefore a mandatory EIA is not required.	No
15	<i>Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.</i>	The Proposed Development will be reviewed having regard to the criteria set out in Schedule 7. The findings of this review will be detailed in this report’s conclusions.	No

3.3 EIA Screening

The process of evaluating the likelihood of a project listed in Annex II requiring an assessment is called Screening. Figure 3-1, from The Environmental Impact Assessment of Projects, Guidance on Screening (Directive 2011/92/EU as amended by 2014/52/EU) (European Commission, 2017) provides the steps involved in the Screening process.

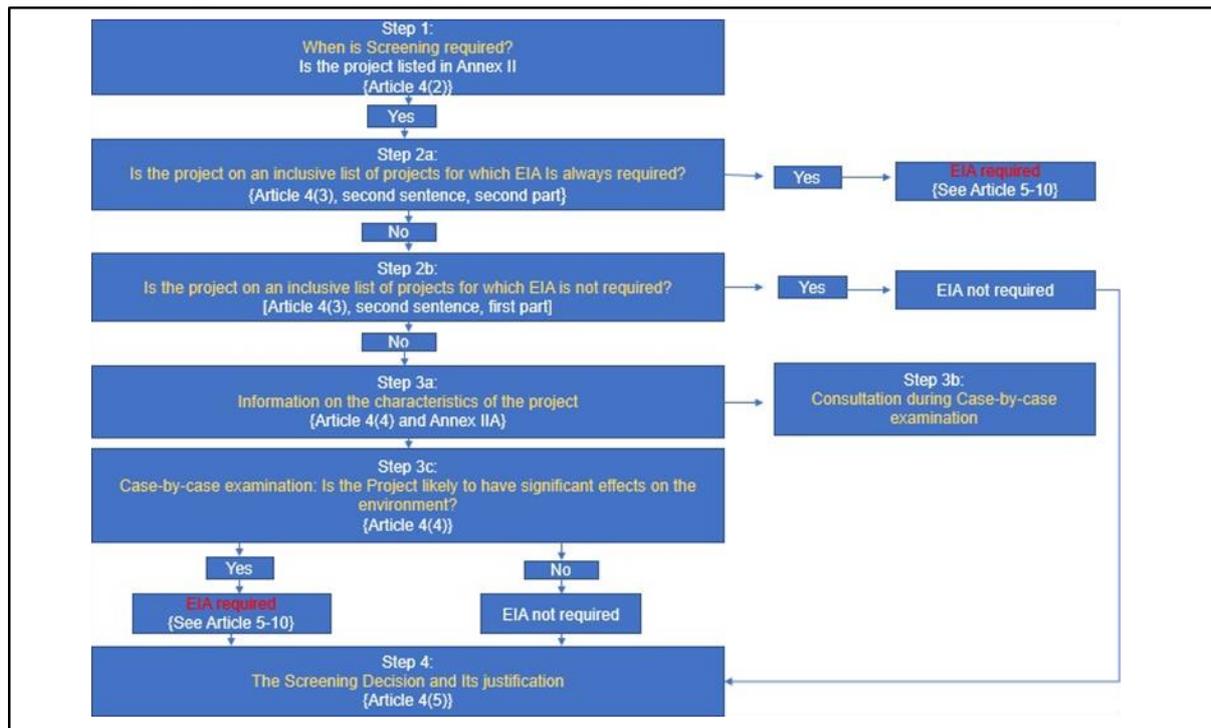


Figure 3-1: Flow Diagram of the Steps involved in Screening [16]

Annex III to the Directive sets out the criteria that must be considered in Screening. The European Commission Environmental Impact Assessment of Projects, Guidance on Screening, 2017 [16] document sets out checklists to support and help the process of deciding whether or not a Project is likely to have significant effects on the environment to help EIA participants to apply these criteria in case-by-case screening.

This includes a Checklist of Criteria for Evaluating the Significance of Environmental Impacts.

This Checklist is designed to help users decide whether an EIA is required based on the characteristics of the likely effects of the Proposed Development. As set out in the guidance document, the questions are designed so that a ‘Yes’ answer will generally point towards the need for an EIA process and a ‘No’ answer points to an EIA process not being required. The answer that the impact is uncertain would, most likely, point to the need for an EIA Process. Table 3-2 details the questions in the Checklist of Criteria for Evaluating the Significance of Environmental Impact, and provides an answer based on the findings of the following sections of this Screening Report (Section 4.1 to Section 4.3).

Table 3-2: Checklist of Criteria for Evaluating the Significance of Environmental Effects¹

Questions to be Considered	Answer
Will there be a large change in environmental conditions?	No. Refer to Section 4.1, Section 4.2 and Section 4.3 for further information.

¹ (European Commission Environmental Impact Assessment of Projects, Guidance on Screening, 2017)

Questions to be Considered	Answer
Will new features be out-of-scale with the existing environment?	No. Refer to Section 4.1 for further information.
Will the impact be unusual in the area or particularly complex?	No. Refer to Section 4.3 for further information.
Will the impact extend over a large area?	No. Refer to Section 4.1 for further information.
Will there be any potential for transboundary impact?	No. Refer to Section 4.3 for further information.
Will many people be affected?	No. Refer to Section 4.2 for further information.
Will many receptors of other types (fauna and flora, businesses, facilities) be affected?	No. Refer to Section 4.2 and Section 4.3 for further information.
Will valuable or scarce features or resources be affected?	No. Refer to Section 4.1 for further information.
Is there a risk that environmental standards will be breached?	No. Refer to Section 4.3 for further information.
Is there a risk that protected sites, areas, features will be affected?	No. Refer to Section 4.2 and 4.3 for further information.
Is there a high probability of the effect occurring?	No. Refer to Section 4.3 for further information.
Will the impact continue for a long time?	No. Refer to Section 4.3 for further information.
Will the effect be permanent rather than temporary?	No. Refer to Section 4.3 for further information.
Will the impact be continuous rather than intermittent?	No. Refer to Section 4.3 for further information.

