EIA Screening

School St / Thomas Court Bawn Estate Renewal

Dublin City Council

September 2025

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1. INTRODUCTION

1.1 Background

This Environmental Impact Assessment (EIA) Screening report was prepared by MacCabe Durney Barnes on behalf of Dublin City Council to accompany a Part 8 proposal for the development of 124 no. residential units on a site of circa 0.653 hectares at the School Street / Thomas Court Bawn Estate, Dublin 8.

This document has been prepared in order to assist Dublin City Council in the determination of the proposed development at the subject site. The purpose of this EIA Screening Report is to assess the possible impacts on the environment of the proposed residential development on lands at the site bounded by School Street, Taylor's Lane, Marrowbone Lane and Thomas Court Bawn , Dublin 8.

1.2 Legislation and Guidance

The EIA Screening Report has had regard to the following:

- Planning and Development Act 2000 as amended
- Planning and Development Regulations 2001 as amended
- Directive 2014/52/EU of 16 April 2014 amending Directive 2011/92/EU
- The European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018)
- Guidelines on the information to be contained in Environmental Impact Assessment Reports, Environmental Protection Agency, 2022
- Environmental Impact Assessment of Projects: Guidance on Screening, European Commission, 2017
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment August 2018
- Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development 2003
- Circular Letter: PL 05/2018 27th August 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
- Circular Letter: PL 10/2018 22 November 2018 Public notification of timeframe for application to An Bord Pleanála for screening determination in respect of local authority or State authority development
- Office of the Planning Regulator (May 2021) Environmental Impact Assessment Screening- Practice Note

1.3 Methodology

The EIA screening assesses the proposed scheme with reference to the relevant EIA legislation including the EIA Directive, and Planning and Development Regulations. The methodology has particular regard to the '3-Step' assessment process set out in the Office of the Planning Regulator (OPR) Environmental Impact Assessment Screening Practice Note PN02 (June 2021). Regard is also had to European and National guidance documents.

Where the local authority concludes, based on such preliminary examination, that—

I. there is no real likelihood of significant effects on the environment arising from the proposed development, it shall conclude that an EIA is not required,

II. there is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development, it shall prepare, or cause to be prepared, the information specified in Schedule 7A for the purposes of a screening determination, or

III. there is a real likelihood of significant effects on the environment arising from the proposed development, it shall— (I) conclude that the development would be likely to have such effects, and (II) prepare, or cause to be prepared, an EIAR in respect of the development.

1.4 Data Sources

The information is obtained from review of several online databases and public sources including:

- Geological Survey of Ireland (GSI) online dataset - https://www.gsi.ie
- Dublin City Development Plan 2022-2028
- Dublin City Council Planning Application Portal
- An Bord Pleanála Planning Applications
- EPA - https://gis.epa.ie/EPAMaps/
- GeoHive – http://map.geohive.ie/mapviewer.html.
- Office of Public Works (OPW) - http://www.floodinfo.ie/map/floodmaps

In addition to the above the following project specific reports were utilised to inform this report:

- Stage 2 Infrastructure Report – AECOM
- Appropriate Assessment Screening Report – NM Ecology
- Preliminary Ecological Appraisal – NM Ecology
- School Street & Thomas Court Bawn DCC Renewal Archaeological Impact Assessment - Archaeology Plan Heritage Solutions
- Arboricultural Assessment & Impact Report – CMK Hort + Arb Ltd.
- Proposed Drainage Layout 60719103-ACM-XX-00-DR-CE-0501 - AECOM
- Construction Demolition Resource Waste Management Plan - AECOM
- Construction Environmental Management Plan - AECOM
- Acoustic Design Statement – Wave Dynamics Acoustic Consultants
- Public Lighting Assessment Report – AECOM

1.5 Qualification

This EIA Screening Report has been prepared by Richard Hamilton, BA MSc P.Grad EMAE, MIPI MRTPI. Richard is a Chartered Town Planner with over 28 years' experience in public and private sectors in Ireland including the preparation of EIS, EIAR and EIA Screening for infrastructure, commercial and residential development projects. He has a Post Graduate Diploma in Environmental Monitoring Assessment and Engineering (EMAE) from Trinity College Dublin.

Richard has prepared a number of EIARs including the Glenamuck District Road Scheme 2019 (DLR Co. Co.), M1 Motorway Service Areas, NRA (2010/2011) and Dublin Airport, Northern Parallel Runway (2005 – 2007); Blessington Demesne LRD, Co. Wicklow, Planning application and EIAR for 270 residential units and town park on 25 ha, 2023/4 (Cairn Homes). EIAR Screening Reports for Residential Schemes include Social Housing Bundles 4 & 5: Part 8 Applications at 10 sites in the Dublin City Council area, 2023/24 (NDFA and DCC); Bundle 6: Part 8 applications at 3 sites in Naas, Newbridge and Wicklow, 2024/25 (NDFA); and LRD development of 476 residential units at Tinahask Upper, Arklow for Redmond Brothers (2024).

Prior to MacCabe Durney Barnes, his roles include Director with KPMG Future Analytics, a Director of Planning at RPS and an Associate with Colin Buchanan and Partners. MDB are Corporate Partners of the Institute of Environmental Management and Assessment (IEMA).

2. THE SITE AND SURROUNDINGS

2.1 Site Context

The Part 8 site consists of the existing School Street / Thomas Court Bawn Estate, School Street, Dublin 8. The site is located in Pimlico, in the south inner city. The site is located around 200m south of Thomas Street, 350 m north of Cork Street. Meath Street is located 250m west of the site. It is located around 580m south-east of Heuston Station and just under 2km from Tara Street Station. St James' Hospital is located around 700 m west of the site and the Coombe around 850m south. The Guinness Brewery is located around 130m north-west of the site.

The closest bus stop is located on Thomas Street, near the junction with Bridgefoot Street, in front of the Lidl Supermarket. The Red Line Luas James' Stop is located around 700 m west of the site. There is a broad range of uses including retail units, bars and restaurants on Thomas Street and on Meath Street, which is located around 250m east. Offices of Dublin City Council are located further west on Marrowbone Lane.

Figure 1: General Site Location (source: myplan.ie)

The site is bound to the north by School Street, Taylor's Lane to the west and Marrowbone Lane to the south and east. The Pimlico Cottages are located directly across to the south. A small vacant / derelict structure is located to the south-west corner at no. 72 Marrowbone Lane. The Guinness Enterprise Centre is located immediately west of the site on Taylor's Lane. It includes a mix of red brick old industrial building and modern

elements. Its main pedestrian and vehicular access is located on Taylor's Lane which terminates in a cul-de-sac allowing for pedestrian access to Marrowbone Lane. Pedestrian access to the housing complex which fronts Marrowbone Lane is located on Taylor's Lane. This complex is four-storeys high and does not have any private open space overlooking the proposed development site. The Guinness Storehouse visitor car park is located across the development site to the north-west and it is bound by a concrete fence with railing. The rest of the frontage Is occupied by the rear of a three-storey brick cladding commercial-type building. The three-storey School Street and Thomas Court Bawn Family Resource Centre and the flank of the housing units located off Thomas Court completes the north-eastern frontage of School Street. Anne Delvin Park is located immediately east of the site, across Marrowbone Lane. Pedestrian and vehicular access is provided via an entrance at School Street and further pedestrian access to the south via Marrowbone Lane.

2.2 Site Description

The subject site is 0.653 ha and is located on School Street. It comprises of two existing residential blocks, the School Street Block and Thomas Court bawn. The blocks were built in 1964. Both blocks are five-storeys high. Across the road to the south on Marrowbone Lane are the Pimlico flats which complete the overall estate. These are also 5-storeys.

There are a number of trees located along the southern frontage of the site, which are located behind the fence. This boundary consists of a low wall topped with railing. There are no notable landscape features along the northern boundary of the site. There is also a mature tree located near the intersection of the Taylor's Lanes and Marrowbone Lane, outside the development site.

Public open space within the site is generally concentrated along the periphery and immediately to the front of the blocks. There are three main areas of public open space. One extending to the west and south-west, one to the south of the Thomas Court Bawn Block and a small one to the east of that block. The space located south of Thomas Court Bawn Block also includes a playground.

Parking is distributed to the east of the School Street block and to the north of the Thomas Court Bawn block. There is no active frontage on the northern side of School Street and there is limited passive surveillance. Parking is also available along the boundary with Marrowbone Lane.

The two blocks are currently occupied. In total, there are 78 residential units in the existing blocks. Two units are currently being utilised by the School Street and Thomas Court Bawn Family Resource Centre to house an afterschool care facility. The ground floor units are all own-door. The Thomas Bawn Court Block has two stair cores, one at each end, to access upper floor units. The School Street block has three. These stair cores are not part of the internal fabric of the buildings.

2.3 Environmental Sensitivities of the Site

The information set out below was derived from the data available within the EPA Mapping Tool, Geological Survey Ireland, the Dublin City Council Planning Application Portal and the relevant local statutory planning documentation, including the Dublin City Development Plan 2022-2028.

2.3.1 Geology and Soils

The site was cross-referenced with the Teagasc Soil Information System (SIS) soil profile map which states that the surface soil at the site location is classed as 'Urban'. Urban soils are formed from human construction and industrial activities along with fuel combustion, transport emissions and waste dumping and therefore contain manufactured materials and waste. The underlying bedrock is limestone. This is subcategorised as 'dark

limestone and shale' on the GSI database. a locally-important aquifer. Subsoils are limestone till, and soils are made ground. Subsoil permeability at the site is low.

2.3.2 Hydrology

There are no watercourses in the vicinity of the Site. Rainfall on buildings and artificial surfaces is collected in the drainage network and discharged to a local authority storm drain. Rainfall on green areas soaks to ground in-situ.

The closest watercourse on the EPA database of rivers and streams is the River Poddle, which is nominally shown approx. 400 m to the east of the Site. However, this river passes under the city centre in a lengthy culvert, so it has no connection to the Site. The River Liffey is located approx. 600 m north of the Site and the River Camac approx. 850 m north-west of the Site, but neither has any connection to the Site.

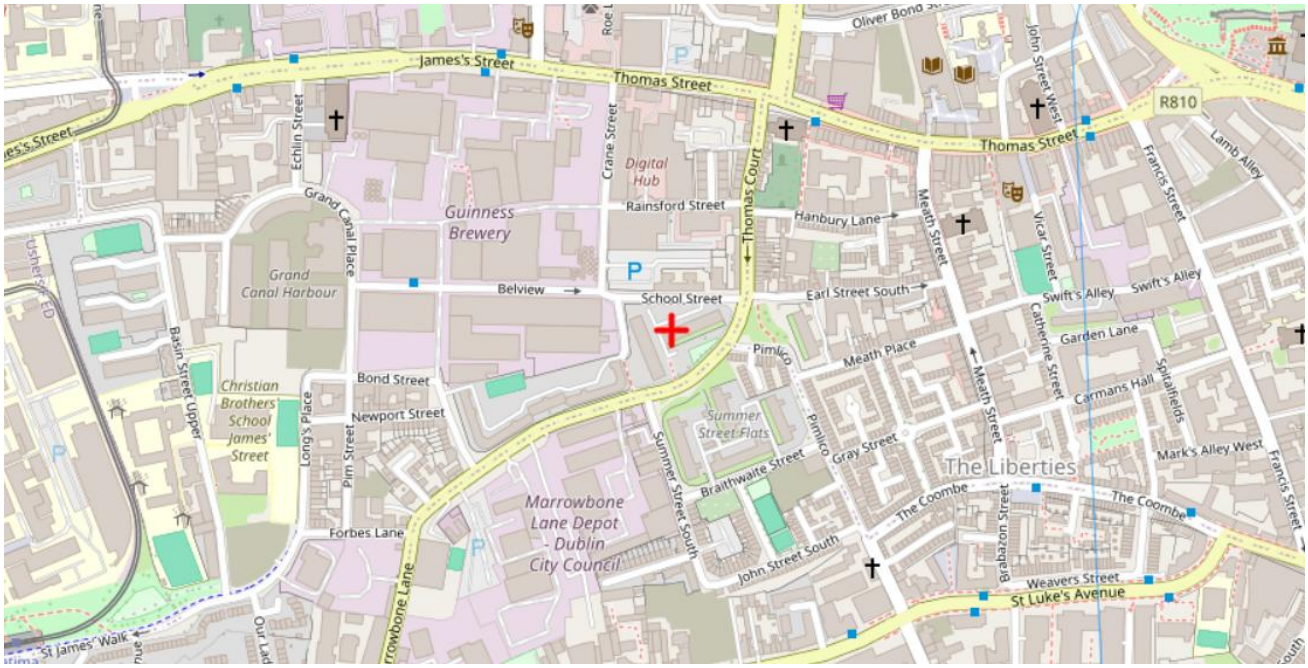

Figure 2: River Waterbodies in the context of the subject site (Source: EPA Maps)

A Strategic Flood Risk Assessment (SFRA), as required by 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (DEHLG and OPW, 2009), has been undertaken as part of the preparation of the Dublin City Development Plan 2022-2028. The SFRA contains a Composite Flood Zone Map, which indicates that the site is mostly located in Flood Zone C. It is noted that south and south-eastern edge of the subject site intersect with predictive Flood Zones A and B. The eastern extent of School Street, to the north of the site additionally falls within the Flood Zones A and B .

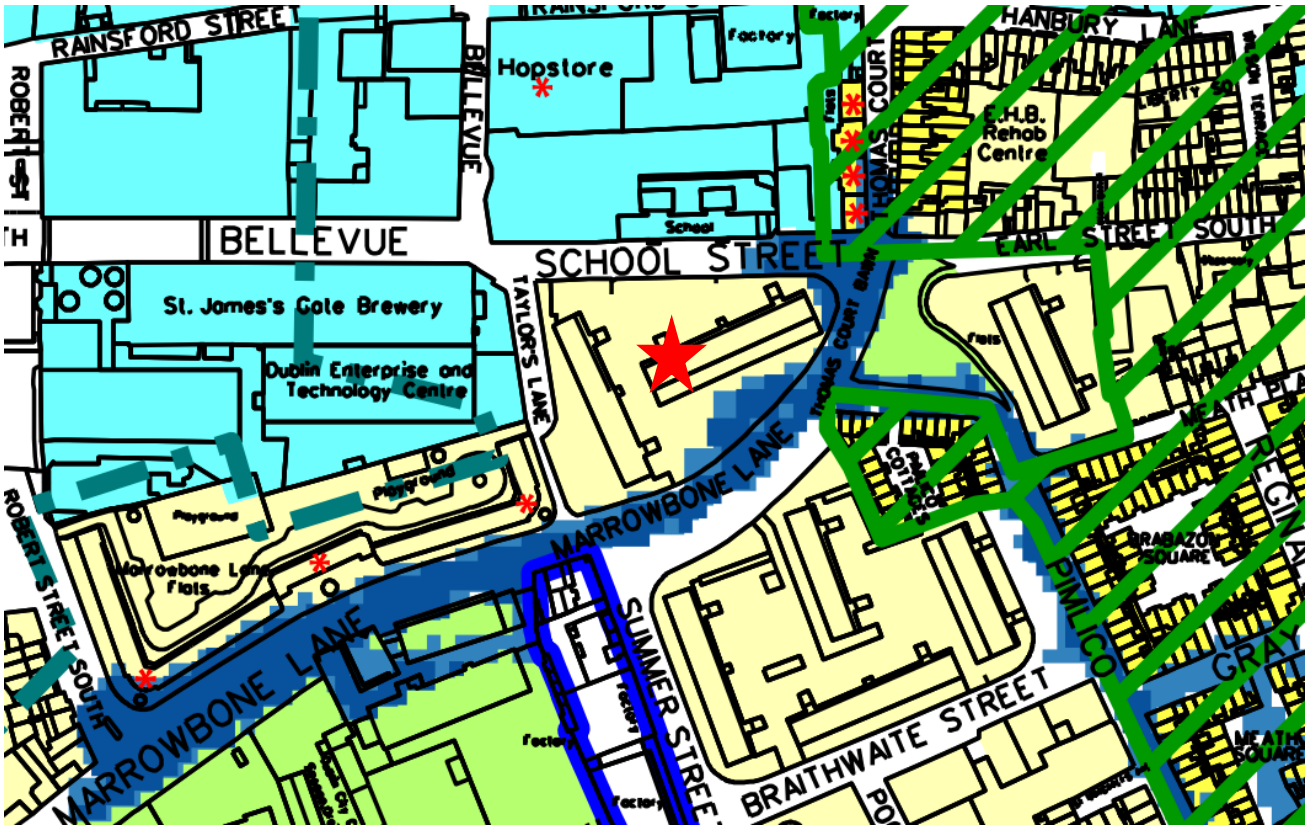

Figure 3 Extract of DCC Map E (Source: DCC)

A singular past flood event is noted on the OPW Flood Maps along Marrowbone Lane to the south-west of the subject site. This is the *"Poddle Tributary Marrowbone Lane Jan 1941"* which is not considered relevant to this development due to the date of its occurrence. The Poddle Flood Alleviation Scheme proposes to adapt portions of the drainage network to reduce flood risk in the relevant area. CFRAM Rainfall Flood Extents show that the subject site is located on lands which might be directly flooded by rainfall in a moderate rainfall event. The current scenario in this location is a high probability of pluvial flooding. High Probability flood events have approximately a 1-in-a-10 chance of occurring or being exceeded in any given year. This is also referred to as an Annual Exceedance Probability (AEP) of 10%.