3.4 Sub-threshold Development

Sub-threshold development may still require an EIA process to be completed. The most important element to address in the possible assessment of a sub-threshold development and its requirement for an EIA is the likelihood of a project having any significant effects on the environment. Annex III of the EIA Directive sets out criteria to determine whether the projects listed in Annex II should be subject to an environmental impact assessment.

It is also set out in Schedule 7 to the Planning and Development Regulations, 2001 as amended. Within Schedule 7A, information to be provided by the Developer for the purposes of screening sub-threshold development for EIA includes:

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

Within Schedule 7 of the Planning and Development Regulations 2001, as amended, the characteristics under which a project must be considered in order to determine if an EIA is required includes:

- Characteristics of projects
 - (a) the size and design of the whole of the proposed development;
 - (b) cumulation with 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 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;
 - (h) the risks to human health (for example due to water contamination or air pollution)
- Location of projects

The environmental sensitivity of geographical areas likely to be affected by projects must be considered, 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, paying 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 national legislation; Natura 2000 areas designated by Member States pursuant to Directive 92/43/EEC and Directive 2009/147/EC;
 - vi. 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;
 - vii. densely populated areas;
 - viii. landscapes and sites of historical, cultural or archaeological significance.
- Type and characteristics of the potential impact.

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

- (a) the magnitude and special extent of the impact (for example geographical area and size of the population likely to be affected);
- (b) the nature of the impact;
- (c) the transboundary 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 approved projects;
- (h) the possibility of effectively reducing the impact.

The above criteria, as transposed in Schedule 7 of the Regulations, are grouped under three main headings, as follows:

1. Description of the Proposed Development,
2. Location of the Proposed Development, and
3. Characteristics of the Potential Impacts.

The layout of this EIA Screening Report is set out in accordance with the three headings above, with sub-headings to assess the characteristics, location and potential effects of the Proposed Development.

In 2001, the European Commission published three EIA Guidance Documents concerning specific stages in the EIA process: Screening, Scoping, and Environmental Impact Statement Review. These documents have been updated and revised to reflect both the legislative changes brought about since the publication of the original guidance documents and the current state of good practice.

These three updated documents concern the following three specific stages of the EIA process:

- EIA Guidance Document on Screening;
- EIA Guidance Document on Scoping; and,
- EIA Guidance Document on the preparation of the EIA Report.

The European Commission publication of Environmental Impact Assessment of Projects, Guidance on Screening (2017) contains helpful checklists such as “Screening Checklist” and the “Checklist of Criteria for Evaluating the Significance of Environmental Impacts”. The Checklists, as outlined in the Screening Guidance document, are designed to help users to determine the likely significant impacts of Projects and, in so doing, to decide whether an EIA is required, and states “Those responsible for making Screening Decisions often find difficulties in defining what is ‘significant’. More detailed descriptions of this concept and methodological considerations to approach it are presented as part of the Scoping guidance document.”

The methodology for the approach to determining “significance” in this EIA Screening Report has been informed by the scoping guidance document.

4 CRITERIA FOR DETERMINING WHETHER DEVELOPMENT LISTED UNDER PART 2 OF SCHEDULE 5 SHOULD BE SUBJECT TO AN ENVIRONMENTAL IMPACT ASSESSMENT

4.1 Characteristics of the Proposed Development

4.1.1 Size and Design of the Proposed Development

The Proposed Development includes for 123 residential units (55 one-bed apartments and 68 two-bed apartments). The site is approximately 0.87 hectares in size.

The Proposed Development will be in keeping with the predominantly suburban surrounding landscape, which includes for existing residential developments. Therefore, the Proposed Development will not be likely to cause any significant adverse effects on the environment as a result of the size and design of the project.

4.1.2 Nature of any associated demolition works

The Proposed Development does not include for any demolition works.

4.1.3 Use of Natural Resources

The main use of resources will include construction materials used during the construction phase. There will also be a requirement for energy use (fuel for construction vehicles, electricity for tools) and a requirement for the removal of construction waste. The Construction Environmental Management Plan (CEMP) (AWN Consulting, 2024) outline mitigation measures proposed during the construction phase.

During the operational phase the Proposed Development will require a connection to the drainage network, water supply network and electricity supply.

The Resource Waste Management Plan (AWN Consulting, 2024) sets out the estimated quantities of waste during the construction phase of the Proposed Development. The aim of the Resource Waste Management Plan is to ensure maximum recycling, reuse and recovery of waste with diversion from landfill, wherever possible which is reflected in the figures below.

Waste Type	Tonnes	Reuse		Recycle/Recovery		Disposal	
		%	Tonnes	%	Tonnes	%	Tonnes
Mixed C&D	206.2	10	20.6	80	164.9	10	20.6
Timber	174.9	40	70.0	55	96.2	5	8.7
Plasterboard	62.5	30	18.7	60	37.5	10	6.2
Metals	50.0	5	2.5	90	45.0	5	2.5
Concrete	37.5	30	11.2	65	24.4	5	1.9
Other	93.7	20	18.7	60	56.2	20	18.7
Total	624.8		141.8		424.2		58.7

Figure 4-1 Predicted on and offsite Reuse, Recycle and Disposal (AWN Consulting, 2024)

The construction and operational phase of the Proposed Development will be in line with residential developments of this scale and nature. It is not foreseen that any substantial use

of natural resources is required for the construction or operational phase of the Proposed Development that would constitute likely significant effects.

4.1.4 Production of Waste

All works carried out as part of the Proposed Development will comply with all Statutory Legislation including the Waste Management Act and Local Government (Water Pollution) Acts, and the contractor will co-operate in full with the Environmental Section of Fingal County Council (FCC).

The Eastern-Midlands Region (EMR) Waste Management Plan 2015-2021 provides the structure for the prevention, reduction and management of waste in 12 local authority areas, including Fingal County Council (FCC). FCC is the local authority responsible for setting and administering waste management activities in the area of the Proposed Development. The EMR hosts a number of permitted and licensed waste facilities for management of construction and demolition (C&D), and municipal waste. These include soil recovery facilities, material recovery facilities, inert C&D waste facilities, hazardous waste treatment facilities, waste transfer stations, two waste-to-energy facilities and municipal waste landfills.

The EMR Waste Management Plan 2015-2021 has set the following targets for waste management in the region:

- Prevent waste: a reduction of one per cent per annum in the amount of household waste generated over the period of the plan;
- More recycling: increase the recycle rate of domestic and commercial waste from 40 to 50 per cent by 2020; and,
- Further reduce landfill: eliminate all unprocessed waste going to landfill from 2016.

The Department of Communications, Climate Action and Environment (DCCA) published 'A Waste Action Plan for a Circular Economy – Ireland's National Waste Policy 2020-2025' in September 2020 (updated in January 2021), which focuses on the prevention of waste disposal by maximising the value of material resources and reducing waste generation. In a circular economy, waste and resource use are minimised; the value of products and materials is maintained for as long as possible through good design, durability and repair; and when a product has reached the end of its life, its parts are used again and again to create further useful products 'A Waste Action Plan for a Circular Economy'.

During the construction phase, waste will be produced from surplus materials such as mixed construction waste, timber, plasterboard, metals, concrete and oversupply of materials may also be generated. Waste materials will be segregated at source where possible and placed in dedicated skips. A Resource Waste Management Plan (RWMP) has been prepared by AWN Consulting (2024) for the Proposed Development. The RWMP outlines additional waste management during the construction phase of the Proposed Development.

It is intended to ensure that the highest possible levels of waste reduction, waste reuse and waste recycling are achieved for the Proposed Development, as demonstrated in Figure 4-1 above.

During the operational phase, waste will be managed in accordance with the Operational Waste Management Plan (OWMP). A waste storage area has been allocated within the OWMP located at the ground level in the northeast corner of the Proposed Development. Mixed non-recyclable waste, dry mixed recyclable waste and organic waste will be collected

weekly by the nominated waste contractor. Glass will be collected weekly from the shared waste storage areas. It will be the responsibility of the residents in residential units to dispose of their glass waste at a bottle bank (AWN Consulting, 2024). The OWMP will be provided to each resident from first occupation of the development, the plan will be supplemented where required by the property management entity.

Due to the scale of the Proposed Development, in combination with the use of the authorised waste collection/waste treatment facilities and based on the measures outlined in the RWMP and OWMP it is not predicted that the production of waste during the construction or operational phase will cause any likely significant effects on the environment.

4.1.5 Pollution and Nuisances

The construction phase of the Proposed Development will give rise to short-lived nuisances (noise or dust). However, it is not predicted that these impacts will be significant, as they will be intermittent and localised.

All water pumped from the excavations will require treatment for silt and deleterious matter. During any discharge of surface water from the excavations, the quality of the water will be regularly monitored visually for hydrocarbon sheen and suspended solids. Periodic laboratory testing of discharge water samples will be carried out in accordance with the requirements of the discharge licence obtained from Fingal County Council. A discharge licence will be required for all water pumped from the excavations to any public water course or sewer.

Surface water run-off from construction activities has the potential to produce mildly contaminated water. The typical composition and source would be suspended solids arising from ground disturbance, excavation and stockpiling, hydrocarbons from accidental spillage and construction plant including storage depots, concrete / cementitious products arising from construction materials. The Contractor will ensure that no activities will give rise to pollution of the surface water drainage network. This will include adopting appropriate procedures as outlined in the Construction Environmental Management Plan (CEMP), prepared by AWN Consulting (August, 2024)

It is considered that noise disturbance from the Proposed Development will not be significant during the construction works. Any such disturbance will be temporary and limited to the construction period. The Proposed Development will comply with BS 5228 “*Noise Control on Construction and open sites Part 1: Code of Practice for basic information and procedures for noise control*” and all works will be limited to normal daytime working hours except where permission is provided by the Planning Authority.

The CEMP, (AWN Consulting, 2024) outlines noise mitigation measures which include, but are not limited to the following key forms of noise control for the site which are set out below:

- Site compounds will be located away from noise sensitive boundaries within the site constraints;
- For mobile plant items such as cranes, dump trucks, excavators and loaders, the installation of an acoustic exhaust and or maintaining enclosure panels closed during operation can reduce noise levels by up to 10dB.
- Mobile plant should be switched off when not in use and not left idling.

- For steady continuous noise, such as that generated by diesel engines, it may be possible to reduce the noise emitted by fitting a more effective exhaust silencer system and avoid idling of engines when not in use.
- For percussive tools, a number of noise control measures include fitting a muffler or sound reducing equipment to the breaker 'tool' and ensure any leaks in the air lines are sealed. Erection of localised screens around breaker or drill bit when in operation in close proximity to noise sensitive boundaries.
- The use of a high-quality construction site hoarding will be included around all noise sensitive boundaries.
- For all materials handling, ensure that materials are not dropped from excessive heights, lining drops chutes and dump trucks with resilient materials.
- All items of plant should be subject to regular maintenance. Such maintenance can prevent unnecessary increases in plant noise and can serve to prolong the effectiveness of noise control measures.
- All site staff shall be briefed on noise mitigation measures and the application of best practicable means to be employed to control noise.

The CEMP also includes measures including selection of quiet plant; noise control at source; screening, liaison with the public and monitoring.

Dust management, suppression and abatement techniques are outlined in the CEMP prepared by AWN Consulting (August, 2024). Appropriate techniques including dampening of stockpiles and haul roads and appropriate speed limits onsite.

The level of monitoring and adoptions of mitigation measures will vary throughout the construction works depending on the type of activities being undertaken and the prevailing weather conditions at the time. For instance, additional monitoring and mitigation such as damping down of earth mounds onsite will be undertaken if the prevailing weather conditions are dry and windy. The stockpiling of excavated materials on site is to be minimised with immediate removal of excavated materials envisaged for the majority of the works.

There will be no odour generating activities onsite and therefore, the Proposed Development is not expected to give rise to nuisance odours.

Effective waste management measures during the construction phase have been outlined within the CEMP and RWMP.

It is therefore concluded that based on the proposed measures, the Proposed Development is not likely to give rise to significant pollution or nuisances, and proper site management will further reduce the likelihood of such effects occurring.