A Stage 1 Site-Specific Flood Risk Assessment (SSFRA) was prepared by AECOM. It reports that existing levels within the site are sufficiently higher than the worst case predicted flood level at River Camac, however the site is also subject to poor infiltration. Coastal and fluvial flooding was not considered to be significant at the site. The report recommends that to reduce the pluvial flood risk noted above, *the local surface water network should be designed with sufficient factors applied for climate change and urban creep* and *a suitable drainage and flood exceedance route strategy should be prepared to ensure any potential flooding within the site is diverted away from the buildings.*

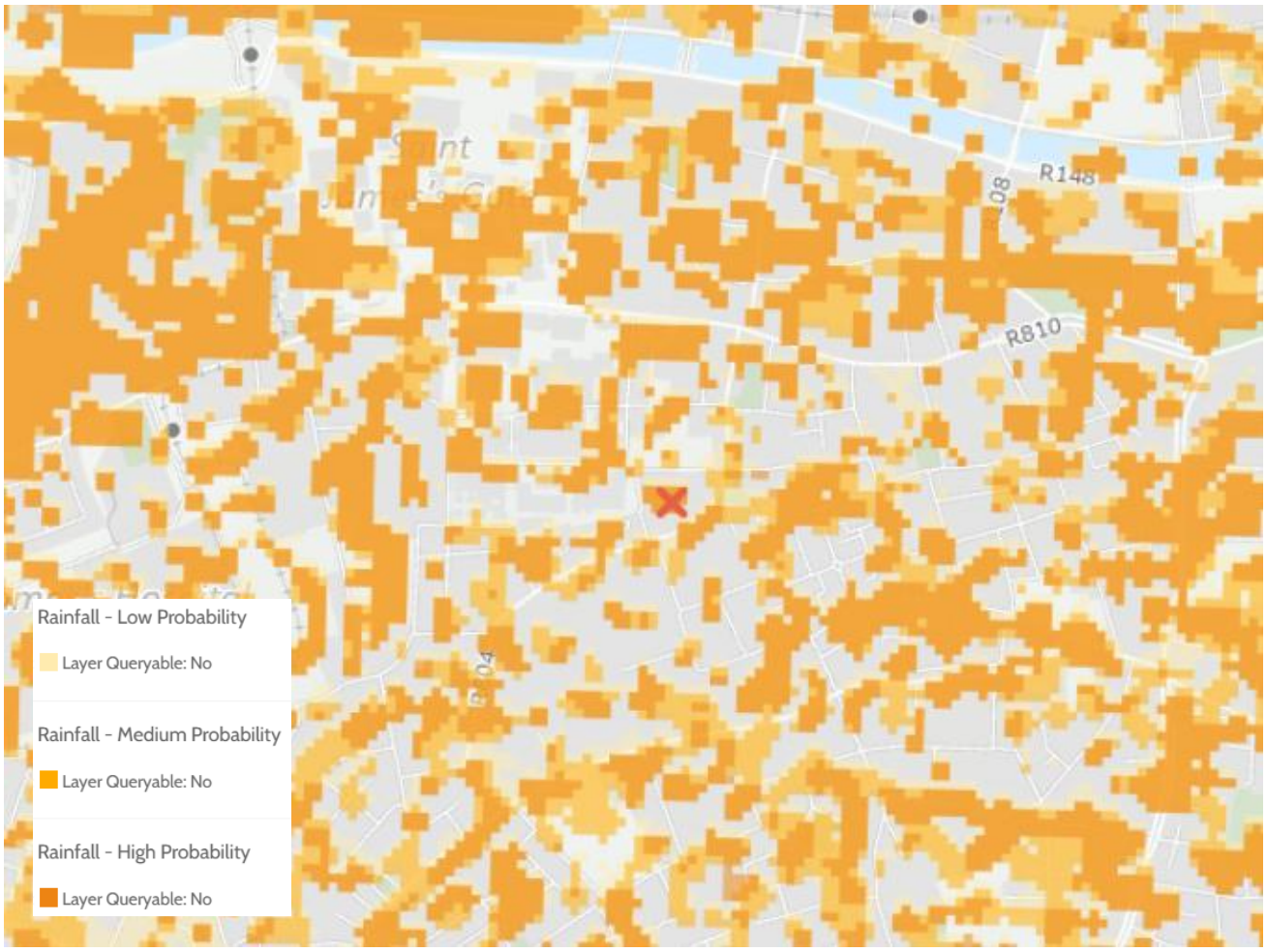

Figure 4: CFRAM Rainfall Flood Extents – Current Scenario (source: Flood Maps)

2.3.3 Aquifer and Groundwater

The subject site is underlain by an aquifer which is identified as a "Locally Important Aquifer". It is categorised as Bedrock which is Moderately Productive only in Local Zones. Groundwater vulnerability in the area is identified as low.

Figure 5: Aquifers in the vicinity of the Site (Source: EPA Maps)

The EPA Mapping Tool shows that the groundwater vulnerability at the subject site is of low vulnerability.

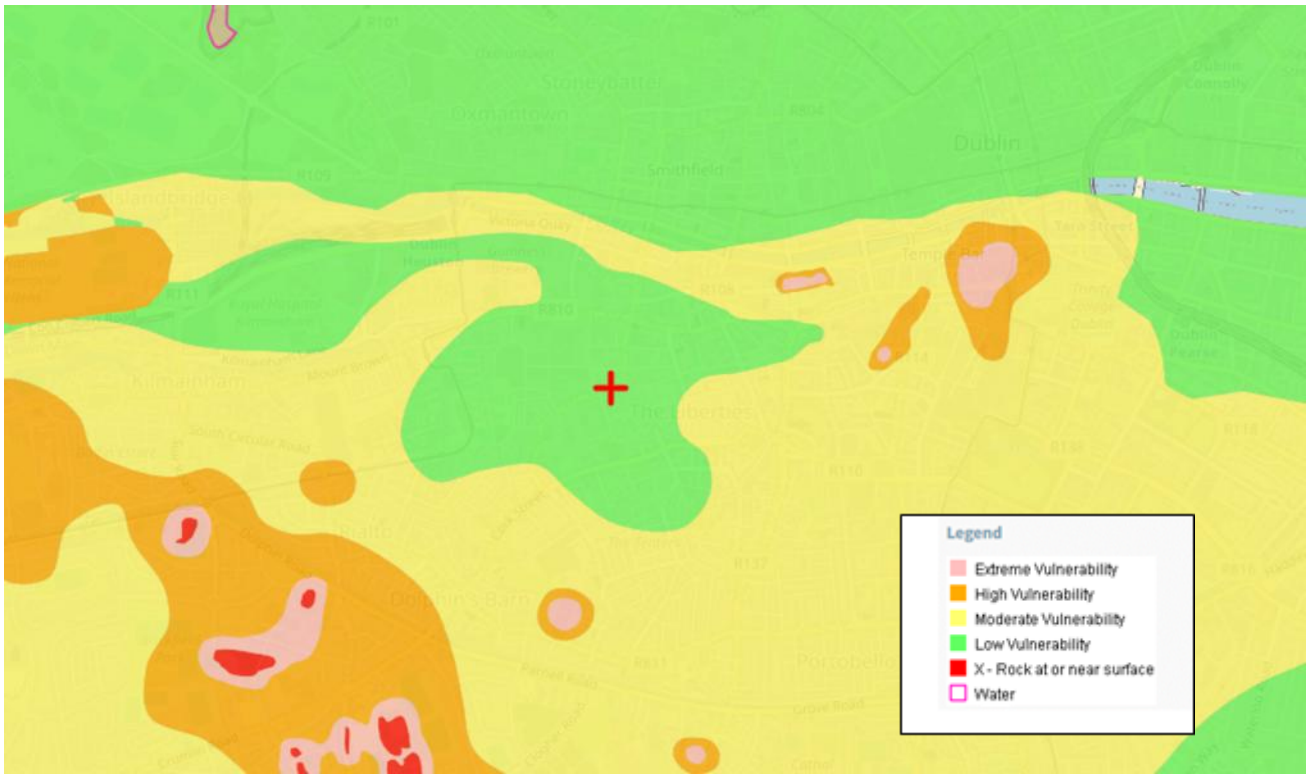

Figure 6: Ground Water Vulnerability (Source: EPA Maps)

2.3.4 Radon

The EPA Portal shows that between one in twenty homes in this area are likely to have high radon levels as shown in the figure below.

Figure 7: Radon Levels in the Context of the Subject Site (Source: EPA Maps)

2.3.5 Asbestos

An Asbestos Refurbishment Survey has been conducted for the development at School Street. This survey was carried out as per guidance contained within HSG264 to identify any asbestos containing materials located on the site. The summary of asbestos occurrence concludes that no asbestos items were found on site. Noted that survey was limited due to residents on site and additional survey will be carried out once buildings are decanted.

2.3.6 Air quality

The site falls within Air Quality Index Region where the index indicates that the air quality if 'Good' according to EPA Maps. The site is situated in Zone 1 Dublin City (EPA Mapping: Air Zone Designation, 2022).

2.3.7 Lighting

AECOM has prepared a Public Lighting Assessment Report for the School Street residential development. The School Street Residential development is considered to have a similar lighting character to the surrounding suburban context and this type of area is typically consistent with criteria for a lighting zone E3. This zone is described as *'medium district brightness'* and is characteristic of *'well inhabited rural and urban settlements, small town centres of suburban locations'*. The existing lighting is comprised of street light luminaires mounted on 6-8m columns.

2.3.8 Noise

Wave Dynamics Acoustics Consultants conducted an acoustic design review to assess inward noise impact, external amenity noise levels and construction noise impact. A Stage 1 and Stage 2 ProPG assessment have been undertaken. A baseline noise survey was undertaken to measure the existing noise levels and a noise model of the road noise impact was developed and calibrated with the site measurements. A review of the noise levels on the site was conducted, this included the LAFmax and LAeq, noise levels the site has subsequently been characterised as medium risk at the northern, southern and eastern boundary and low risk across the rest of the site therefore, mitigation measures are required to control the onset noise levels.

External amenity spaces are predicted to achieve targeted noise levels in line with BS 8233:2014 and ProPG 2017 guidance. Without mitigation measures the construction noise impact is predicted to exceed the BS 5228 requirements in both phases of development. Both general and site-specific mitigation measures are provided to bring construction noise levels down within the limits.

2.3.9 Designated sites

There are no designated sites within the subject site or directly adjoining the subject site. The features of interest on each European site are displayed in the table below. Watercourses, SPA's and SAC's proximate to the subject site, though not utilising an arbitrary zone od influence as it is no longer considered best practice (OPR 2021), are seen in the figure below.

European Site	Distance	Qualifying Interests
South Dublin Bay and River Tolka Estuary SPA (site code 4024)	4.0 km north-east	Special conservation interests: light-bellied brent goose, oystercatcher, ringed plover, grey plover, knot, sanderling, dunlin, bar-tailed godwit, redshank, black-headed gull (wintering populations), arctic tern, roseate tern (passage), and common tern
South Dublin Bay SAC (site code 206)	4.6 km east	Annex I habitats: inter-tidal mudflats / sandflats, Salicornia and other annuals colonising mud / sand, annual vegetation of drift lines, embryonic shifting dunes Annex II species: N.A.

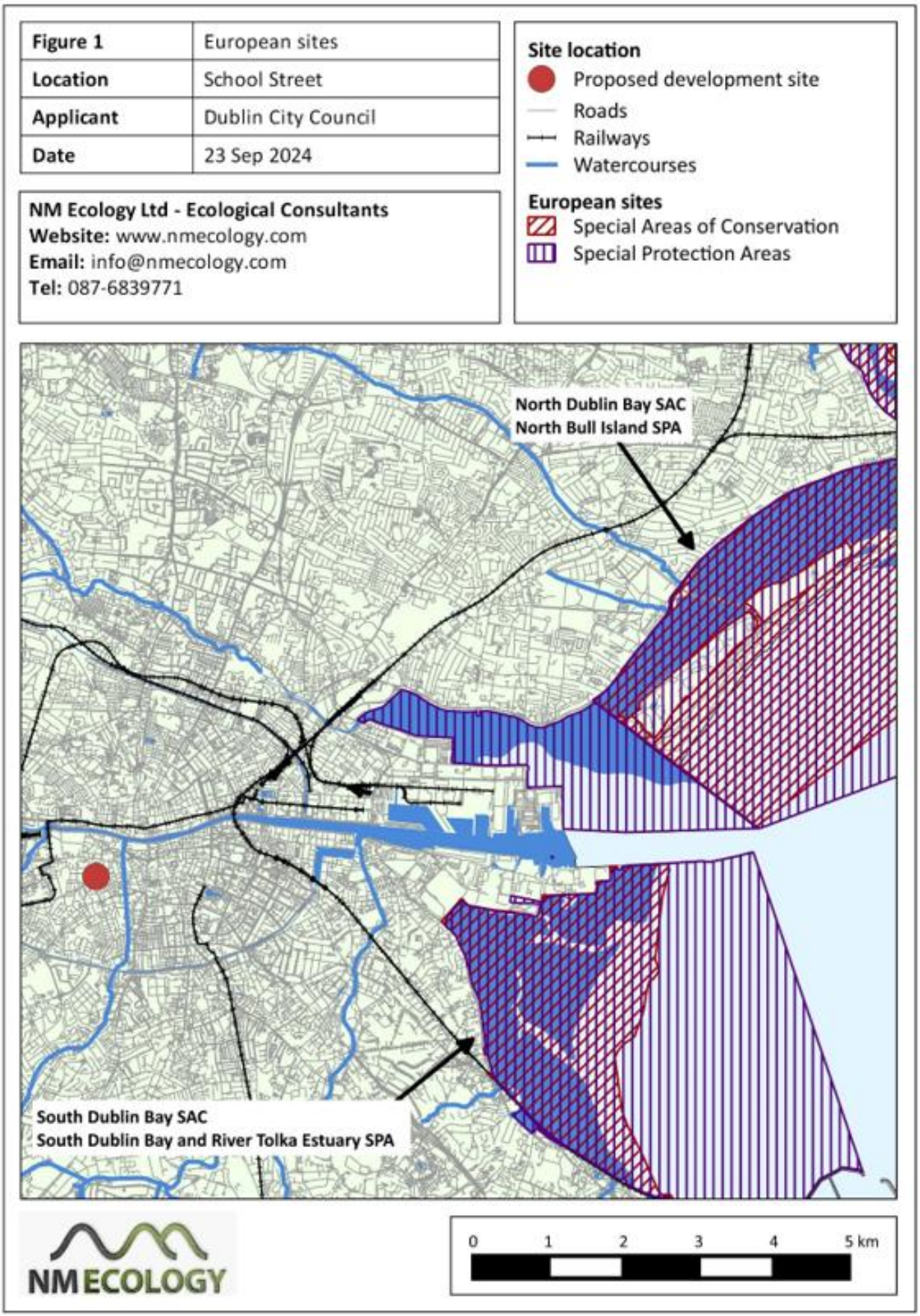

Figure 8: European Sites & Watercourses (Source: NM Ecology)

2.3.10 Proposed Natural Heritage Areas (pNHA)

The following proposed natural heritage areas (pNHA) were identified om EPA Maps.

Table 2: Proposed Natural Heritage Areas

Site Name	Distance	Reasons for designation
Grand Canal pNHA (site code 2104)	1.1 km south	Extensive freshwater feature of value to a range of biodiversity, and with value as an ecological corridor
Royal Canal pNHA (site code 2103)	2.7 km north-east	Extensive freshwater feature of value to a range of biodiversity, and with value as an ecological corridor

2.3.11 Cultural Heritage

2.3.11.1 Archaeology

The proposed development does not include any recorded archaeological monuments. The proposed development does not include any recorded sites and monuments records (SMR) or buildings noted on the National Inventory of Architectural Heritage (NIAH).

A number of archaeological monuments are located in the environs of the proposed development. These are the most proximate structures of historical note in the direct vicinity of the subject site. Located along Marrowbone Lane are Courthouse (DU018-020343), Bridge (DU018-020231) and House – 18th/19th century (DU018-020328).