4.1.6 Risk of Major Accidents and/or Disasters

The potential for the construction or operational phase of the Proposed Development to result in any major accidents and /or disasters can be considered low. This is based on adherence to standard health and safety procedures, and the lack of substances that will be used in the Proposed Development which may cause concern for having likely significant effects on the environment.

The main contractor will erect a suitably robust hoarding around the perimeter of the site to delineate all site works from public areas located adjacent to the Proposed Development. In

addition, the erection of safety signage to all areas and implementation of traffic/pedestrian management plan (AWN Consulting, 2024). The site will be managed and controlled using standard best practice measures for construction sites and adhering to normal daytime working hours except where permission is provided by the Planning Authority.

It is therefore anticipated that the risk of accidents and/or disasters will not be significant due to the nature of the Proposed Development, proper site management, and adherence to all standard health and safety procedures.

4.1.7 Risk to Human Health

Good practice mitigation measures that will be put in place during the construction phase of the Proposed Development will ensure that the effect of the development complies with all EU ambient air quality legislative limit values (Directive 2008/50/EC (as amended) on ambient air quality and cleaner air for Europe here and Ambient Air Quality Standards Regulations 2022) which are based on the protection of human health. Therefore, it is not foreseen that there will be any significant adverse effects on human health.

All public health advice that is in place, throughout the construction and operational phases of this Proposed Development, will be adhered to in order to protect human and public health.

4.2 Location of the Project

4.2.1 Existing and Approved Land Use

The site lies within the administrative jurisdiction of Fingal County Council. The Fingal County Development Plan 2023 - 2029 is the current statutory plan for the region against which planning applications will be considered. Under the Fingal County Development Plan 2023-2029, the site is zoned as "MRE – Metro and Rail Economic Corridor".

MRE Objective sets out to facilitate opportunities for high density mixed use employment generating activity and commercial development, and support the provision of an appropriate quantum of residential development within the Metro Economic Corridor. Its vision is to provide for an area of compact, high intensity/density, employment generating activity with associated commercial and residential development which focuses on the Metro within a setting of exemplary urban design, public realm streets and places, which are permeable, secure and within a high-quality green landscape. Residential use land is permitted in principle under zoning MRO as per the Fingal County Development Plan 2023 – 2029.

4.2.2 The Absorption Capacity of the Natural Environment

Having regard to the criteria below which have been subject to analysis, it is considered that the site has a high absorption capacity to facilitate the scale and nature of the Proposed Development and there is no likelihood of significant environmental effects as a result of the Proposed Development.

4.2.2.1 Wetlands, Riparian Areas, River Mouths, Coastal Zones and the Marine Environment

The Malahide Estuary SAC and SPA is located approximately 1km from the site. The Screening for Appropriate Assessment (AA) Report (Enviroguide, 2024) assessed potential pathways (e.g., surface water) between the source (the site) and the receptor (European site).

The most common pathway is surface water, which typically occurs when a pollutant is washed into a river and carried downstream into a European site. Other potential pathways are groundwater, air (e.g., airborne dust or sound waves), or land (e.g., flow of liquids, vibration). The zone of effect for hydrological effects can be several kilometres, but for air and land it is rarely more than one hundred metres. The AA Screening concluded that the Malahide Estuary SAC and SPA, and the North-West Irish Sea SPA had weak hydrological and hydrogeological pathways from the site.

Therefore, it is anticipated that there will not be significant adverse effects in wetlands, riparian areas, river mouths, coastal zones or the marine environment in the vicinity of the Proposed Development.

4.2.2.2 Mountain and Forest Areas

There are no mountainous or forested areas directly bounding the Proposed Development. The construction and operational phase of the Proposed Development will not have a significant effect on mountains or forested areas.

4.2.2.3 Nature Reserves and Parks

Wards River Valley Park is located approximately 1.3km from the Proposed Development. In addition, Mount Drinan Park is located approximately 1.1km south east of the site, Broadmeadow Estuary Park is located approximately 1.3km north east of the site, Swords Community Park is located approximately 1.3km northwest of the site. It is not expected that there will be any likely significant ecological effects on these sites due to nature, use and scale of the Proposed Development and intervening land. There is unlikely to be a significant effect due to increase recreation from future residents.

A Landscape and Visual Impact Assessment (LVIA) has been carried out by Áit Urbanism + Landscape Ltd (September, 2024). The report concludes that, in general, in the long term the landscape and visual impacts will be positive and moderate, though there will be short term negative and moderate impacts during the construction phase which will be subject to mitigation measures outlined within the LVIA.

The LVIA concludes that 'given the low visual quality and visual degradation of the site itself, the Proposed Development, together with the comprehensive landscape design, will create a positive visual and landscape impact at local level' (Áit Urbanism + Landscape Ltd, 2024).

It is not expected that the Proposed Development will have any significant townscape, visual or amenity effects on the nearby park during the construction or operational phase due to the nature of the Proposed Development.

4.2.2.4 Nationally Designated Sites

Within the proximity of the site, there is one Special Area of Conservation (SAC) - Malahide Estuary SAC (000205) and two Special Protection Area (SPA's) – Malahide Estuary SPA (004025) and North-West Irish Sea SPA (004236).

Refer to Table 4-1 for further information.

Table 4-1: Designated sites within proximity of the site (Enviroguide, 2024)

Site Name & Site Code	Potential Pathways
Special Areas of Conservation (SAC)	
Malahide Estuary SAC (000205) Linear Distance from Proposed Development: approx. 1.1km NE	Weak hydrological pathway via the Malahide Estuary, deemed insignificant. No other potential pathways identified.
Special Protection Areas (SPAs)	
Malahide Estuary SPA (004025) Linear Distance from Proposed Development: approx. 1.1km NE	Weak hydrological pathway via the Malahide Estuary, deemed insignificant. No ex-situ habitat for SCI birds on Site. No other potential pathways identified.
North-West Irish Sea SPA (004236) Linear Distance to Proposed Development: approx. 5.5km E	Weak hydrological pathway via the Malahide Estuary, deemed insignificant. No ex-situ habitat for SCI birds on Site. No other potential pathways identified

4.2.2.5 Environmental Quality Standards

As part of the overall project methodology, sediment and water pollution control risks arising from construction-related surface water discharges will be considered. All works carried out as part of these works will comply with all Statutory Legislation including the Local Government (Water Pollution) acts, 1977 and 1990 and the contractor will cooperate in full, with the Environment Section of FCC in this regard.

4.2.2.6 Densely Populated Areas

The site is positioned within a suburban environment and is in close proximity to forms of travel including abus route. The surrounding area is comprised of existing housing developments, businesses and shops, and recreational facilities.

It is considered that there will be no likely significant impacts through adding to pressures on existing infrastructure or increasing densely populated areas.

A Traffic Assessment and Parking Strategy was carried out by OCSC (August, 2024), which concluded that *'with respect to traffic, the potential impact of the proposed development has been assessed in accordance with FCC and TII guidance and on this basis, is deemed negligible'*.

It is considered that there are no significant traffic or transportation related effects associated with the Proposed Development.

4.2.2.7 Landscapes and Sites of Historical, Cultural or Archaeological Significance

A Landscape and Visual Impact Assessment (LVIA) was completed by Áit Urbanism + Landscape Ltd (September, 2024) which concluded that during the construction phase negative impacts generated will be mitigated using best practice construction standards. The landscape and visual impacts will be negative and moderate in the short-term during the construction stage and will move to neutral and moderate at pre-establishment of proposed planting.

The report also concludes that, in general, in the long term the landscape and visual impacts will be positive and moderate.

It is stated that all planted installations within the project will be subject to an on-going maintenance programme and monitoring by a qualified landscape contractor, ensuring its satisfactory establishment.

The LVIA concludes that *'The overall sensitivity of the site is low, with a medium landscape value and high capacity for change. The 'Quality of Impact' of the proposed development is determined to be neutral in six of the nine representative viewpoints; and neutral to positive in three of the viewpoints. The 'Significance of Impact' ranges between 'Not Significant' to 'Moderate' through viewpoints one to nine. It is therefore determined that the proposed development will not have a significant impact on the existing landscape or visual amenity of the subject site (Áit Urbanism + Landscape Ltd, 2024).*

4.3 Characteristics of the Potential Impacts

4.3.1 Magnitude and Spatial Extent of the Impact

The effects are considered to be not significant with regards to the Proposed Development, due to the nature and scale of the proposed construction works and the implementation of appropriate pollution control and prevention measures. It is not predicted that any significant physical effects will be experienced beyond the project works area during the construction and operational phase and the geographical extent is perceived to be small.

4.3.2 Transboundary Nature of the Impact

The effects of the development are local in nature and there are no transboundary effects associated with the Proposed Development. The geographical extent and population likely to be affected is limited and significant environmental effects are unlikely to arise.

4.3.3 Magnitude and Complexity of the Impact

4.3.3.1 Air Quality and Climate

Ambient air quality monitoring and assessment in Ireland is carried out in accordance with the requirements of the CAFE Directive. The CAFE Directive has been transposed into Irish legislation by the Air Quality Standards Regulations (S.I. No. 180 of 2011). The CAFE Directive requires EU member states to designate 'Zones' reflective of population density for the purpose of managing air quality. Four zones were defined in the Air Quality Standards Regulations (2011) and subsequently amended in 2013 to account for 2011 census population counts and to align with coal restricted areas in the Air Pollution Act (Marketing, Sale,

Distribution and Burning of Specified Fuels) Regulations 2012. (S.I. No. 326 of 2012) (the 2012 Regulations).

The main areas defined in each zone are:

- ❖ **Zone A:** Dublin Conurbation;
- ❖ **Zone B:** Cork Conurbation;
- ❖ **Zone C:** Other cities and large towns comprising Limerick, Galway, Waterford, Drogheda, Dundalk, Bray, Navan, Ennis, Tralee, Kilkenny, Carlow, Naas, Sligo, Newbridge, Mullingar, Wexford, Letterkenny, Athlone, Celbridge, Clonmel, Balbriggan, Greystones, Leixlip and Portlaoise; and
- ❖ **Zone D:** Rural Ireland, i.e., the remainder of the State excluding Zones A, B and C.

According to the 2012 Regulations (S.I. No. 326 of 2012) the site falls into 'Zone A' of Ireland which is described by the EPA as 'Dublin Conurbation'.

The closest air quality monitor to the site is Station 61: Swords Council Depot, Co. Dublin. Monitoring at this location includes for continuous monitoring for ozone, nitrogen oxides and particulate matter (PM_{2.5} and PM₁₀). The EPA Air Quality Index for Health (AQIH) determines this location as 2 within the "good" band [17].

The Proposed Development involves construction works which may temporarily impact on air quality due to dust emissions. According to the Institute of Air Quality Management (2014), the main air quality impacts associated with construction are:

- Dust deposition and surface soiling;
- Visible dust plumes;
- Elevated particulate matter (PM₁₀) concentrations due to dust generating activities onsite;
- Increase in airborne particles and nitrogen dioxide due to exhaust emissions from diesel powered vehicles and machinery onsite and vehicles accessing the site.

Effective site management regarding dust emissions for the construction phase will be ensured for the site. Dust mitigation measures are outlined within the CEMP (AWN Consulting, 2024).

There is the potential for combustion emissions from onsite machinery and traffic derived pollutants of carbon dioxide (CO₂) and nitrous oxide (N₂O) to be emitted as a result of the proposed construction works. However, due to the size and duration of the construction phase, and the mitigation measures proposed, the effect on national greenhouse gas emissions will be insignificant in terms of overall national contributions and Ireland's obligations under the Paris Agreement and therefore the Proposed Development will have no likely significant adverse effects on air quality and climate.

4.3.3.2 Noise and Vibration

There will be an increase in noise and vibration levels during the construction phase. Noise and vibration levels will be controlled to ensure that the Proposed Development is operated in a way that minimises any detrimental impact to the amenities of local residents.