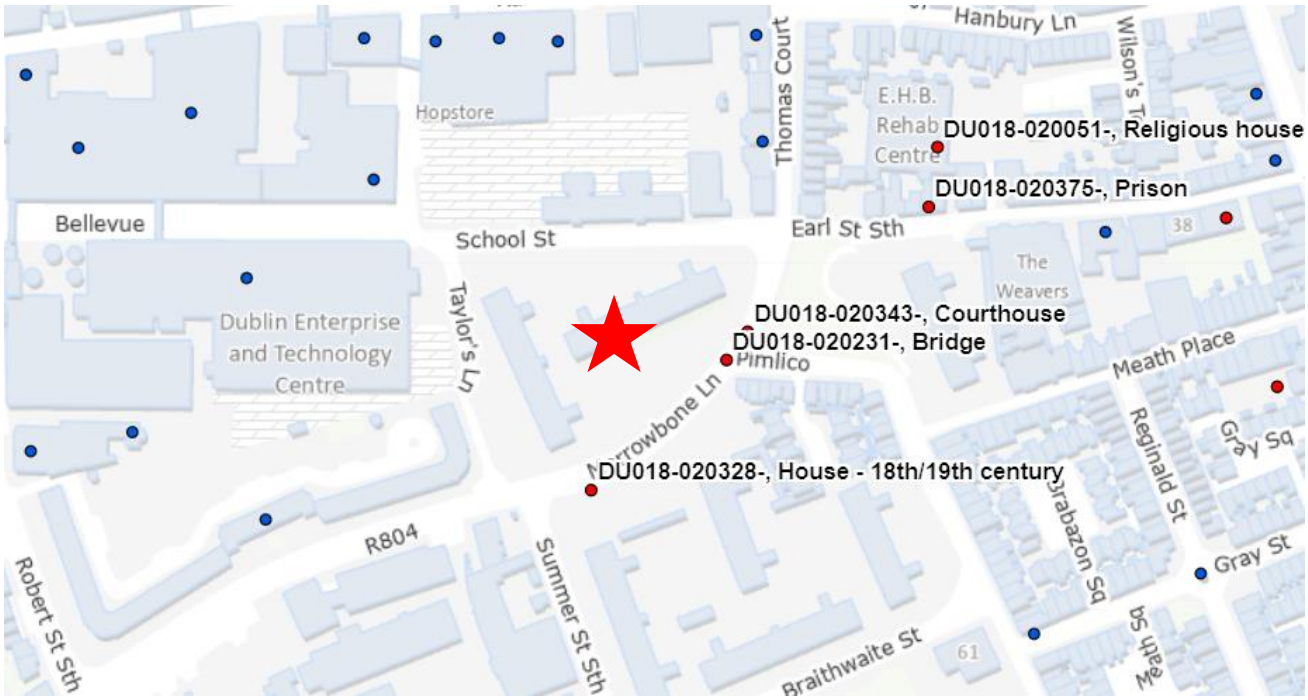

Figure 9: SMR and NIAH structures proximate to the site (source: Historic Environment Viewer)

Following its testing and monitoring programmes, the School Street & Thomas Court Bawn DCC Renewal Archaeological Impact Assessment by Archaeology Plan heritage Solutions has concluded that extensive post-medieval horizons are to be found across the site. Four trenches were excavated between May and June 2024 and testing to a depth of 2.6m found evidence of an 18th century tannery overlain by 19th century structures. The medieval horizon was not identified and the presence of such remains is unclear. The archaeological assessment considers there to be an exceptionally rich and significant archaeological heritage at the site.

The Archaeological Assessment sets out a detailed Archaeological Strategy on the following basis:

For the purposes of this impact assessment the development site is divided into three impact zones: the refurbished block in the west, the new block in the east, and the landscaped area and attenuation tank.

As the Zone 1 building (Block C) is being refurbished, ground levels (FFL) will not change between existing and proposed, however the areas being piled will have localised reduction for pile caps and ground beams.

The footprint of the new blocks at ground level (not inclusive of piling locations) is unlikely to impact on any of the aforementioned archaeological levels, and no basements are proposed. The boring works to allow for the insertion of piles will have a negative archaeological impact in an area already identified as having high archaeological potential.

The archaeological strategy requires that there is a break between demolition stage and construction stage, providing a crucial window for acquiring archaeological information. This information is not possible to acquire while the existing block due for demolition is still in place.

Sub-surface demolition work, which involves the removal of the upper c. 1m to 1.5m of the existing piles in the easternmost area of the existing buildings, and the upper c. 600mm in the western part of the building, must be carried out as an archaeological testing exercise.

An archaeologist, under license from NMS, will monitor the mechanical reduction of the ground between the existing piles by the demolition stage contractor, down to a variable level as defined by the engineers specification. Any archaeological features will be recorded and excavated by the archaeologist, which means safe access into the trenches must be supplied by the contractor.

Up to six short archaeological test-trenches will be excavated into the base of the demolition trench down to natural subsoil by the archaeologist. If any archaeological remains are identified within the tested zone, the archaeologist will consider mitigation options, including archaeological excavation and preservation in situ.

The mitigation scheme will need to be agreed with the DCC Archaeological office and National Monuments Service. Enough time must be allowed in the works programme for the authorities to carefully assess any mitigation scheme, and request further information if required.

Any archaeological excavation and/or redesign in the mitigation scheme agreed by the authorities would then need to be carried out prior to construction stage, and no construction in Zone ii should be carried out until all archaeological mitigation has been implemented.

2.3.11.2 Architectural Heritage

The site is located adjacent to an Architectural Conservation Area (ACA) according to the zoning map of the Dublin City Development Plan. This area is entitled Thomas Street & Environs Architectural Conservation Area, extending to the south and south-east of the School Street Flats. This encompasses the Liberties/Coombe area of Dublin City and its western region is described as having *a more varied residential character with mixed roads of industrial and private housing, apartment blocks, and the graveyard to the rear of Saint Catherine's Church*.

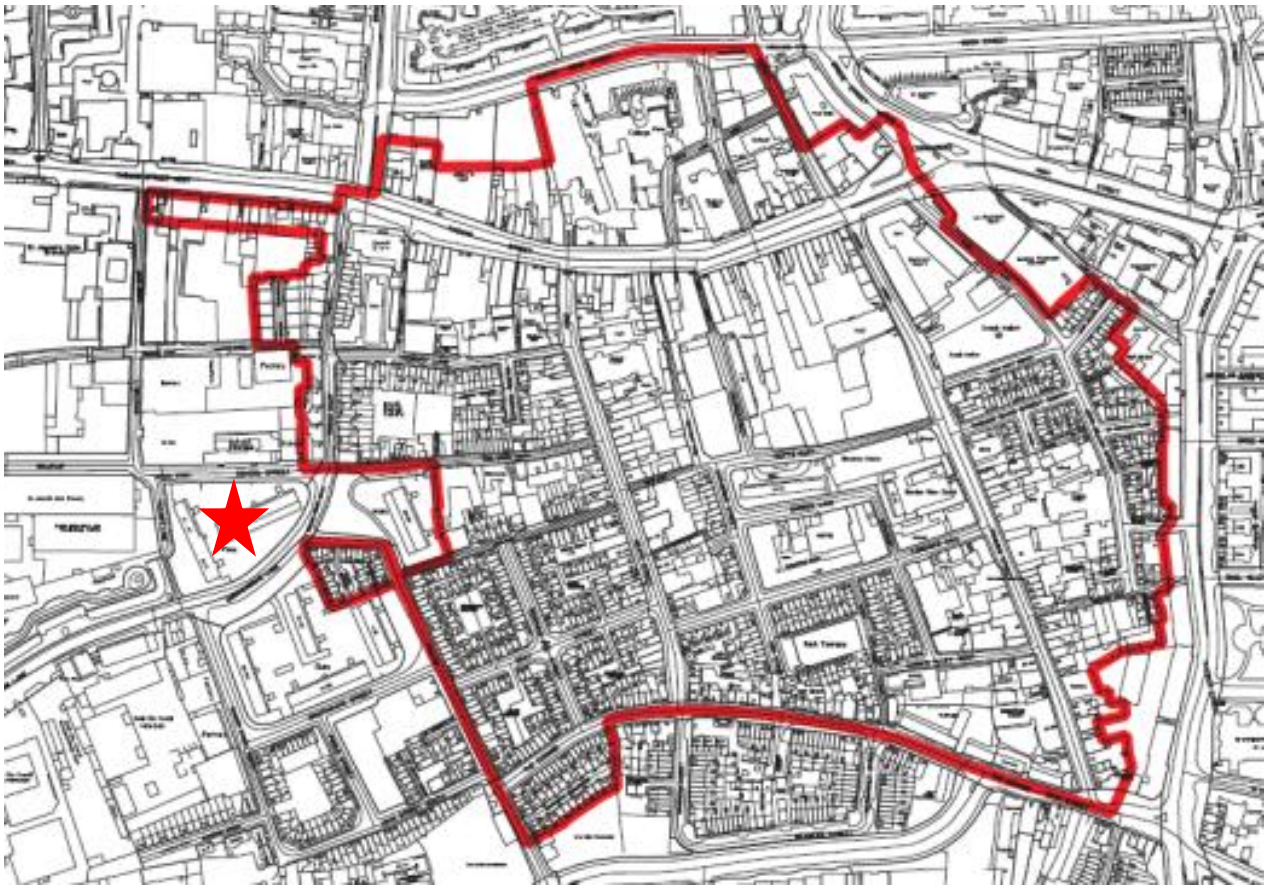

Figure 10: Thomas Street & Environs Architectural Conservation Area (source: DCC)

The housing style characterised by the Dublin Artisans Dwellings Company's (DADC) developments is visible in The Liberties. It is defined by its uniform red brick facades, slate roofs and chimneys, and subtle repeating patterns of doors and fenestration. An example of this style is visible at the fringe of the ACA from the proposed development site in the form of the Pimlico Cottages with further examples extending to the south-east.

The subject site does not include any structures listed on the National Inventory of Architectural Heritage. Within 200m of the site there are 15 no. structures on the NIAH. These are located predominantly to the north and east of School Street, with one record, a freestanding cast-iron pillar post box (reg. no. 50080655) to the south at the corner of Gray Street. Particularly notable are records within the Guinness Brewery (vat halls and store/warehouse) and Marrowbone House apartment/flat complex as the School Street Flats.

Table 3: NIAH Structures within 200m of the subject site

NIAH Reg. No.	Address	Description	Distance from Site
50080239	Marrowbone Lane, Dublin 8	Marrowbone Lane flats	70m
50080243	School Street, Bellevue, Dublin 8	Guinness Enterprise Centre: store/warehouse	100m
50080249	Bellevue, Dublin 8	Guinness Brewery: vat hall	110m
50080248	Bellevue, Rainsfort Street, Dublin 8	Guinness Brewery: vat hall	170m
50080250	Bellevue, Rainsfort Street, Dublin 8	Guinness Brewery	150m
50080293	Crane Street, Rainsfort Street, Dublin 8	Guinness Brewery: store/warehouse	175m
50080271	Crane Street, Rainsfort Street, Dublin 8	Guinness Brewery: store/warehouse	190m
50080251	Bellevue, Rainsfort Street, Dublin 8	Digital Exchange: store/warehouse	130m
50080252	Bellevue, Rainsfort Street, Dublin 8	Digital Exchange: store/warehouse	125m
50080253	Bellevue, Rainsfort Street, Dublin 8	Digital Exchange: store/warehouse	120m
50080258	Crane Street, Rainsfort Street, Dublin 8	Guinness Brewery: rails (section of), cobbles/flags/paving/kerbing	130m
50080256	Thomas Court, Dublin 8	Building misc	125m
50080255	Thomas Court, School Street, Dublin 8	apartment/flat (purpose-built)	90m
50080653	33-35 Earl Street South	South Earl Street Health Centre : surgery/clinic	150m
50080655	Gray Street, Pimlico, Dublin 8	Post box	190m

In terms of the Record of Protected Structures, four of the above noted NIAH structures are included. The flats corresponding to NIAH reg. no. 50080255 are noted individually under RPS ref. no.'s 8140, 8141, 8142 and 8143. Both the Guinness Vathouse No. 7 and Guinness Hop Store, are present on the RPS (ref. no.'s 2071 & 2072). These refer to the Digital Exchange and Guinness Brewery stores (NIAH reg. no.'s 50080251-3 & 50080271). Notably, the Marrowbone Lane flats (RPS ref. no. 5044) were designed by Herbert George Simms, housing architect to Dublin Corporation from 1932 until 1948. This social housing scheme is an example of early modernist architecture and employs materials typical of those historically used in the area. Architectural features typical of the complex are its curved corners, flat roof with projecting eaves, brick walls with yellow brick bands and double-leaf entrance gates to centre of front, set in red brick surround with banded piers and curved oversailing moulded concrete canopy.

2.3.12 Population and Human Health

A study of the population demographics within a 1km radius of the subject site was performed. The population of the Study Area rose from 55,753 to 61,659, equivalent to a 12% increase between the 2016 and 2022 census. Over the same period, Dublin City Centre also experienced a population growth from 554,554 to 592,713, equivalent to a 7% increase between 2016 and 2022.

The 2022 census shows that 2,562 persons of the study area population were aged between 0 and 4, or 4.2% of the total population. A further 2,252 persons were aged between 5 to 9 year old or 3.7% of the total population. The 10 to 14 years old cohort comprises 2,093 persons or 3.4% of the total population. In the 15-19 age cohort there were 2,792 individuals. This group comprises 4.4% of the total population. Thus, 15.7% of the population in the study area is of pre-school and school-going age, in comparison to 15.2% in Dublin City Council at large. Those within the 20-64 years age cohort are a total of 46,478 persons or 75.4% of the population while 5,363 are aged 65 years old or more, representing c. 8.7% of the total population.

The site is in an established urban neighbourhood in a city centre location. Owing to the site's location, a range of educational, community/sporting, creches, retail, healthcare, amenities, parks, and local facilities are within its

vicinity. It is ideally located to meet the principles of the 15-minute City as envisaged in the Dublin City CDP 2022-2028.

2.3.13 Zoning at the subject site

The development site is zoned Z1 Sustainable Residential Neighbourhoods in the Dublin City Development Plan (DCDP) 2022-2028 and is additionally located within Strategic Development Regeneration Area (SDRA) 15 - Liberties and Newmarket Square. A key priority of the Development Plan is to create sustainable neighbourhoods, with a range of household types and tenures located in close proximity to community facilities and services in order to deliver sustainable patterns of development in line with the principles of the 15-minute city. It has been demonstrated by the accompanying Social Infrastructure Audit that construction and redevelopment of 124 no. units at School Street/ Thomas Court Bawn Estate in addition to the provision of a multi-use childcare and community facility will fulfil the DCDP 2022-2028's core objective QSHN11 as the development is located in proximity to a range of facilities that will benefit the future residents of the proposed scheme, regardless of their age group or abilities.

Figure 11: Extracts from Map E (left) and K (right) of the Dublin City Development Plan 2022-2028 (site marked in red) (source: DCC)

2.3.14 Ecological nature of the site

The preliminary Ecological Appraisal report prepared by NM Ecology includes details of the habitats recorded within the site. This section highlights relevant findings from the preliminary Ecological Appraisal to inform the baseline ecological nature of the site.

2.3.14.1 Habitats

The habitats recorded at the site are detailed using the habitat classification system of A Guide to Habitats in Ireland (Fossitt 2000) and their distribution and extent were discerned from aerial photography. The accompanying preliminary Ecological Appraisal prepared by NM Ecology states the following:

"The majority of the Site consists of buildings and artificial surfaces (BL3). There are two existing 5-storey apartment buildings, which have masonry walls and concrete roofs. Asphalt roads and parking areas occupy much of the centre of the Site, along with a playground and masonry benches / planters. These areas are of no ecological importance.

Most external areas consist of amenity grassland (GA2). This habitat consists of common and widespread species, and is regularly mowed to a low height, so it is of negligible ecological importance.

A short treeline (WL2) of sycamore Acer pseudoplatanus is located in the south-east of the Site along Marrowbone Lane, and a single London plane tree Platanus sp. is located in the south-western corner. These trees are non-native, and therefore of negligible ecological importance. The amenity value of these trees is considered separately in the Arboricultural Assessment".

The habitats appraisal concludes that *"all habitats within the Site are of Negligible ecological importance",* that *"no rare or protected plants were encountered"* and that *"no Japanese Knotweed Fallopia japonica or any other invasive plant species listed on the third schedule of the European Communities (Birds and Natural Habitats) Regulations 2011) were recorded within the Site".*

2.3.14.2 Protected species

Terrestrial Species

The Site consists of buildings, artificial surfaces and amenity grassland; these habitats would not provide any cover for protected mammals such as badger, hedgehog or pygmy shrew. The Site is also surrounded by roads on all sides, which would hinder the dispersal of fauna into the Site. Therefore, the Site is of Negligible importance for any protected mammal species.