The following codes and regulations will be followed during the construction phase:

- BS 5228:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites, Part 1 and Part 2;
- Safety, Health and Welfare at Work (General Application) Regulations 2007 to 2016, Part 5 Noise and Vibration; and,
- Construction contractors will be required to comply with the requirements of the European Communities (Construction Plant and Equipment) (Permissible Noise Levels) Regulations and the Safety, Health and Welfare at Work (Control of Noise at Work) Regulations

Mitigation measures have been outlined within the CEMP (AWN Consulting, 2024) and are outlined in section 4.1.5 above.

Good practice noise and vibration control measures will be employed by the contractor and screening provided to adjoining properties.

It is therefore expected that the residual noise and vibration effects of the Proposed Development will be short-term, temporary and not significant.

4.3.3.3 Soils and Geology

All waste soil will be managed in line with the RWMP. There will be soil and stones excavated to facilitate construction of new foundations and the installations of underground services.

The development quantity engineers (O'Connor Sutton Cronin) have estimated that approximately 12,300 tonnes of material will be excavated on site. It is envisaged that approximately 3,400 tonnes of excavated will be retained and reused onsite, while the remaining approximately 8,900 tonnes will be removed from site. If any material is deemed unsuitable for reuse onsite, it will need to be removed offsite for appropriate offsite reuse, recovery, recycling and / or disposal.

All waste soils prior to being exported off-site, will be classified as inert, non-hazardous or hazardous in accordance with the EPA's Waste Classification Guidance – List of Waste & Determining if Waste is Hazardous or Non-Hazardous document dated 1st June 2015 to ensure that the waste material is transferred by an appropriately permitted waste collection permit holder and brought to an appropriately permitted or licensed waste facility.

There will be no direct discharges to ground or surface water during the construction phase of the Proposed Development.

There are no protected Geological Heritage Sites in the vicinity of the site that will be impacted by the Proposed Development.

4.3.3.4 Hydrology and Hydrogeology

The Proposed Development will be designed in accordance with the principles of Sustainable Drainage Systems (SuDS) as embodied in the recommendations of the Greater Dublin Strategic Drainage Study (GSDSDS) and will significantly reduce run-off rates. The aim of any SuDS strategy is to ensure that a new development does not negatively affect the surrounding watercourse system, existing surface water network and groundwater system. This SuDS strategy will aim to achieve this by using a variety of SuDS measures within the site.

Overall, the SuDS strategy for the scheme is an important part of the overall design approach. It seeks to reduce the impact of the Proposed Development.

Therefore, it is considered that the Proposed Development will not cause any significant adverse effects on the hydrology and hydrogeology within the site or surrounding area.

4.3.3.5 Biodiversity

Within proximity of the site, there is one SAC Malahide Estuary SAC (000205) approximately 1.1km northeast of the site, and two SPAs – Malahide Estuary SPA (004025) approximately 1.1km northeast of the site and North-West Irish Sea SPA (004236) approximately 5.5km east of the site.

An Appropriate Assessment (AA) Screening Report has been completed by Enviroguide (September 2024) for the Proposed Development. The AA Screening Report concluded that, based on the intervening distances and weak hydraulic connectivity the possibility may be excluded that the Proposed Development will have a significant effect on any of the qualifying interests associated with the European sites listed above.

Additionally, an Ecological Impact Assessment (EclA) has been carried out by Enviroguide (September, 2024) which concluded that, provided the mitigation measures proposed within the EclA together with all best practice development standards as outlined in the CEMP are carried out in full, there will be no significant negative impact to any Key Ecological Receptor (KER) habitat, species group or biodiversity as a result of the Proposed Development.

Additionally, the landscaping plan has been designed to offset some of the habitat loss that will result from the Proposed Development and to further enhance the area and maintain ecological connectivity along the west boundary and the wider landscape. The ecology parks proposed at the Site allows for additional habitat enhancements for small fauna such as reptiles and amphibians that may already be present at the Site to further offset the loss of habitats.

4.3.3.6 Archaeology, Architecture and Cultural Heritage

There are no recorded monuments recorded on the site or directly adjacent to the site. There are a number of recorded monuments within 500m of the site, including:

- ME039-010001- Structure; approximately 290m northwest of the site
- ME039-010 – Structure; approximately 350m northwest of the site
- ME039-012002 – Field System; approximately 340m northwest of the site
- ME039-017 – Kiln; approximately 490m northwest of the site
- ME039-0120001 – Kiln; approximately 340m northwest of the site
- ME039-013 – Barrow – ditch barrow; approximately 380m northwest of the site
- ME039-015 – Barrow – ditch barrow; approximately 420m northwest of the site
- ME039-014 – Barrow – ditch barrow; approximately 410m northwest of the site
- ME039-011001 – Structure; approximately 420m northwest of the site
- ME039-011 – Structure; approximately 420m northwest of the site

The closest monument to the site is approximately 290m from the site, and it is therefore not expected that the Proposed Development will have an impact on any recorded monuments as listed above.

4.3.3.7 Material Assets and Land

An Engineering Services Report was completed by OCSC (September, 2024) which outlines the proposed services at the site for the Proposed Development.

Private drainage from the apartment units will enter the surface water network which will pass through a 150mm dia. perforated pipe surrounded by washed gravels. This 600mm wide filter drain will offer both attenuation and SuDS qualities. Runoff on site will be restricted within the surface water network by a flow restriction manhole limiting flow to 2.6L/s before falling to the existing 300mm dia. surface water network located to the northeast of the site.

SuDS featured proposed for the site drainage includes:

- Pervious Paving
- Blue Roofs
- SuDS Tree Pits
- Filter Drains
- Detention Basin
- Flow Controls

It is proposed that foul drainage drains into a 225mm wastewater network located at the northeast corner of the site. Using Uisce Éireann guidelines, a daily, per capita flow rate of 150 l/person/day and a population of 2.7 persons/unit, has been used as part of the Pre-Connection Enquiry to Uisce Éireann. A Confirmation of Feasibility Letter has been received from Uisce Éireann.