Bats

A bat survey was conducted by NM Ecology as part of the Preliminary Ecological Appraisal which stated the following:

Potential Roost Features

The existing buildings are 5 storeys in height, and have a concrete structure with masonry render, and pitched roofs of tiles and projecting concrete awnings. No obvious crevices or cavities were observed in the structures.

The level of artificial lighting within and surrounding the Site is significant, with streetlights along School Street, Marrowbone Lane and Taylor's Lane, and similar lighting within the Site in the car park and around the entrances to buildings. Bats typically avoid artificial lighting, so it is considered highly unlikely that they would roost within either of the buildings. For this reason, it was not considered necessary to carry out a bat survey. The trees are semi-mature and do not have any cavities or crevices suitable for roosting bats.

Suitability for foraging/commuting

As noted above, the level of artificial lighting within and surrounding the Site would make it unsuitable for foraging or commuting bats.

Evaluation

The Site is considered to be of Negligible importance for roosting, foraging and commuting bats, due primarily to the extent of artificial lighting.

Birds

Birds associated with SPAs

Some of the birds associated with SPAs in Dublin Bay fly inland to feed on amenity grasslands (sports pitches, urban parks) throughout the city. This is particularly common in brent geese but is also seen to a lesser extent in

oystercatchers, curlews and black-tailed godwits. They favour large open areas that provide a good field of view of potential predators, and are usually only recorded on sites measuring at least the size of a football pitch (0.7 ha).

There are some small patches of amenity grassland within the Site, but none are larger than 0.1 ha, and all are surrounded by tall buildings or trees. Therefore, the Site is unsuitable for brent geese or any other species associated with the SPAs in Dublin Bay.

Other birds

The only species recorded during the site inspection were feral pigeon and herring gull. The site may be used by other common urban species (gulls, corvids), but is unlikely to be used by 'garden' birds (finches, tits, etc) or any species of conservation importance. Therefore, the Site is of Negligible importance for bird species.

Gulls often nest on the roofs of buildings in urban areas, and are known to use the roofs of buildings around the Guinness Quarter to the north-west of the Site. It was not possible to inspect the roofs of any buildings within the Site for nesting birds, so on a precautionary basis it will be assumed that some species nest on the roof. On a precautionary basis it will be assumed that the Site is of Local importance for nesting birds.

Other species

The site is considered of negligible importance for aquatic fauna, reptiles/amphibians and terrestrial invertebrates.

2.3.14.3 Summary of Identification of Important Ecological Features

Table 4 provides a summary of all ecological features of identified within the site, including their importance and legal / conservation status.

Table 4: Important ecological Features within the Site (Source: NM Ecology)

Ecological feature	Importance	Legal status	Important feature?
Designated sites	National	-	No
Buildings and artificial surfaces (BL3)	Negligible	-	No
Treeline (WL2)	Negligible	-	No
Amenity grassland (GA2)	Negligible	-	No
Rare / protected flora	N.A.	-	No
Invasive plant species	N.A.	-	No
Terrestrial mammals	Negligible	-	No
Bats	Negligible	-	No
Birds associated with SPAs	Negligible	-	No
Nesting birds	Local	WA[1]	Yes
Fish and aquatic fauna	N.A.	-	No
Reptiles and amphibians	N.A.	-	No
Invertebrates	Negligible	-	No

[1] Protected under Section 19 or 20 of the Wildlife Act 1976 (as amended)

2.3.15 Trees

The Ecological Assessment notes a single London plane tree *Platanus* sp. in the south-western corner. The Arboricultural Assessment provides further data on the nature and quality of trees in the vicinity of the development site. Initial fieldwork was conducted in December 2023 and analysis was undertaken using the VTA methodology. It identifies the south-eastern boundary trees as early-mature Norway maple *Acer platanoides* and the tree located in a planter to the south of the Thomas Court Bawn block as an elm *Ulmus procera*. These trees are non-native, and therefore of negligible ecological importance. The elm is noted to have extensive decay in its lower trunk and deadwood in its crown and has been identified for removal. A number of boundary trees are lifting the tarmac ground surface.

3. PROPOSED DEVELOPMENT

3.1 Summary of Proposed Development

The public notices describe the development as follows:

The proposed redevelopment is for the existing School St / Thomas Court Bawn Estate and construction of 124 apartments at School Street/Thomas Court Bawn Estate, Dublin 8. The site is bounded by School Street, Taylor's Lane, Marrowbone Lane and Thomas Court Bawn (opposite Anne Devlin Park), Dublin 8.

The existing 0.653 hectare site currently comprises of 2 no. five-storey housing blocks (School Street Flats (including 38 homes and a community facility at first floor) and Thomas Court Bawn (including 40 homes).

The proposed development, which will be managed by Dublin City Council, comprises of:

- The demolition of the existing Thomas Court Bawn block, ancillary structures, boundary walls/railings and site clearance works and the renovation of the existing School Street Flats block.
- Construction of 124 apartment units in 4 no. apartment blocks (Block A1, Block A2, Block B and Block C) comprising 41 no. 1 bed apartments, 65 no. 2 bed apartments, 18 no. 3 bed apartments.
  - Block A1 (facing School Street and Thomas Court Bawn) is 7 storeys with 27 units (27 no. 2-bed units)
  - Block A2 (facing School Street and Thomas Court Bawn) is 10 storeys with 35 units (10 no. 1-bed units, 16 no. 2-bed units & 9 no. 3-bed units)
  - Block B0 (facing Thomas Court Bawn/Marrowbone Lane) is 5 storeys with 18 units (3 no. 1-bed units, 6 no. 2-bed units & 9 no. 3-bed units)
  - Block C (facing Taylor's Lane) is 6 storeys comprising Deep retrofit and extension to the existing School Street Flats block to include an additional floor and modifications to all elevations with 44 units (28 no. 1-bed units, 16 no. 2-bed units)
- Provision of a multi-use community facility (including childcare facility) of 151 sq.m. at ground floor of Block A2 with an outdoor play area of 111 sq.m.
- 218 long stay bicycle parking spaces, and 72 short stay bicycle parking spaces.
- 9 no. residential car parking spaces on Taylor's Lane and 1 no. motorcycle space; Provision of public and private open spaces with boundary treatments, landscaping, pavements, revision to pedestrian access, public lighting, new public realm connection running north-south along Taylors Lane; upgrade of public realm and street frontage improvements on School Street and Marrowbone Lane/Thomas Court Bawn and 1044 sq.m of communal open space in the new central courtyard;
- Construction of new ESB substation and meter rooms, stores, bin and cycle storage, plant rooms, ancillary structures; and
- All ancillary roads, site services, development works and necessary enabling works above and below ground.

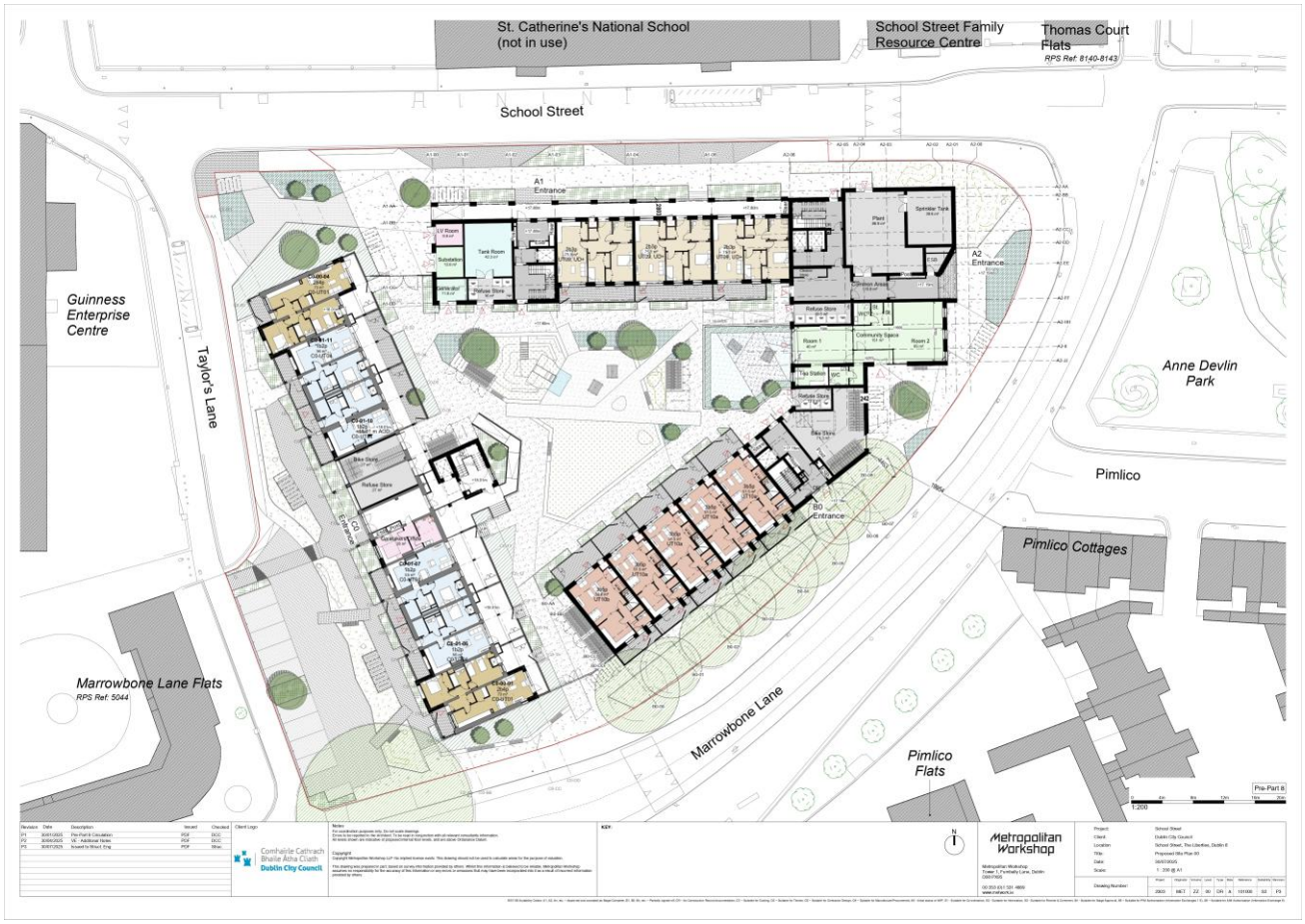

Figure 12: Proposed Site Layout Plan (Source: Metropolitan Workshop Architects)

3.2 Foul Water Supply Infrastructure

3.2.1 Existing Services

An existing network of drainage runs around the north, east and southern perimeters of the site. There is a 300mm concrete combined sewer asset located at the southwest of the site collecting the wastewater flow from Summer Street (south of the site), connecting to an existing 750mm diameter concrete combined sewer located to the south of the Thomas Court Bawn block draining north-eastwards.

The records also identify an existing 300mm combined sewer, increasing to a 375mm combined sewer in School Street flowing eastwards which drains to the existing 750mm concrete combined sewer asset to the northeast corner of the site.

These drainage systems run off to north-east and south-west of the site along both Earl Street and Summer Street South. Treatment is at the Ringsend Wastewater Treatment Plant (WWTP) which is currently undergoing major upgrades to its treatment capacity. Existing combined sewer pipes within the bounds of the site, largely located beneath A and C blocks and the courtyard will be removed.

3.2.2 Proposed Services

The proposed foul water drainage system is designed to comply with the 'Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies Technical Document – Volume 2, New Developments, 2005' and the 'Greater Dublin Regional Code of Practice for Drainage Works, V6.0 2005'. Additional foul water sewers will be laid surrounding the inner courtyard to the south, north and west with outfall location at the existing combined foul water asset at School Street to the north of the site.. A Confirmation of Feasibility (CoF) was received from Uisce Éireann on the 19th of August 2024. It is currently proposed to provide a new foul water outfall location to

the existing 300mm diameter combined sewer asset located in School Street for the foul water drainage network proposed to serve the residential development. The proposed foul water drainage layout for the development is indicated on AECOM drawings 60719103-ACM-XX-00-DR-CE-0501.

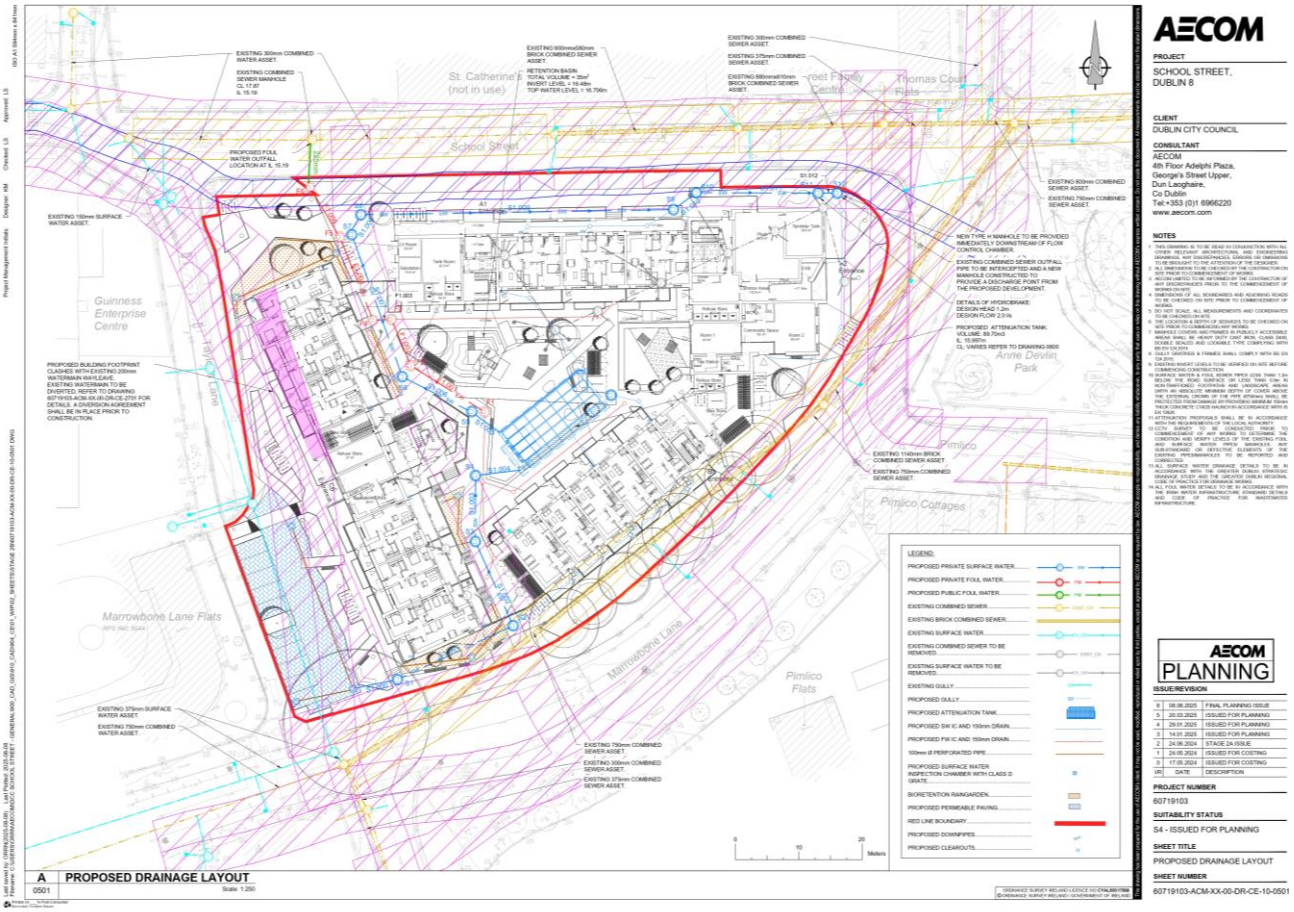

Figure 13: Proposed Drainage Layout (source: AECOM)

3.3 Surface Water Infrastructure

3.3.1 Existing Services

Existing road gullies along Marrowbone Lane and School Street drain into the existing combined sewers surrounding the site while there are further existing surface water assets to the south, south-west and north-west of the site. A detention basin is present within the courtyard.

3.3.2 Proposed Services

New surface water assets are proposed to surround blocks A and B within the site boundary (see 3). The existing combined sewer outfall pipe to the north-west of the site will be intercepted and a new manhole constructed to provide a discharge point from the new drainage system. A hydrobrake will be installed at this location to regulate the water flow between surface water drainage system and combined sewer. An attenuation tank is proposed to be constructed within the courtyard.

The Sustainable Urban Drainage Strategy (SuDS) features that are considered within the current site layout are:

- Intensive green roofs

- Intensive blue roofs
- Permeable paving/porous asphalt
- Bio-retention raingardens

It is proposed to attenuate a portion of the site's stormwater with 4 no. blue roofs. Some blue roof areas will drain to others and so, there will be a total for 2 no. outfalls from the blue roof systems, together they will have an overall outflow of 0.74 l/s. The outflows from each of the 2 no. outfalls will be entered as 2 separate base flows into the drainage model. The model incorporates these base flows in place of impermeable areas being attenuated by the blue roof area attenuation. The outfall from the blue roof system will drain to the below ground drainage network. It is proposed to meet the remaining storage requirements by the provision of a 89.70m^3 Stormtech attenuation tank.

3.4 Water Supply Infrastructure

3.4.1 Existing & Proposed Services

There are both existing and recorded existing watermains present around the entirety of the site perimeter. Based on the Uisce Eireann watermain records, there is an existing 4" (100mm) Cast-Iron watermain located within the site boundary and the surrounding areas, and an existing 9" Cast-Iron watermain to the southeast of the site and a 1000mm diameter watermain along the north of the site.

Based on the proposal to demolish the existing Thomas Court Bawn block, the existing 100mm diameter watermain asset located immediately along the north of this block will need to be removed and a new watermain connection shall be provided to the 2no. proposed residential blocks. These new connections have been arranged to match the current phasing strategy for the scheme and to meet the requirements of the current Uisce Éireann Code of Practice. A full outline of existing and proposed services is available on the AECOM drawings 60719103-ACM-XX-00-DR-CE-0501 to 0550.

4. PRELIMINARY EXAMINATION

4.1 Guidance on Environmental Impact Assessment Screening

The Office of the Planning Regulator (OPR) has issued guidance on EIA screening in the form of the Environmental Impact Assessment Screening- Practice Note, May 2021 which aids planning authorities as the Competent Authority (CA) in this area.

Figure 14: EIAR Screening Process Step 1(Source: OPR EIA Screening Guidance Note PN02)

This report has had regard to the OPR guidance and methodology.

The proposed application is a project for the purpose of Environmental Impact Assessment (EIA) under Stage1 stage (a) of the OPR guidance.

4.2 Sub-threshold Development

A list of the types or classes of development that require EIA or screening for EIA is provided in Part 1 and Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended. 'Sub-threshold development' comprises development of a type that is included in Part 2 of Schedule 5, but which does not equal or exceed a quantity, area or other limit (the threshold).

In Part 2 of schedule 5, the following is the relevant to assessment of sub-threshold development.

> *10. Infrastructure projects*
>
> *(b) (i) Construction of more than* ***500 dwelling units****.*
>
> *(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.*
>
> *(iii) Construction of a shopping centre with a gross floor space exceeding 10,000 square metres.*
>
> *(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.*
>
> *("business district" means a district within a city or town in which the predominant land use is retail or commercial use.)*

In relation to proposed development none of the thresholds above are exceeded, but those highlighted in bold indicate the thresholds of relevance to the subject proposal.

Accordingly, the project is sub-threshold development with reference to the above thresholds and under Step 1(c) of the OPR guidance a preliminary examination is required under Step 2.

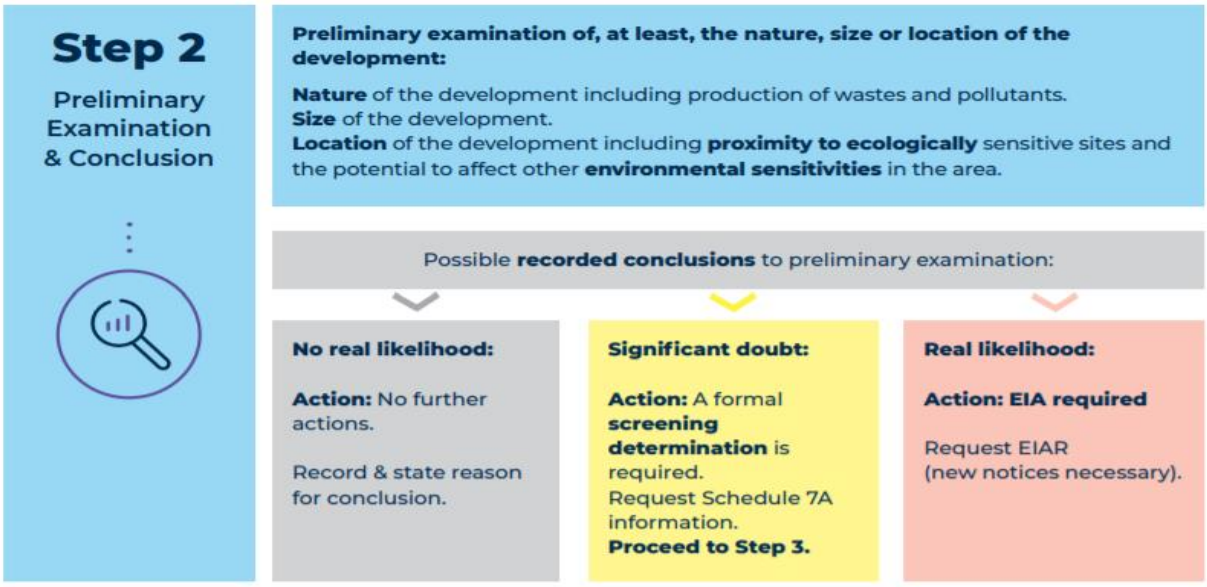

Figure 15: EIAR Screening Process Step 2 (Source: OPR EIA Screening Guidance Note PN02)

4.3 Preliminary Examination considerations

Preliminary examinations must consider at least the following:

- The nature of the development including the production of wastes and pollutants;
- The size of the development; or
- The location of the development including the potential to impact on certain ecologically sensitive sites and the potential to affect other environmentally sensitive sites in the area.

The OPR guidance states a number of questions to assist the preliminary examination.

This overlaps with the submitted Appropriate Assessment (AA) screening report and consideration of hydrological and other connections to European sites.

4.4 Nature of the development:

i) Is the nature of the proposed development exceptional in the context of the existing environment?

The nature of the development is the extension and redevelopment of 44 units at the existing School Street Block and demolition of the Thomas Court Bawn Block in addition to the reconstruction of two new blocks comprised of 80 units. This total of 124 units will be on a site of 0.653 ha at School Street/Thomas Court Bawn Estate, Dublin 8. A multi-use community and childcare facility of 151 sq.m. with accompanying outdoor play area of 111 sq.m. will be provided along with 1044 sq.m. of communal open space, bicycle and residential car parking spaces, upgrades to the public realm and further ancillary services. The site is zoned Z1 Sustainable Residential neighbourhood which aims '*to protect, provide and improve residential amenities*'. Permissible uses include inter alia community facilities, as well as residential, cultural and recreational buildings and uses. The proposed development includes community, arts and cultural space at ground floor level. The upper floors will be residential units. The development complies with the zoning and all uses proposed are permissible.

The Core Strategy and Settlement Hierarchy of the Dublin City Development Plan outlined in Table 2-8 of the Development Plan presents the spatial structure and proposed residential yield in the various areas of the city. The site is located in the Liberties and Newmarket Square Strategic Development Regeneration Area (SDRA) 15 where the character and general density applied would be mixed-use with a planned residential yield of 2,500

units and an estimated population of 5,000 persons. The proposed density is 190 uph. This accords with the recommended 100-300 uph applied in the city centre of Dublin. The CDP sets out specific guiding principles for each SDRA. SDRA 15 includes specific guiding principles for urban form and general building heights for the subject site.

Residential buildings in the area range between c. two and six storeys in height while other heights in the area are subject to different uses. Four buildings of over nine storeys in height have been permitted within 500m of the subject site which currently consists of 2 no. five storey residential apartment blocks comprising 78 residential units. Two units are currently being utilised by the School Street and Thomas Court Bawn Family Resource Centre to house their afterschool care facility. The proposed construction of 124 no. residential units ranging from five to ten storeys supports an active neighbourhood on the subject site using finite land within the built-up area of the city centre. Across the road to the south on Marrowbone Lane are the Pimlico flats which complete the overall estate. These are also 5-storeys high.

In the provision for Character Area 4 – Pimlico of SDRA 15 it is stated that redevelopment of the lands at this location should include an enlarged area of public open space. This is not provided within the subject site. There is significant provision for communal open space on the site. Public open space will be relocated and provided elsewhere on adjacent owner DCC lands within the Liberties area. The development will accommodate for public realm improvements along the periphery of the site.

It is considered that no significant natural resources will be used, namely land, soil, water or biodiversity. The nature of the development is compatible with the surrounding land uses and would be supported by the availability of, and proximity to retail, community and local service provision within the immediate neighbourhood and public transport accessibility. Therefore, it is considered that the proposed development is not exceptional in the context of the existing urban environment.

ii) Will the development result in the production of any significant waste, or result in significant emissions or pollutants?

The nature of the proposed use is primarily residential with a childcare facility and community uses proposed. The proposal consists of the demolition of one of the residential buildings on site and site clearance works. This will give rise to waste during the works.

During the construction phase, any waste generated from the proposed development will be dealt with in the appropriate manner in accordance with the appropriate standards and best practice methodology. This will be carried out in accordance with the Construction, Demolition and Resource Waste Management Plan (CDRWMP) and Construction Environmental management Plan (CEMP) guidelines.

The majority of waste will arise from the stripping and demolition of existing buildings. It will comprise materials including concrete, brick, timber and glass. Soil and asphalt will also be excavated during the course of construction and demolition works. Some further building material and packaging waste will also be generated.

Waste generated during works will be segregated and temporarily stored on-site in accordance with a pre-determined segregation and storage strategy. These individual waste arisings shall also be identified, classified and quantified as early in the project lifecycle as possible. It is anticipated that the majority of non-hazardous and inert waste generated will be suitable for reuse, recovery or recycling and will be segregated to facilitate the reuse, recovery and/or recycling, where possible. Where this is not possible, materials not suitable for recycling will be stored appropriately to prevent cross contamination between waste streams. C&D waste generated by the works will be transported offsite to licensed waste facilities by suitably permitted waste collectors.

When occupied, it can be anticipated that the development will have negligible potential to cause any pollution or nuisance. The waste generated during construction and operation can be anticipated to be typical for a

medium scale residential development. Due to the retrofitting of Block C, it is the demolition of the Thomas Court Bawn Block and construction of 80 new units that are considered here. Apart from demolition waste, no other significant waste streams will be generated. The proposed development by its nature will not cause any significant waste, emissions or pollutants during operation.

iii) Is the size of the proposed development exceptional in the context of the existing environment?

The size of the development is not exceptional in the context of the existing environment. The development site is c.0.635 ha and will result in 124 no. residential units, 44 of which are retrofits in a currently existing block, a multi-use community and childcare facility of 151 sq.m. The site is located within a city centre location and accords with the density provisions stipulated at a local and national level for a site in a city centre location.

The site is located within the established neighbourhood of the Liberties. The proposed development consists of three apartment blocks, a new build of Block A and Block B, range from 5 – 10 storeys and Block C will entail the retrofit and renovation of the existing block and will be 6 storeys. Development surrounding the site range in height from 1 to 6 storeys, with four buildings of 9+ storeys permitted in the immediate area. This aligns with the benchmark height of 6-8 storeys for new developments within the SDRA area and accommodates a locally higher building as is also proposed.

The proposed development has sought to retain the existing residential amenity of the surrounding area while also delivering a compact and dense development. The proposed density is 190 uph. This accords with the recommended 100-300 uph applied in the city centre of Dublin and is aligned with recently permitted heights in the area. The CDP sets out specific guiding principles for each SDRA. SDRA 15 includes specific guiding principles for urban form and general building heights for the subject site, specifically mentioning a *locally higher building of 10-12 storeys* at Pimlico. The proposed development is consistent with local, regional and national policy, particularly in delivering compact growth within the existing built-up envelope of urban areas.

iv) Are there cumulative considerations having regard to other existing and/or permitted projects?

To consider potential in-combination effects, planning applications (recently granted or under consideration) in the vicinity of the site were reviewed on the online planning records of Dublin City Council and An Bord Pleanála. Various extensions and retention permissions were noted among the applications permitted in the vicinity of the site and these are not recorded in this section due to the scale and nature of those developments. There are a number of large-scale developments permitted proximate to the site and they can be summarised as follows:

Table 5 Relevant Planning History

DCC/ABP Planning Reference No.	Lodged	Planning Status	Description of Development Summary	Development Address
4588/22	26/04/2023	Granted by DCC 2/09/2023	The proposed development includes a mixed -use scheme on a 4.58 ha site. The development includes 2 no. hotels, commercial office buildings, 336 residential units (including some build to rent), market hall, foodhall, retail/ café/ restaurant/ public house/ bar use, community uses and extensive public realm and landscape squares	Lands at Guinness Brewery to the South of James Street, Dublin 8

DCC/ABP Planning Reference No.	Lodged	Planning Status	Description of Development Summary	Development Address
3002/23	04/05/2023	Granted by DCC 14/07/2023	Demolition of existing derelict structures and construction on a nine storey mixed-use development comprising 40 no. 1-bed units and a community hub to provide housing for independent living for older residents, communal space at roof level and pedestrian access points from Marrowbone lane and Summer Street South	Corner site (known as Lawlor's Corner), at the junction of 72 Marrowbone Lane and 3 Summer Street South, Dublin 8, D08 XV2K
4343/24	14/10/2024	Granted by DCC 10/2/2025	Part 8 development of 108 no. apartments at a site c. 0.58 ha at the Road Maintenance Depot, Marrowbone Lane and Forbes Lane, Dublin 8	Road Maintenance Depot Dublin City, Marrowbone Lane and Forbes Lane, Dublin 8
3209/19	01/10/2019	Granted by DCC 07/01/2020 Under Construction	10-year permission for development of 550 no. residential units and other uses including retail, medical, cafes, restaurant, childcare facility and co-working spaces on a site of c. 1.3872 hectares. Amended to 596 no. units under PA reg. ref. 2765/20	Grand Canal Harbour, Grand Canal Place, Dublin 8
SHD0009/20 ABP reg. ref. 307221-20)	25/05/2020	Appeal granted 14/09/2020	Demolition of existing buildings and the construction of 416 no. residential units in 5 no. blocks along with childcare facilities, communal open space, commercial units	Former Bailey Gibson Site, 326-328 South Circular Road, Dublin 8
308162	14/09/ 2020	Granted by ABP 22/12/20 Development commenced	Demolition of existing building and construction of 397 no. bedspace Build to Rent Shared Living residential development and associated site works	A site comprised of The Old Glass Factory and no's. 113-117 Cork Street and no's. 118-122 Cork Street, Dublin 8
312295	21/12/21	Withdrawn	Demolition of buildings, construction of 116 no. build to rent apartments and associated site works.	43-50 Dolphin's Barn Street, Dublin 8.
4342/24	14/10/2024	Granted 10/2/25	Part 8 application for the construction of 171 apartments at a site of c.1.64ha	Basin Street Flats, Basin View, Dublin 8
308871	11/11/2020	Granted 12/04/21	Demolition of existing buildings on site, construction of 189 no. Build to Rent apartments and associated site works	Former Steelworks Site at 32A, 32B, 33, 34 and 35 James Street and a site off Basin View, Dublin 8

DCC/ABP Planning Reference No.	Lodged	Planning Status	Description of Development Summary	Development Address
316828	28/04/2023	Granted 18/10/2024	Tallaght/Clondalkin to City Centre BusConnect Core Bus Corridor Scheme. Works along Cork Street.	Tallaght to Clondalkin along Cork Street
314056	08/07/2022	Granted 19/12/23	Liffey Valley to City Centre Core Bus Corridor Scheme. Works along Thomas Street.	Fonthill Road to High Street all in the County of Dublin

Further to the applications noted above the Land Development Agency (LDA) has sought to coordinate the development of the Pear Tree Crossing sites under one masterplan framework to generate a regeneration plan for the wider Liberties area. The final masterplan, known as Pear Tree Crossing, for the lands at Digital Hub in The Liberties, was published in May 2023. The site lies to the north of the School Street/ Thomas Court Bawn site.

The Kilmainham to Thomas Street Active Travel project is due to be completed in two phases between 2024 and 2026. This scheme will provide high quality walking and cycling facilities, linking the Thomas Street junction to the Kilmainham Lane junction via Thomas Court and Marrowbone Lane. Construction of the interim scheme commenced in Q3 2023 and included upgrades to Marrowbone Lane inclusive of the development of segregated cycle tracks, upgrades to pedestrian crossings and changes from two to one-way streets. This interim scheme is expected to be replaced by a permanent scheme and further upgrades along the route in 2025.