There is an existing watermain located northeast of the site. It is proposed to connect to this watermain to provide potable water to the Proposed Development. Using Uisce Éireann guidelines, a daily, per capita flow rate of 150 l/person/day and a population of 2.7 persons/unit, has been used as part of the Pre-Connection Enquiry to Uisce Éireann. A Confirmation of Feasibility Letter has been received from Uisce Éireann.

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It is considered that the Proposed Development will be in keeping with the surrounding land uses and that there is sufficient capacity to service the Proposed Development in this aspect, and there will be no significant adverse effect on the material assets and land.

4.3.3.8 Landscape and Visual Amenity

A Landscape and Visual Impact Assessment was completed by Awn Consulting which concluded that during the construction phase negative impacts generated will be mitigated using best practice construction standards. The landscape and visual impacts will be negative and moderate in the short-term during the construction stage and will move to neutral and moderate at pre-establishment of proposed planting.

The report also concludes that, in general, in the long term the landscape and visual impacts will be positive and moderate.

The LVIA concludes that 'given the low visual quality and visual degradation of the site itself, the Proposed Development, together with the comprehensive landscape design, will create a positive visual and landscape impact at local level' (Awn Consulting, 2024).

It is considered that the Proposed Development will not impact any protected views or any architectural conservation areas, protected structures or other areas of archaeological or heritage significance.

4.3.3.9 Population and Human Health

A Daylight and Sunlight Assessment was completed by JVTE (September, 2024) which shows that:

There are a small number of rooms which do not meet the criteria under (E) Internal Daylight Testing and also for (F) Sunlight Access. This is typical of any scheme due to site layout and constraints. There will inevitably be rooms which face north or are located in the corner of a scheme. Based on this, the scheme will have compensatory design features which include;

- *Balcony access.*
- *Amenity area access.*
- *Large amount of dual aspect Kitchen/ Living/ Dining areas.*
- *Well proportioned apartment units.*
- *North facing units have a direct view onto public open space*

Nearby residential properties are situated a distance far enough from the Proposed Development that they will not be impacted by the Proposed Development.

The report concludes that '*the performance of the Proposed Development itself, performs exceptionally well, with very high levels of daylight and sunlight being achieved for the residents*'.

On examination of the above, it is concluded that the Proposed Development is not likely to have any significant adverse effect on population and human health.

4.3.3.10 Resource and Waste Management

Where required, construction waste will be disposed of using suitably authorised waste disposal or materials recovery facilities. Due to the use of licensed waste collection/waste disposal facilities, it is not predicted that the production of waste will cause any likely significant effects on the environment. The RWMP (AWN Consulting, 2024) and CEMP (AWN Consulting, 2024) will be implemented during the construction phase.

During the operational phase, all waste will be collected by appropriately authorised waste collection contractors and will be managed using suitably authorised waste disposal or materials recovery facilities, in accordance with the OWMP (AWN Consulting, 2024).

It is therefore concluded that the Proposed Development will not result in significant adverse resource or waste management related effects.

4.3.3.11 Interaction

The interactions between effects on different environmental factors have been addressed throughout this EIA Screening Report. The environmental interactions between all factors assessed are deemed to be not significant both in the short term and the long term for the construction and operation of the Proposed Development.

When considering interactions, the assessor has been vigilant in assessing pathways – direct and indirect – that can magnify effects through the interaction. In practice many effects have slight or subtle interactions with other disciplines. However, it is concluded that most inter-relationships are neutral in effect when appropriate control measures are incorporated into the operation of the Proposed Development.

4.3.4 Probability of the Effect

No likely significant environmental effects are predicted for the Proposed Development.

The proposed mitigation measures and design measures of the Proposed Development are considered to be tried and tested and reliable measures. These will ensure that the likelihood of adverse environmental effects occurring as a result of the Proposed Development is low.

4.3.5 Expected Onset, Duration, Frequency and Reversibility of the Effect

Any potential effects associated with the construction phase of the Proposed Development will be temporary. Potential negative effects such as noise or dust during the construction phase will be temporary and reversible through the correct implementation of the appropriate and mitigation control measures.

4.3.6 Cumulation with Other Projects

4.3.6.1 Relevant Policies and Plans

The following policies and plans were reviewed and considered for possible in-combination effects with the Proposed Development.

- Fingal Development Plan 2023 – 2029 [18];
- Fingal Biodiversity Action Plan 2023 – 2030; and
- National Biodiversity Action Plan 2017 – 2021.

The Proposed Development has also been assessed under Article 81A(5)(c)(ii). of the European Union (Planning and Development) (Environmental Impact Assessment) Regulations:

“Where an applicant is submitting to the planning authority the information specified in Schedule 7A, the information will be accompanied by any further relevant information on the characteristics of the Proposed Development and its likely significant effects on the environment, including, where relevant, information on how the available results of other relevant assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive have been taken into account.”

An AA Screening Assessment was carried out for the Proposed Development and concluded that activities associated with the Proposed Development either alone, or in-combination with

other projects or land uses, can be excluded in light of the listed European sites' conservation objectives.

On examination of the above, it is considered that there are no means for the Proposed Development to act in-combination with any plans or projects, that would cause any likely significant adverse effects on the surrounding environment. The most significant potential for adverse cumulative effects in combination with other projects in the area is in the potential for water pollution, noise, dust, airborne pollutants and/or vibrations, visual effects and increased traffic. However, the adherence and full implementation of the appropriate control measures will ensure no potential for cumulative effects to arise. Furthermore, any potential effects during the construction phase will be temporary and last only for the duration of this phase.

4.3.7 Possibility of Effectively Reducing the Impact

Based on the adherence and implementation of the reports and assessments discussed in this report, it is concluded that no likely significant environmental effects will occur as a result of the Proposed Development due to the proposed mitigation measures in place that will reduce any potential negative effect.

5 SUMMARY OF ASSESSMENT FINDINGS

Table 5-1 presents a summary of the assessment findings throughout this EIA Screening Report, including a determination of the significance of the effects for the criteria as listed in Part 2 of Schedule 5 of the Planning and Development Regulations, 2001 as amended.