The geographical distribution of the remaining development sites surrounding the application site reflects the rapidly changing nature of this accessible area of the City Centre. All accompanying reports such as the AA screening, Construction Environmental Management Plan (CEMP), Transport Statement etc. have taken into account the proposed in-combination effects. Notwithstanding this, it is reasonable to assume that all development consents would incorporate conditions requiring protection of the environment during the construction and operational phase.

The confirmation of feasibility from Uisce Éireann determines the existing infrastructure is adequate to cater for the proposed development. As a result, it is not anticipated that there will be any cumulative effects relating to water supply and foul drainage during the operational phase.

In-combination effects on Natura 2000 sites is a Habitats Directive issue and it is addressed in the AA Screening Report included under separate cover. It concludes that the construction and presence of this development will have no adverse effects on Natura 2000 sites or their conservation objective, alone or in combination with other plans and projects.

Overall, it is considered that the proposed development will have a significant permanent positive impact when considered in the context of existing and approved projects/ plans. Due to the accessible location and the planning objectives / zoning for the surrounding area, and in particular, the area's designation as a Strategic Development Regeneration Area means that development is continually occurring. However, given the relative scale of the proposed development and segregation from other sites no major projects have been identified that would result in significant in-combination effects, it is considered unlikely that these developments would have the potential to result in significant negative cumulative impacts in combination with the proposed project.

4.5 Location

i) Is the proposed development located on, in, adjoining or does it have the potential to impact on an ecologically sensitive site or location?

The environmental sensitivity of the subject site and its receiving environment has been considered through examination of various technical and scientific assessments as detailed in section 2.3 of this report.

The subject site is not within or adjacent to a European site, thus excluding direct effects. As identified in section 2.3 of this report, the nearest European site to the subject site is 4 km away (South Dublin Bay and River Tolka Estuary SPA (004024)). The closest EPA Water Framework Directive watercourse is the River Poddle which is approximately 400m to the east of the subject site and is culverted. No potential pathways from the subject site to the river were identified from this watercourse no other pathways leading to indirect effects were noted. No habitats within the site are suitable for birds associated with nearby SPAs. NHAs and pNHAs proximate to the site will not be impacted.

The subject site is not located within or proximate to any natural amenity features including; a watercourse, wetland feature, coastal zone, mountain or forest area, Nature Reserves or Parks.

The proposed residential development is considered to be appropriately located on serviced urban land which benefits from a high level of supporting community services and infrastructure, including accessibility to the city centre and the wider Dublin city Metropolitan Area which will benefit future residential occupants. The locational characteristics facilitate and support urban regeneration specifically in the form of residential development and the delivery of the calculated housing need as identified in the City Development Plan, at an appropriate, accessible location which has sufficient capacity to accommodate that development.

The AA Screening by NM Ecology accompanying this Part 8 application concludes that there is no likelihood of significant impacts on any European sites.

ii) Does the proposed development have the potential to affect other significant environmental sensitivities in the area?

The detailed sensitivities of the site are outlined in section 2.3 above. There are no recorded monuments situated within the site boundary. As noted in the Archaeological Testing and Monitoring Report, although the site has been fully developed extensive remains from 19th and 18th centuries are present along with potentially older medieval remains which may exist at the site. Therefore, any development work could directly impact these remains and further archaeological work may be required pre-construction phase.

The subject site does not include any structures listed on the National Inventory of Architectural Heritage. Within 200m of the site there are however 15 no. structures on the NIAH. Notably, the Marrowbone Lane flats (RPS ref. no. 5044), located adjacent to the proposed development across Taylor's Lane, were designed by Herbert George Simms. In the surrounding environs of the site, there are a number of protected structures recorded. However, the proposed development has been designed with consideration of the existing architectural landscape in the area and it is not anticipated that it will affect the any existing architectural heritage or protected structure in its vicinity.

The SFRA contains a Composite Flood Zone Map, which indicates that the site is mostly located in Flood Zone C. It is noted that south and south-eastern edge of the subject site intersect with predictive Flood Zones A and B. The eastern extent of School Street, to the north of the site additionally falls within the Flood Zones A and B Areas zoned Z1 and located within flood zones A or B require a justification test. The development, consisting of dwelling houses, is considered *'highly vulnerable development'* under the development plan. SDRA 15 has passed Parts 1 and 2 of the Justification Test for Development Plans but it has been found that *'new development*

should avoid Flood Zone A and only less vulnerable development is appropriate in previously developed parts of Flood Zone B'. However, Highly Vulnerable development which has been zoned in the Development Plan is permitted in regeneration areas when compensatory provisions of *'Flow Chart 2: Highly Vulnerable Development in Flood Zone A/B'* are met. Furthermore, the Poddle Flood Alleviation Scheme proposes to adapt portions of the drainage network to reduce flood risk in the relevant area. The Site-Specific Flood Risk Assessment has concluded that the main risk to the site is through pluvial sources of flooding. Mitigation measures to offset the potential of flooding on site include the design of the drainage network with sufficient climate change and urban creep factors, along with the preparation of a suitable drainage and flood exceedance route strategy. The proposed development has been assessed in relation to Sustainable Urban Drainage Systems (SuDS) with the drainage system for the development designed to manage water quality, prevent the likelihood of flooding and reduce run-off leaving the site.

The site is considered to be of negligible importance for habitats, protected or invasive plants or protected species. It is considered of local importance for nesting birds. The Preliminary Ecological Appraisal Recommends that *'on a precautionary basis it is recommended that the demolition of Thomas Bawn Court takes place outside the nesting season, or that the roof of the structure is inspected by an ecologist beforehand'*. The non-native trees along the site's south-eastern boundary are considered of negligible importance due to their non-native nature. They will be retained and incorporated into the landscaping scheme. One tree of high value and quality is located at the site's south-western corner. No action on this tree is deemed necessary.

It can be concluded that the proposed development; individually or in combination with another plan or project, will not have a significant effect on any other significant environmental sensitivities in the area.

4.6 Preliminary Examination Conclusion

Following the preliminary examination, it is concluded that there are doubts regarding the likelihood of significant effects on the environment arising from the proposed development having regard to phased demolition of the Thomas Court Bawn Block in addition to the construction of two new blocks in a dense urban environment and to proceed to a Step 3 assessment as per the OPR Guidelines.

5. SCHEDULE 7 ASSESSMENT AND SCHEDULE 7A INFORMATION

Where the requirement to carry out EIA is not excluded at preliminary examination stage, the planning authority must carry out a screening determination.

In making its screening determination, the competent authority must have regard to:

- Schedule 7 criteria,
- Schedule 7A information,
- Any further relevant information on the characteristics of the development and its likely significant effects on the environment submitted by the applicant,
- Any mitigation measures proposed by the applicant,
- The available results, where relevant, of preliminary verifications or assessments carried out under other relevant EU environmental legislation, including information submitted by the applicant on how the results of such assessments have been taken into account, and
- The likely significant effects on certain sensitive ecological sites.

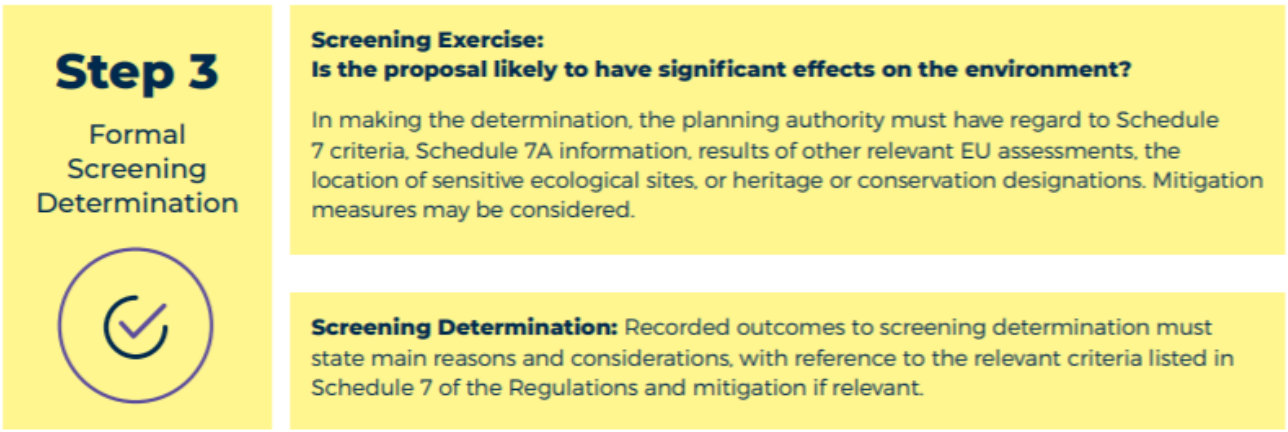

Figure 16: EIAR Screening Process Step 3 (Source: OPR EIA Screening Guidance Note PN02)

5.1 Schedule 7 criteria for determining whether development should be subject to an environmental impact assessment

The 'Environmental Impact Assessment (EIA) Guidance for Consent Authorities Regarding Sub-Threshold Development', groups criteria for deciding whether or not a proposed development would be likely to have significant effects on the environment under three headings which correspond to the updated Schedule 7. Schedule 7 criteria for determining whether development listed in part 2 of Schedule 5 should be subject to an environmental impact assessment.

- Characteristics of the proposed development.
- Location of the proposed development.
- Characteristics of potential impacts.

Table 6: Characteristics of the proposed development

Schedule 7 Criteria Commentary	Schedule 7 Criteria Commentary
1.Characteristics of proposed development The characteristics of proposed development, in particular to: -	
a) the size of the proposed development,	The proposed works at the site include the demolition of one of the two existing residential buildings and site clearance works, the retrofitting of 44 units and the construction of 80 new units, mixed-use childcare facility and community space, and communal open space. A Construction Environmental Management Plan and Construction, Demolition and Resource Waste Management Plan will be in place for the demolition and construction phases of the development. With mitigation measures detailed in the CDRWMP and CEMP no significant negative effects are likely. The proposed development provides an appropriate and compatible form of development within an urban context on lands which are zoned for Sustainable Residential Neighbourhoods and located within an SDRA. The site adjoins other established urban uses including residential, healthcare, educational uses and is well connected in terms of public transport and pedestrian and cycle links. Having regard to the size and design of the proposed development, which is infill in nature, the potential for significant effects on the environment are not anticipated.
(b) cumulation with other existing development and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment,	Section 4.4 (iv) of this report identified relevant permitted and proposed planning permission and applications for the assessment of cumulative effects. In addition, the assessment included two concurrent Part 8 approvals by Dublin City Council at the Forbes Lane Depot site, Marrowbone Lane and Forbes Lane, Dublin 8 and the Basin Street Flats, Basin View, Dublin 8 under the NDFA SHB4&5. Further significant nearby developments were noted at Lawlor's Corner (PA reg. ref. 3002/23) and under the Kilmainham to Thomas Street Active Travel project. 10-year planning permission for Lands at Guinness Brewery to the South of James Street was granted in 2023 and a masterplan for the Pear Tree Crossing sites has been completed. It is considered that construction is not likely to occur in tandem with construction at the subject site and any overlap taken into consideration and adequately mitigated. Together, with the proposed development and other permitted developments and proposed developments in the vicinity of the site, are not likely to give rise to significant effects. In arriving at this conclusion, other permitted development as well as proposed Part 8 applications by DCC in the vicinity of the site have been taken into account.

Schedule 7 Criteria Commentary	Schedule 7 Criteria Commentary
(c) the nature of any associated demolition works,	The proposal entails demolition of one of the existing two apartment buildings and the site clearance works to facilitate the construction of 80 no. new residential units, multi-use childcare facility and community, communal open space and public realm improvements. The Construction, Demolition and Resource Waste Management Plan prepared details the methodologies employed for the control, management, monitoring and disposal of waste from the site to mitigate any potential impacts. No asbestos containing material was identified on site. As part of the preliminary ecological appraisal, a bat survey was undertaken, and these findings are detailed in the accompanying report prepared by NM Ecology. The appraisal concluded that the site is considered to be of negligible importance for roosting and forging bats.
(d) the use of natural resources, in particular land, soil, water and biodiversity,	The nature of the proposed use and scale of development is such that its development would not result in a significant use of natural resources. The part 8 site currently consists of the two no. residential blocks located on made ground with car parking spaces, a children's playground, two areas of open space to the east and west along with a line of trees along the boundary with marrowbone Lane. The proposed development will therefore result in the efficient use of infill land and will utilise the urban development land for residential and community uses that is aligned to the development objectives of the Development Plan. There will be no use of natural resources at the site given the nature of works proposed. The scale and quantity of construction materials used will not be such that would concern in relation to significant effects on the environment. During construction, the contractor will take all appropriate measures to protect against accidental spillages or pollution. The development will generate water demands during the construction and operational phases of the development. Water will be supplied from the public watermain. A Confirmation of Feasibility (COF) has been received from Uisce Eireann. A Copy of the Uisce Eireann COF Letter is provided in Appendix J of the accompanying Stage 2 Infrastructure Report prepared by AECOM. The operation of the scheme (on an existing residential site) would give rise to significant effects on the environment. The proposed foul and surface water drainage layouts for the development are indicated on AECOM drawing 60719103-ACM-XX-00-DR-CE-0501. Foul water from new housing units will be collected via a foul water drainage network constructed as part of the development and directed towards the existing

Schedule 7 Criteria Commentary	Schedule 7 Criteria Commentary
	combined sewer system. Surface water runoff from new internal road surfaces, footpaths, other areas of hardstanding and the roofs of buildings will be directed towards an attenuation storage system located in the centre of the communal open space. A site-specific Flood Risk Assessment is recommended as an accompaniment to this application due to the site's location on the edge of Flood Zones A and B. Mitigation measures are proposed and if followed the site is not deemed at risk. The use of natural resources in relation to the proposed development is not likely to cause significant effects on the environment. The overall environmental impact under these headings is therefore considered to be low. In addition, the AA screening report accompanying this application concludes that the proposed development will not cause any significant impacts on designated sites, habitats, legally protected species, or any features of ecological importance. A preliminary Ecological Appraisal accompanies this application. The appraisal concludes that there is one ecological feature of note on the subject site. It is considered to be of local importance for nesting birds. Precautionary measures recommend that the demolition of Thomas Court Bawn takes place outside of the nesting season, or that the roof of the structure is inspected by an ecologist beforehand. This species will not be impacted provided standard best practice measures are followed. The proposed development is considered to provide a net gain in biodiversity, and thus complies with Policy GI 16 of the Dublin City Development Plan. Ecological enhancement measures for the scheme are reviewed in Section 4.2 of the preliminary ecological appraisal and are inclusive of green roofs, the planting of new trees and shrubs (including native species), bio-retention areas inclusive of wetland plants and bird boxes.
(e) the production of waste,	The site consists of an existing social housing scheme across two no. blocks. The proposed development includes the deep retrofitting and renovation of the School Street Block and demolition of the Thomas Court Bawn Block. The majority of waste will arise from the stripping and demolition of existing buildings. It will comprise materials including concrete, brick, timber and glass. Soil and asphalt will also be excavated during the course of construction and demolition works. Some further building material and packaging waste will also be generated. Waste generated during works will be segregated and temporarily stored on-site in accordance with a pre-determined segregation and storage strategy. These individual waste arisings shall also be identified, classified and quantified as early in the project lifecycle as possible. It is anticipated that

Schedule 7 Criteria Commentary	Schedule 7 Criteria Commentary
	the majority of non-hazardous and inert waste generated will be suitable for reuse, recovery or recycling and will be segregated to facilitate the reuse, recovery and/or recycling, where possible. Where this is not possible, materials not suitable for recycling will be stored appropriately to prevent cross contamination between waste streams. C&D waste generated by the works will be transported offsite to licensed waste facilities by suitably permitted waste collectors. Hazardous waste will be generated during the works and managed in accordance with the CDRWMP. A Construction, Demolition and Resource Waste Management Plan (CDRWMP) has been prepared by AECOM and outlines the measures required to manage the production of waste during both demolition and construction phases. All personnel will be instructed on compliance with the plan and further specialist training provided where necessary.
(f) pollution and nuisances,	The construction phase of the project has the potential to be a source of pollution in relation to water, noise, vibration, dust and traffic. There will likely be potential for localised dust and noise produced during the demolition and construction phases. This will be managed by ensuring construction work largely operates within the approved hours of construction. Standard dust and noise prevention mitigation measures will be employed and monitored. As such, pollution and nuisances are not considered likely to have the potential to cause significant effects on the environment. The CEMP report prepared by AECOM addresses dust control and a number of mitigation measures have been proposed for the development. These are inclusive of but not exclusive to the use of dust-extraction equipment, use of windbreaks and screening, minimising vehicle and plant movements, maintenance of hardstanding surfaces and regular site inspection. A Construction Traffic Management Plan has been prepared. It states that prior to commencement of the works a *full designated construction route assessment will be undertaken*. This will include planned routing for construction and demolition vehicles. Traffic impacts of excavation activities will be managed through the limitation of truck movements to designated routes, with movements during peak hours to be avoided where possible. Use of the strategic road network is recommended where possible and load/unload permits acquired where required. Further traffic and road management measures will be adopted as detailed in section 4.6 of the CEMP. No road closures are foreseen.

Schedule 7 Criteria Commentary	Schedule 7 Criteria Commentary
	Noise and vibration impacts may arise from a wide variety of sources during construction and to varying degrees during the course of the works, depending upon the stage of construction (i.e., ground works, etc.). The contractor shall comply with any limits or requirement for mitigation measures that may be provided in a planning consent or any post-planning agreement with DCC. The contractor shall act in accordance with the applicable requirements of relevant legislation and guidance while also addressing noise and vibration through measures as laid out in the CEMP. The hours of work should be planned with account taken of affects on persons in the surrounding area. The means of construction should utilise low vibration methods where possible and site operations and loading of materials should take place away from residential properties where possible. According to the accompanying Acoustics Design Statement, thresholds for noise levels will not be exceeded during construction or operation if mitigation measures are followed. In addition to the mitigation measures, guidance has been provided in this report for construction noise monitoring during the construction period to manage noise levels to manage construction noise. During the operational phase the principal forms of air emissions relate to discharges from motor vehicles on School Street and Marrowbone Lane and heating appliances in the building. With the implementation of these mitigating measures, there are no likely residual significant effects on the environment.
(g) the risk of major accidents, and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge, and	Standard construction practices will be employed throughout the construction phase. The nearest Seveso site identified is Irish Rail's Maintenance Works, located at Inchicore, Dublin 8 which has been categorised as a Lower Tier Seveso Site and is located c. 2.2km to the west. Consultation distance for this site is 300m from its perimeter. There are no technologies or substances to be used in the development which may cause concern for having likely significant effects on the environment. There is no significant risk of accidents or disasters. No significant effects are anticipated from the identified Seveso sites listed above. The SFRA contains a Composite Flood Zone Map, which indicates that the site is mostly located in Flood Zone C. It is noted that south and south-eastern edge of the subject site intersect with predictive Flood Zones A and B. The eastern extent of School Street, to the north of the site additionally falls within the Flood Zones A and B. Highly Vulnerable development which has been zoned in the Development Plan is permitted in regeneration areas when compensatory

Schedule 7 Criteria Commentary	Schedule 7 Criteria Commentary
	provisions of *'Flow Chart 2: Highly Vulnerable Development in Flood Zone A/B'* are met. The proposed development within this remit and has proposed mitigation measures for flooding in the form of attenuation tank and detention basin on site. An SSFRA by AECOM accompanies this application as recommended which Concludes: *Flooding from coastal and fluvial sources is not considered to be of significance to the site as the nearest coastal and fluvial flood sources are at an adequate distance from the development site.* *The main risk to the site is through pluvial sources of flooding which appears to be impacted by each of the flood events. Based on the information reviewed the following comments apply:* • *The Topographic survey received indicates that existing levels within the site vary from a high point of 19.94mOD to a low point of 16.70mOD. According to the CFRAM maps, the site is located sufficiently higher than the worst case predicted flood level of 8.49mOD at River Camac when compared to the other surrounding rivers; River Liffey and River Poddle. A suitable drainage and flood exceedance route strategy should be prepared to ensure any potential flooding within the site is diverted away from the buildings.* • *The drainage network should be designed with sufficient climate change and urban creep factors applied to ensure the site is protected against flooding from the drainage network.* • *The ground investigation received from Ground Investigations Ireland Ltd. indicates poor infiltration on the site.* The project does not provide for pollutants or construction works that would give rise to environmental risks, and/or disasters in the area. No significant effects on the environment are anticipated during operation.
h) the risks to human health (for example, due to water contamination or air pollution).	The contractor at the subject site will continue to ensure that in the event that any waste arises from the subject site that it will be removed in a manner which meets the appropriate standards and best practice. Having regard to the CEMP and RWMP, it can be concluded that with mitigating measures, there would be no significant effect upon human health. There are no Seveso/ COMAH sites in the vicinity of this location. The development will generate water demands during the construction and operational phases of the development.

Schedule 7 Criteria Commentary	Schedule 7 Criteria Commentary
	Water will be supplied from the public watermain. A Confirmation of Feasibility has been received from Uisce Eireann. A Copy of the Uisce Eireann Confirmation of Feasibility (Ref: CDS24005215) is provided in Appendix J of the accompanying Stage 2 Infrastructure Report prepared by AECOM. The proposed foul water drainage system is designed to comply with the 'Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies Technical Document – Volume 2, New Developments, 2005' and the 'Greater Dublin Regional Code of Practice for Drainage Works, V6.0 2005 and is visible on AECOM drawing 60719103-ACM-XX-00-DR-CE-0501. Foul water from new housing units will be directed towards the existing combined sewer system. The proposed surface water drainage system is visible on the same drawing. Surface water runoff from new internal road surfaces, footpaths, other areas of hardstanding and the roofs of buildings will be directed towards an attenuation storage system located in the centre of the communal open space. A detention basin will also be in place here. Dust and air quality control measures for the construction phase of development are detailed in section 5.1 of the CEMP. It can be concluded that with mitigating measures, there would be no significant effect upon human health. The lighting strategy has been designed with regard to the safety of vehicle users and pedestrians. It will promote safety through the provision of adequate illumination to contribute towards safe use of the road and footpaths while minimising overspill. The project is unlikely to give rise to risks to human health arising from contamination or pollution.

Table 7: Location of the proposed development

2. Location of proposed development.	
The environmental sensitivity of geographical areas likely to be affected by proposed development, having regard in particular to:	
a) the existing and approved land use,	The nature of the development is the extension and redevelopment of 44 units at the existing School Street Block and demolition of the Thomas Court Bawn Block in addition to the reconstruction of two new blocks comprised of 80 units. This total of 124 units will be on a site of 0.635 ha at School Street/Thomas Court Bawn Estate, Dublin 8. A multi-use community and childcare facility of 151 sq.m. with accompanying outdoor play area of 111 sq.m. will be provided along with 1044 sq.m. of communal open space, bicycle and residential car parking spaces, upgrades to the public realm and further ancillary services. The site is zoned Z1 Sustainable Residential neighbourhood which aims 'to protect, provide and improve residential amenities'. Permissible uses include inter alia community facilities, as well as residential, cultural and recreational buildings and uses. The proposed development includes community space at ground floor level. The upper floors will be residential units. The development complies with the zoning and all uses proposed are permissible. The proposed development is compliant with the zoning objectives for the site. In determining the zoning of the subject site, the Planning Authority will have thoroughly assessed the nature of the site as part of the Strategic Environmental Assessment and Appropriate Assessment for the Dublin City Development Plan 2022-2028 to ascertain its capacity to accommodate such development and merit a zoning as designated. There are no apparent characteristics or elements of the design of the scheme that are likely to cause significant effects on the environment. The addition of this development is not considered to have a significant impact on the environmental sensitivities of the area.
(b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground,	The nature of the proposed development is such that the natural resources used in its development are limited and there would be minimal ongoing use of natural resources from the proposed use of the site. The land may be categorised as urban infill development land, well serviced by infrastructure, public transport, community services and where the objective is to maximise its development potential in the interests of sustainable development and compact growth. An Appropriate Assessment Screening, Ecological Appraisal, Construction, Demolition & Resource Waste Management Plan and Construction Environmental Management Plan have been

2. Location of proposed development.	
	prepared and informed the preparation of this EIA Screening. An assessment of the project has shown that significant effects are not likely to occur at these areas alone or in combination with other plans or projects. In relation to biodiversity on the site, the preliminary Ecological Appraisal concluded that the only important ecological features are nesting birds. All other ecological features discussed in the preliminary Ecological Appraisal are considered to be of negligible ecological importance. Impacts on nesting birds can be avoided using best practice mitigation. Standard measures for protected species and for wildlife in general such as capping pipes, light spill management, and leaving means of escape during excavation works will additionally be followed. The proposed removal of the elm tree suffering from extensive trunk decay to the south of the development site will have a minor visual impact on the character and appearance of the immediate surrounding landscape. No other trees have been designated for removal. New areas of public and communal open space, that include tree planting, have been provided. The Aboricultural Impact Assessment includes an assessment of potential tree impacts and tree protection measures have been specified in accordance with best practice and are sufficient to safeguard retained trees during the proposed works. The Preliminary Ecological Appraisal prepared by NM Ecology concludes: *"As the Site is of low baseline ecological importance and no ecological impacts are currently envisaged, it is not necessary to carry out an Ecological Impact Assessment. This Preliminary Ecological Appraisal may be included in the Part 8 application to demonstrate that ecological features have been considered. Screening for Appropriate Assessment is provided in a separate document. As noted above, the proposed development is likely to provide a net gain in biodiversity (subject to the landscape proposals), and thus complies with Policy GI 16 of the Dublin City Development Plan."* The closest watercourse to the site is the culverted River Poddle, located c.400m north-west of the site. It has no connection to the Site. The Rivers Liffey and Camac are also located respectively c. 600m and 850 m to the north and north-west of the Site, with no connection between the site and these rivers noted. The CEMP nevertheless recommends the implementation of appropriate control measures and best management practices to reduce the risk of accidents from polluting substances entering surface and groundwater. A Water Quality Management Plan will also be generated.

2. Location of proposed development.	
	The site is underlain with a dark limestone and shale bedrock and the soil type is made ground. The site itself is underlain by a region of 'Low' groundwater vulnerability. The subject site is underlain by an aquifer which is identified as a "Locally Important Aquifer". It is identified that the Bedrock is Moderately Productive only in local zones. Soil quality impacts as a result of spillage will be managed via mitigation measures as defined in the CEMP. In addition, during construction all appropriate best practice construction methods and measures are being employed at the subject site. The construction of the project will be managed and carried out by a suitably qualified and experienced nominated contractor who will ensure that best practice measures are used in terms of the subject site and its environs to ensure the safeguarding of natural resources (such as soil, land and water).
c) the absorption capacity of the natural environment, paying particular attention to the following areas:	
(i) wetlands, riparian areas, river mouths;	The closest watercourse to the site is the River Poddle, located c.400 m from the site. There is no interaction from the development with this watercourse, therefore absorption capacity is not affected. The proposed development is not likely to give rise to significant effects on wetlands, riparian areas, or river mouths.
(ii) coastal zones and the marine environment;	The site is not located proximate to a coastal zone or marine environment. No direct or indirect impacts are considered to arise.
(iii) mountain and forest areas;	Not applicable due to location of scheme
(iv) nature reserves and parks;	The proposed project is not located on or adjoining any nature reserves or parks.
(v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and;	The subject site is not used by any protected species for feeding purposes. Direct and indirect pathways to the Natura 2000 sites are examined in the AA screening prepared by NM Ecology. The AA Screening concludes: "*Having considered the particulars of the proposed development, we conclude that this application meets the first conclusion, because there is no likelihood of significant impacts on any European sites. This is based on three key conclusions:* • *The Site is not within or adjacent to any European sites, so there is no risk of direct effects* • *There are no surface water (or other) pathways linking the Site to any European sites, so there is no risk of indirect effects*

2. Location of proposed development.	
	• *Habitats within the Site are unsuitable for any of the birds associated with nearby SPAs.* *Appropriate Assessment Screening must consider the potential implications of a project both in isolation and in combination with other plans and projects in the surrounding area. An 'in-combination effect' can occur when a project will have a perceptible but non-significant residual effect on a European site (when considered in isolation), that subsequently becomes significant when the additive effects of other plans and projects are considered. However, as the proposed development poses no risk of impacts on European sites in isolation, the risk of in-combination effects can also be ruled out.* *Therefore, with regard to Article 42 (7) of the European Communities (Birds and Natural Habitats) Regulations 2011, it can be concluded that the proposed development will not be likely to have a significant effect on any European sites. On this basis, the assessment can conclude at Stage 1 of the Appropriate Assessment process, and it is not necessary to proceed to Stage 2.* *In accordance with the OPR 2021 guidance, we note that no mitigation measures have been considered when reaching this conclusion."*
(vi) in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure;	Under the Water Framework Directive status assessment 2016-2021, the Camac Stream and River Poddle are of "Poor" status and deemed "At Risk". The River Liffey (Liffey Estuary Upper) is a Transitional Waterbody and is of "Good" ecological status and its risk is under review as of May 2024. The project will not have any impact on the areas environmental quality standards having regard to its defined status laid down in legislation of the European Union.
(vii) densely populated areas;	The site is located within the existing urban neighbourhood of the Liberties. The site's proximity to a wide range of services and facilities in the immediate vicinity of the site can serve the population generated from the proposed development. It is situated in the Electoral Division of Ushers C which had 3,983 persons in 2016 which increased to a population of 4,069 persons in the 2022 census. This is an increase of 86 persons. The total population of Dublin City area in 2022 was 592,713 persons. The proposed development will result in significantly improved residential units and amenity for residents. The proposed development includes the provision of communal open space, a creche and community space and public realm improvements. The site is located in an urban context which is served with public transport, commercial and healthcare services and other community facilities. It is supported by existing educational,

2. Location of proposed development.	
	residential, retail, services, churches, in the broader area and recreational facilities.
(viii) landscapes and sites of historical, cultural or archaeological significance	The site is located adjacent to a zone of archaeological potential. However, no archaeological monuments are located on the proposed development site. Extensive post-medieval horizons are to be found across the site. Four trenches were excavated between May and June 2024 and testing to a depth of 2.6m found evidence of an 18th century tannery overlain by 19th century structures. The medieval horizon was not identified and the presence of such remains is unclear. An Archaeological Impact Assessment report has been prepared on the subject site by Archaeology Plan Heritage Solutions finding that extensive post-medieval horizons are to be found across the site. The archaeological assessment considers there to be an exceptionally rich and significant archaeological heritage at the site. The Archaeological Assessment sets out a detailed Archaeological Strategy requiring that there is a break between demolition stage and construction stage, providing a crucial window for acquiring archaeological information The mitigation scheme will need to be agreed with the DCC Archaeological office and National Monuments Service. Any archaeological excavation and/or redesign in the mitigation scheme agreed by the authorities would then need to be carried out prior to construction stage, and no construction in Zone ii should be carried out until all archaeological mitigation has been implemented. Overall, having regard to the scheme it is recommended that further Archaeological investigations be prepared and that the subsequent mitigation measures be followed in the prior to and in the course of development. Following these recommendations, it is considered that the proposed project will not have a significant negative impact on landscapes and sites of historical, heritage, cultural or archaeological significance.

5.1.1 Types and Characteristics of Potential Impacts

The likely significant effects on the environment of proposed development relate to those criteria set out in paragraph (b)(i)(I) to (V) of section 171A of the Act, taking into account—

a) the magnitude and spatial 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 development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment,

h) the possibility of effectively reducing the impact.

The OPR's Practice Note on EIA Screening considers what are ***likely significant effects.*** Refer to Box 1 below.

Box 1: Likely Significant Effects

1. **Are the effects identified likely to occur?**
   This refers to the effects that are expected to occur, those that can be reasonably foreseen as normal consequences of project construction and operation, including where relevant associated demolition, remediation and/or restoration.

2. **Are the effects, which are likely to occur, significant?**
   EPA draft guidelines define a *'significant effect'* as an effect, which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment. The same draft guidelines provide useful definitions in relation to quality of effects, significance of effects, context of effects, probability of effects and duration and frequency of effects.

3. **Will identified likely significant effects impact the environment?**
   Likely significant effects should cover the direct and indirect, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the project.

   The factors of the environment to be described and assessed are:

   - **population and human health;**
   - **biodiversity, with particular attention to protected species and habitats;**
   - **land, soil, water, air and climate;**
   - **material assets, cultural heritage and the landscape;** *and*
   - **the interaction between the factors.**

The following table summarises the likelihood of effects on the environmental factors listed in the box above, having regard to the analysis set out in sections 2 and 4 of this assessment.