Table 5-1: Summary of Assessment Findings

Characteristics of Proposed Project		Significance of Effects Conclusions
Size of the subject site	The site of the Proposed Development is approximately 0.87 hectares.	The size of the Proposed Development is considered to fall below the relevant EIA size thresholds set out in EIA Regulations.
Nature of any associated demolition works	The Proposed Development does not include for any demolition works.	No likely significant effects identified as a result of the Proposed Development.
Use of natural resources	It is not foreseen that any extensive use of natural resources is required for the Proposed Development	No likely significant effects identified as a result of the Proposed Development.
Production of waste	There will be an increase in waste in the form of construction waste during the construction phase of the Proposed Development. All construction waste will be collected by appropriately authorised waste collection contractors and will be transferred to appropriately authorised waste facilities for recycling, recovery or disposal. Therefore, it is not predicted that the production of waste will cause any likely	No likely significant effects identified as a result of the Proposed Development.

Characteristics of Proposed Project		Significance of Effects Conclusions
	<p>significant effects on the environment.</p> <p>Due to the scale of the Proposed Development, in combination with the use of the authorised waste collection/waste treatment facilities, it is not predicted that the production of waste will cause any likely significant effects on the environment.</p>	
Pollution and nuisances	<p>The construction phase has the potential to give rise to temporary nuisances (noise or dust). However, it is not predicted that these effects will be significant, as they will be temporary and short-term in duration of the Proposed Development.</p> <p>It will be ensured that all applicable environmental health and safety regulations are complied with throughout the construction phase thereby ensuring that the Proposed Development will not result in significant effects on human health or the environment resulting from potential pollution or nuisances.</p>	No likely significant effects identified as a result of the Proposed Development.
Risk or major accidents and/or disasters	<p>During construction and operation, it is anticipated that the risk of accidents and/or disasters will not be significant due to adherence to emergency type specific corrective action measures.</p> <p>The potential for the construction or operational phase of the Proposed Development to result in any major accidents and/or disasters can be considered low. This is based on the correct implementation of all standard health and safety procedures, and the lack of substances that will be used in the Proposed Development which may cause concern for having likely significant effects on the environment.</p>	No likely significant effects identified as a result of the Proposed Development.
Risk to human health	<p>During the construction and operational phase, due to good management practices and housekeeping, it is not foreseen that there will be any adverse effects to human health.</p>	No likely significant effects identified as a result of the Proposed Development.

Characteristics of Proposed Project		Significance of Effects Conclusions
Location of the project		
Existing and approved land use	<p>In the context of the Final Development Plan, it is considered that the Proposed Development will be in keeping with surrounding land use.</p> <p>The site is zoned as MRE – Metro and Rail Economic Corridor</p>	No likely significant effects identified as a result of the Proposed Development.
Relative abundance, availability, quality and regenerative capacity of natural resources	Having regard to the criteria set out, which have been subject to analysis, it is considered that the site has the relative abundance, availability, quality and regenerative capacity of natural resources to facilitate the scale and nature of the Proposed Development.	No likely significant effects identified as a result of the Proposed Development.
Absorption capacity of the natural environment	Having regard to the criteria which have been subject to analysis, it is considered that the site has a high absorption capacity to facilitate the scale and nature of the Proposed Development.	No likely significant effects identified as a result of the Proposed Development.
Types and Characteristics of the Potential Impacts		
Magnitude and spatial extent of the impact	The Proposed Development is consistent with land use in this location and the effects are considered to be not significant with regard to the Proposed Development.	No likely significant effects identified as a result of the Proposed Development.
Transboundary nature of the impact	There are no transboundary effects envisaged for the Proposed Development.	No likely significant effects identified as a result of the Proposed Development.
Intensity and complexity of the impact	<p>During construction, temporary and intermittent impacts are predicted due to the potential noise and dust, however these impacts will be localized and last only for the duration of this phase. The control and mitigation measures which will be identified in the CEMP and will ensure that there will be no pollution or nuisances from the construction phase of the Proposed Development beyond the site boundary.</p> <p>There are no aspects to the Proposed Development which are considered to be of unusual magnitude or complexity, and any potential impacts are considered to be consistent with projects of this scale and nature.</p>	No likely significant effects identified as a result of the Proposed Development.

Characteristics of Proposed Project		Significance of Effects Conclusions
Probability of the impact	No significant environmental effects are predicted for the Proposed Development during operations. Noise and dust pollution may occur during the construction phase; however, these are considered as not being significant or likely to cause nuisance, due to the mitigation measures that will be employed to ensure limit values will not be exceeded.	No likely significant effects identified as a result of the Proposed Development.
Cumulation with other projects	It is considered that there are no means for the Proposed Development to act in-combination with any plans or projects that would cause any likely significant adverse effects on the surrounding environment.	No likely significant effects identified as a result of the Proposed Development.
Possibility of effectively reducing the impact	Based on the adherence and implementation of the reports and assessment discussed in this report, it is concluded that no significant environmental effects will occur as a result of the Proposed Development due to the proposed control measures in place that will reduce any potential significant effect.	No likely significant effects identified as a result of the Proposed Development.

6 CONCLUSION

The Proposed Development has been assessed in accordance with the screening criteria set out in Annex III of the European Union 'EIA Directive' and in accordance with the national legislation transposing same, including the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended). It has also been assessed based on Schedule 7 to the Planning and Development Regulations, 2001 as amended. Within Schedule 7A, information to be provided by the Developer for the purposes of screening sub-threshold development for EIA is set out. The Proposed Development has been assessed in accordance with this information.

Based on the assessment carried out in the appropriate sections of this EIA Screening Report, it can be concluded that the Proposed Development will not have significant effects on the environment during both the Construction and Operational Phases.

Having regard to the nature and scale of the Proposed Development and the absence of any significant environmental sensitivities in the area, it is concluded that, by reason of the nature, scale and location of the site, the Proposed Development would not be likely to have significant effects on the environment and a mandatory Environmental Impact Assessment Report (EIAR) is not required.

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