Table 8: Screening Considerations

Screening Considerations							
Aspect	**Phase**	**Potential Effect**	**Extent**	**Probability**	**Significance of Effect**	**Quality of Effect**	**Duration**
Landscape	Construction (C)	Demolition works and site clearance works to facilitate development at the site. One existing block will be demolished and one existing block will be deep retrofitted and renovated. Car parking will be relocated to the west of the site and the landscaping of communal open space, outdoor space for the onsite creche an attenuation tank will be facilitated within the courtyard. Public realm improvements around the boundary of the site are included as an element of the works.	Local	Likely	Moderate	Negative	Temporary
	Operation (O)	Planting selection comprises mix of various species, including native, to ensure appropriate character for the area and enhance landscape at the subject lands	Local	Likely	Moderate	Positive	Permanent
Visual	C	Perceived negative changes due to emergence of plant and machinery associated with construction phase, which includes demolition and site clearance works of existing building	Local	Likely	Moderate	Negative	Short Term
	O	Changes to existing character of site with new residential development, multi-use childcare and community facility, communal open space and public realm improvements	Local	Likely	Moderate	Positive	Permanent
Biodiversity	C	Removal of decaying tree Potential disturbance of nesting birds	Local Local	Likely Not Likely	Slight Moderate	Positive Negative	Permanent Permanent
	O	Planting selection comprises mix of various species and provision of measures to enhance natural habitats and biodiversity such as bird boxes and green roofs	Local	Likely	Moderate	Positive	Permanent
Land & Soil	C	Loss of subsoil from site to facilitate development Potential contamination due to accidental spillage.	Local Local	Likely Not Likely	Moderate Moderate	Neutral Negative	Permanent Brief

	O	Change from existing residential development at the site to the proposed residential, public open space, creche and community, uses.	Local	Likely	Moderate	Positive	Permanent
Population & Human Health	C	Demolition and Construction noise, dust and traffic	Local	Likely	Moderate	Negative	Temporary
	O	Delivery of residential, communal open space, multi-use creche and community facility and public realm improvements	Local	Likely	Moderate	Positive	Permanent
Water	C	Accidental pollution events occurring to waterways or the groundwater table	Local	Not Likely	Imperceptible	Neutral	Brief - Temporary
	O	Discharge of treated attenuated surface water to existing surface water network Discharge of foul and wastewater to existing wastewater network	Local Local	Likely Likely	Imperceptible Imperceptible	Neutral Neutral	Permanent Permanent
Air Quality & Climate	C	Reduction of air quality as a result of construction traffic and HGVs, and emissions from construction and plant machinery	Local	Likely	Moderate	Negative	Temporary
	O	Improved air quality associated with energy efficient design measures and modal shift.	Local	Likely	Moderate	Positive	Permanent
Noise	C	Increase in noise as a result of demolition, construction activity, and operation of plant and machinery	Local	Likely	Moderate	Negative	Temporary
	O	Increase in noise level as a result of vehicular movements in and out of development	Local	Likely	Imperceptible	Neutral	Permanent
Cultural Heritage: Built Heritage	C	The subject site does not include any structures listed on the National Inventory of Architectural Heritage or Record of Protected Structures. It is not within an ACA.	Local	Not Likely	Imperceptible	Neutral	Temporary
	O	The proposed development has been designed with consideration of the existing architectural landscape in the area and it is not anticipated that it will affect the any existing architectural heritage or protected structure in its vicinity.	Local	Not Likely	Moderate	Positive	Permanent
Cultural Heritage: Archaeology	C	Potential impact on unrecorded, archaeological features that may exist relating to pre-18th century development at the site. A comprehensive Archaeological Strategy including excavation and monitoring is provided.	Local	Likely	Moderate	Neutral	Temporary
	O	None predicted	-	-	-	-	-

Table 9: Characteristics of Potential Impacts

3. Characteristics of potential impacts	
The likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2, with regard to the impact of the project on the factors specified in paragraph (b)(i)(I) to (V) of the definition of 'environmental impact assessment report' in section 171A of the Act, taking into account—	
a) the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected)	The project is constrained in its extent. It is unlikely that the impact of the project will extend beyond the local vicinity of the subject site area during construction.
(b) the nature of the impact	There is potential for interaction of effects during the construction phase in relation to soil, water and biodiversity. The negative impacts arise from potential risk of pollution, dust and noise. However, best practice construction measures will be put in place during the construction phase and these measures will continue to be employed in the completion and construction of the remaining elements of the proposed development which will ensure that there are no significant effects on the environment. The nature of impacts arising during operation are long-term, permanent and localised in terms of scale and spatial extent. Such effects might manifest in terms of increase in population, greater demand on services and a better-quality living environment resulting in an overall improved landscape.
c) the transboundary nature of the impact	Not applicable due to scale and location of scheme.
(d) the intensity and complexity of the impact,	Construction impacts will be temporary and of typically medium intensity confined to the site. The construction methodology adopted will ensure potential impacts are mitigated.
(e) the probability of the impact,	The design of the proposals, best practice construction measures mitigate against significant effects arising.
(f) the expected onset, duration, frequency and reversibility of the impact,	Temporary environmental impacts are likely to occur. These are not likely to be significant, within the meaning of the Directive.
(g) the cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment, and	It is considered that cumulative impacts with other existing and/or approved projects are not likely to cause significant effects on the environment. No significant adverse effects have been identified, no measures are recommended to avoid or prevent such impacts.
(h) the possibility of effectively reducing the impact	It is likely that the operation of the scheme will be neutral to positive. The mitigation measures proposed in the CDRWMP, CEMP, Archaeological Impact Assessment report, Ecological

3. Characteristics of potential impacts	
	Appraisal and other attached reports will mitigate any significant effects identified such that there are no residual effects. The mitigation measures proposed for this application provide a number of recommendations for both construction and operational phases of the proposed development which when followed mitigate any potential effects as a result of the works at the subject site.

5.2 Schedule 7A information

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

Response

Refer to Section 5.1 of this report.

(b) a description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.

Response

Refer to Sections 3.1 and 5.1 of this report.

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

Response

Refer to Sections 2.3 and 5.1 of this report.

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,

Response

The CDRWMP and CEMP related to the development will include mitigation measures that will ensure there is no likely significant effects on the environment. Waste and emissions arising during the operational phase are not considered to be significant within the meaning of the Directive.

(b) the use of natural resources, in particular soil, land, water and biodiversity.

Response

Refer to 5.1 of this report.

4. The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.

Response

Please refer to section 5.1 of this report.

5.3 Any further relevant information

Response –

The Planning Authority are referred to the information submitted with this report to support the conclusions included in it, this comprises:

- Stage 2 Infrastructure Report – AECOM
- Appropriate Assessment Screening Report – NM Ecology
- Preliminary Ecological Appraisal – NM Ecology
- School Street & Thomas Court Bawn DCC Renewal Archaeological Impact Assessment - Archaeology Plan Heritage Solutions
- Arboricultural Assessment & Impact Report – CMK Hort + Arb Ltd.
- Proposed Drainage Layout 60719103-ACM-XX-00-DR-CE-0501 – AECOM
- Public Lighting Assessment Report - AECOM
- Construction Demolition Resource Waste Management Plan – AECOM
- Construction Environmental Management Plan – AECOM
- Acoustic Design Statement – Wave Dynamics Acoustic Consultants

5.4 Any mitigation measures

A range of construction measures have been developed to avoid, reduce or mitigate likely significant negative effects on the environment with specialist input retained to advise the design team, as detailed in accompanying reports.

- Please refer to the CDRWMP and CEMP prepared by AECOM respectively for further details on the proposed measured during construction phase.
- It is recommended that demolition and tree-felling works take place outside the nesting season. If this is not possible, an ecologist will survey the affected areas in advance to assess whether or not any nesting birds are present. If any are encountered, vegetation clearance will be delayed until the breeding attempt has been completed, i.e. after chicks have fledged and a nest has been abandoned.
- The proposed new planting will help to mitigate the loss of the decaying tree on site and in the medium to long term, can have a positive impact on the biodiversity, character and appearance of the site and the surrounding local landscape.
- A number of biodiversity enhancement measures have been incorporated into the design of the development and these are detailed in the Preliminary Ecological Appraisal prepared by NM Ecology. With the incorporation of these design measures, it is possible to achieve a net gain in the biodiversity value of the site.
- The Archaeological Impact Assessment by Archaeology Plan Heritage Solutions sets out a detailed Archaeological Strategy for the site, including demolition and pre-construction monitoring and testing under licence. The mitigation scheme will need to be agreed with the DCC Archaeological office and National Monuments Service. Enough time must be allowed in the works programme for the authorities to carefully assess any mitigation scheme and request further information if required. Any archaeological excavation and/or redesign in the mitigation scheme agreed by the authorities would then need to be carried out prior to construction stage.

5.5 Available Results under other EU Environmental Legislation

Other relevant EU environmental legislation may include:

- SEA Directive [2001/42/EC]
- Birds and Habitats Directives [79/409/EEC, 2009/147/EC & 92/43/EEC]
- Water Framework Directive [2000/60/EC]
- Marine Strategy Framework Directive
- Ambient Air Quality Directive and Heavy Metals in the Ambient Air Directive
- Industrial Emissions Directive
- Seveso Directive
- Trans-European Networks in Transport, Energy and Telecommunication
- EU Floods Directive 2007/60/EC

Table 10: EU Legislation

Directive	Results
SEA Directive [2001/42/EC]	The proposed development is compatible with the zoning under the Dublin City Development Plan 2022-2028. The plan has been subject to Strategic Environmental Assessment.
Birds and Habitats Directives [79/409/EEC, 2009/147/EC & 92/43/EEC]	An appropriate assessment (AA) screening report prepared by NM Ecology Ltd. accompanies this Part 8 application. Taking into consideration the proposed development works and operation, the lack of direct hydrological pathway or biodiversity corridor link to conservation sites and the dilution effect with other effluent and surface runoff, it is concluded that this development that would not give rise to any significant effects to designated sites. The AA screening concludes that: *"In Section 3 of the OPR guidance (OPR 2021), it is stated that the first stage of the AA process can have two possible conclusions:* ***1. No likelihood of significant effects*** *Appropriate assessment is not required and the planning application can proceed as normal. Documentation of the screening process including conclusions reached and the basis on which decisions were made must be kept on the planning file.* ***2. Significant effects cannot be excluded*** *Appropriate assessment is required before permission can be granted. A Natura Impact Statement (NIS) will be required in order for the project to proceed.* *Having considered the particulars of the proposed development, we conclude that this application meets the first conclusion, because there is no likelihood of significant impacts on any European sites. This is based on three key conclusions:* • *The Site is not within or adjacent to any European sites, so there is no risk of direct effects*

Directive	Results
	• *There are no surface water (or other) pathways linking the Site to any European sites, so there is no risk of indirect effects* • *Habitats within the Site are unsuitable for any of the birds associated with nearby SPAs.* *Appropriate Assessment Screening must consider the potential implications of a project both in isolation and in combination with other plans and projects in the surrounding area. An 'in-combination effect' can occur when a project will have a perceptible but non-significant residual effect on a European site (when considered in isolation), that subsequently becomes significant when the additive effects of other plans and projects are considered. However, as the proposed development poses no risk of impacts on European sites in isolation, the risk of in-combination effects can also be ruled out.* *Therefore, with regard to Article 42 (7) of the European Communities (Birds and Natural Habitats) Regulations 2011, it can be concluded that the proposed development will not be likely to have a significant effect on any European sites. On this basis, the assessment can conclude at Stage 1 of the Appropriate Assessment process, and it is not necessary to proceed to Stage 2.* *In accordance with the OPR 2021 guidance, we note that no mitigation measures have been considered when reaching this conclusion."*
Water Framework Directive [2000/60/EC]	Foul water will discharge to the existing combined sewer. Surface water will discharge to the public sewer following attenuation on site. Rainwater is unpolluted, so it will not pose a risk to surface water or groundwater, and there is no risk that the surface water outflow could have a negative impact. There is no potential for construction activities to give rise to water pollution as there are no watercourses in the immediate vicinity of the site.
Marine Strategy Framework Directive	The site is located inland, away from the coast, there is no likely impact given the distance.
Ambient Air Quality Directive and Heavy Metals in the Ambient Air Directive	n/a to proposed development
Industrial Emissions Directive	n/a to proposed development
Seveso Directive	The site is not located on or immediately surrounding a source for major accidents or hazards The nearest Seveso site identified is Maintenance Works located in Inchicore. It is located c. 2.2km to the west of the subject site and has been categorised as a Lower Tier Seveso Site. Having Regard to the distance from the identified Seveso Sites, it is concluded that this development would not give rise to any significant effects.
Trans-European Networks in Transport, Energy and Telecommunication	n/a to proposed development
EU Floods Directive 2007/60/EC	The subject site is located within Flood Zones A, B and C. Zone A and B designations are located along the south and eastern perimeters of the site. The flood risk designations proximate to the subject site are not considered to pose a risk to the subject site. CFRAM Rainfall Flood Extents show that the subject site

Directive	Results
	is located on lands which have a high probability of being flooded by rainfall in a moderate rainfall event. According to the OPW flood mapping there has been no flooding events at the subject site itself, though one event has been recorded to the south-west along Marrowbone Lane. The potential impact of climate change has been considered for in the design of the surface water drainage network and storage system. An SSFRA has been completed and concludes that the subject site is not at risk provided the recommended mitigation measures are followed.

5.6 Likely significant effects on certain sensitive ecological sites

Sensitive areas include:

i) a European site,

Response

An appropriate assessment (AA) screening report accompanies this application. The AA screening concludes:

"In Section 3 of the OPR guidance (OPR 2021), it is stated that the first stage of the AA process can have two possible conclusions:

1. ***No likelihood of significant effects***

   Appropriate assessment is not required and the planning application can proceed as normal. Documentation of the screening process including conclusions reached and the basis on which decisions were made must be kept on the planning file.

2. ***Significant effects cannot be excluded***

   Appropriate assessment is required before permission can be granted. A Natura Impact Statement (NIS) will be required in order for the project to proceed.

Having considered the particulars of the proposed development, we conclude that this application meets the first conclusion, because there is no likelihood of significant impacts on any European sites. This is based on three key conclusions:

- *The Site is not within or adjacent to any European sites, so there is no risk of direct effects*
- *There are no surface water (or other) pathways linking the Site to any European sites, so there is no risk of indirect effects*
- *Habitats within the Site are unsuitable for any of the birds associated with nearby SPAs.*

Appropriate Assessment Screening must consider the potential implications of a project both in isolation and in combination with other plans and projects in the surrounding area. An 'in-combination effect' can occur when a project will have a perceptible but non-significant residual effect on a European site (when considered in isolation), that subsequently becomes significant when the additive effects of other plans and projects are considered. However, as the proposed development poses no risk of impacts on European sites in isolation, the risk of in-combination effects can also be ruled out.

Therefore, with regard to Article 42 (7) of the European Communities (Birds and Natural Habitats) Regulations 2011, it can be concluded that the proposed development will not be likely to have a significant effect on any European sites. On this basis, the assessment can conclude at Stage 1 of the Appropriate Assessment process, and it is not necessary to proceed to Stage 2.

In accordance with the OPR 2021 guidance, we note that no mitigation measures have been considered when reaching this conclusion."

ii) an area which is the subject of a notice under Section 16(2)(b) of the Wildlife (Amendment) Act 2000 (No. 38 of 2000),

Response

It is not subject to a notice under Section 16(2)b of the Wildlife Act 2000.

iii) an area designated as a Natural Heritage Area (NHA) under Section 18 of the Wildlife (Amendment) Act 2000),

Response

No likely significant effects on a Natural Heritage Areas have been identified.

iv) land established or recognised as a nature reserve within the meaning of Section 15 or 16 of the Wildlife Act 1976 (No. 39 of 1976),

Response

No likely significant effects on a nature reserve have been identified.

v) land designated as a refuge for flora or as a refuge for fauna under Section 17 of the Wildlife Act 1976,

Response

No likely significant effects on a refuge for flora or a refuge for fauna have been identified.

vi) a place, site or feature of ecological interest, the preservation, conservation or protection of which is an objective of a development plan or local area plan, draft development plan or draft local area plan, or proposed variation of a development plan, for the area in which the development is proposed,

Response

The AA Screening and Preliminary Ecological Appraisal documents have not identified any likely significant effect on a place, site or feature of ecological interest.

vii) a proposed Natural Heritage Area (pNHA).

Response

The AA Screening and Preliminary Ecological Appraisal documents have not identified any likely significant effect on any pNHA.

6. SCREENING CONCLUSION

Having regard to the nature and scale of the proposed development which is below the thresholds set out in Class 10 of Part 2 of Schedule 5, the criteria in Schedule 7, the information provided in accordance with Schedule 7A of the Planning and Development Regulations 2001, as amended, and the following:

- The scale, nature and location of the proposed impacts
- The potential impacts and proposed mitigation measures
- The results of the any other relevant assessments of the effects on the environment

It is considered that the proposed development would not be likely to have significant effects on the environment and it is concluded that an environmental impact assessment report is not required.

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