

Residential Development, Darndale, Co. Dublin

Environmental Impact Assessment Screening Report

Prepared for

Respond Housing
Association

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This report describes work commissioned by Paul Keogh of Paul Keogh Architects on behalf of Respond Housing Association, by an instruction dated 20/11/2025. The Client's representative for the contract was Paul Keogh of Paul Keogh Architects. Abby O'Connor of JBA Consulting carried out this work.

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The methodology adopted and the sources of information used by JBA in providing its services are outlined in this Report. The work described in this Report was undertaken in July 2026 and is based on the conditions encountered and the information available during the said period. The scope of this Report and the services are accordingly factually limited by these circumstances.

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Contents

1	Introduction	2
1.1	Purpose of this Report	2
2	Description of Proposed Works	3
2.1	Site Location	3
2.2	Proposed Development	3
3	Purpose of Screening	5
3.1	Legislative Context for EIAR in Ireland	5
3.2	The Planning and Development Act 2000 - Mandatory EIAR	5
3.3	Sub-threshold EIAR	6
4	Overview of Environmental Impacts	8
4.1	Population and Human Health	8
4.2	Biodiversity	8
4.3	Soils and Geology	10
4.4	Hydrology and Hydrogeology	10
4.5	Cultural Heritage	11
4.6	Air and Climate	12
4.7	Noise and Vibration	12
4.8	Landscape and Visual	12
4.9	Material Assets including Traffic, Utilities, and Waste	12
4.10	Cumulative Impacts	13
5	Screening Assessment	21
5.1	Characteristics of the Proposed Development	21
5.2	Location of the Proposed Development	24
5.3	Characteristics of Potential Impacts	27
6	Conclusions and Recommendations	30

List of Figures

Figure 2-1: Site Location

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List of Tables

Table 4.1: Natura 2000 sites within 15km of the proposed development.	9
Table 4.2: Other projects within approximately 2km which may have a cumulative impact on the development project	15
Table 5.1: Characteristics of the proposed development	21
Table 5.2: Location of the proposed development	24
Table 5.3: Characteristics of potential impacts	27

Abbreviations

AA	Appropriate Assessment
DHPLG	Department of Housing, Planning and Local Government
EcIA	Ecological Impact Assessment
EIA	Environmental Impact Assessment
EIAR	Environmental Impact Assessment Report
NHA	Natural Heritage Area
NIAH	National Inventory of Architectural Heritage
NMS	National Monuments Service
OPR	Office of the Planning Regulator
pNHA	Proposed Natural Heritage Area
QI	Qualifying Interest
SAC	Special Area of Conservation
SFRA	Strategic Flood Risk Assessment
SPA	Special Protection Area
WFD	Water Framework Directive

1 Introduction

JBA Consulting Engineers and Scientists Ltd. (hereafter JBA) has been commissioned by Paul Keogh Architects on behalf of Respond Housing Association to prepare an EIA Screening Report for a proposed housing development at Darndale, Dublin 17.

The proposed development will consist of 84 residential units, and all associated site works and services.

1.1 Purpose of this Report

The purpose of this report is to identify whether there is a need under the Planning and Development Act 2000, as amended, for an EIAR for the proposed development.

Schedule 5 (Parts 1 and 2) of the Act lists the groups of development projects which are subject to EIA screening under the EIA Directive 2011/92/EU, as amended by Directive 2014/52/EU. Part 1 lists those projects which are automatically subject to an EIAR due to the scale and nature of the project. Part 2 lists projects which are also likely to have significant environmental effects based on the nature and size of the development set out by threshold criteria.

An additional group of projects, which are considered sub-threshold developments under Part 2, may fall below the thresholds set but may, under further analysis, be deemed to have significant effects due to their location within a catchment, size, or proximity to sensitive areas.

This report documents the methodology employed to determine whether the proposed development falls under any of these groups and therefore will have significant environmental impacts. Rationale has been given for the decision made in reference to the relevant legislation, and additional documents have been referenced where required.

This report is intended for the project as described below. Any significant changes to the project description or location would require preparation of a new EIA screening report.

An Appropriate Assessment (AA) Screening Report and Ecological Impact Assessment (EclA) has been prepared by JBA Consulting and has identified any potential impacts to Natura 2000 sites and other ecological receptors on site, respectively. This EIA Screening document, along with the AA Screening Report and EclA, will be submitted as part of the planning process for the proposed development.

2 Description of Proposed Works

2.1 Site Location

The proposed development is located in Darndale, Dublin 17, Co. Dublin (Figure 2-1). The site is currently greenfield and is bordered to the north, south, and east by existing residential developments. Darndale Junior School borders the site to the west. The site is located approximately 200m to the south of Darndale Park, and 260m to the west of Malahide Road (R107). O'Tooles GAA Club is located approximately 285m to the southeast of the site.

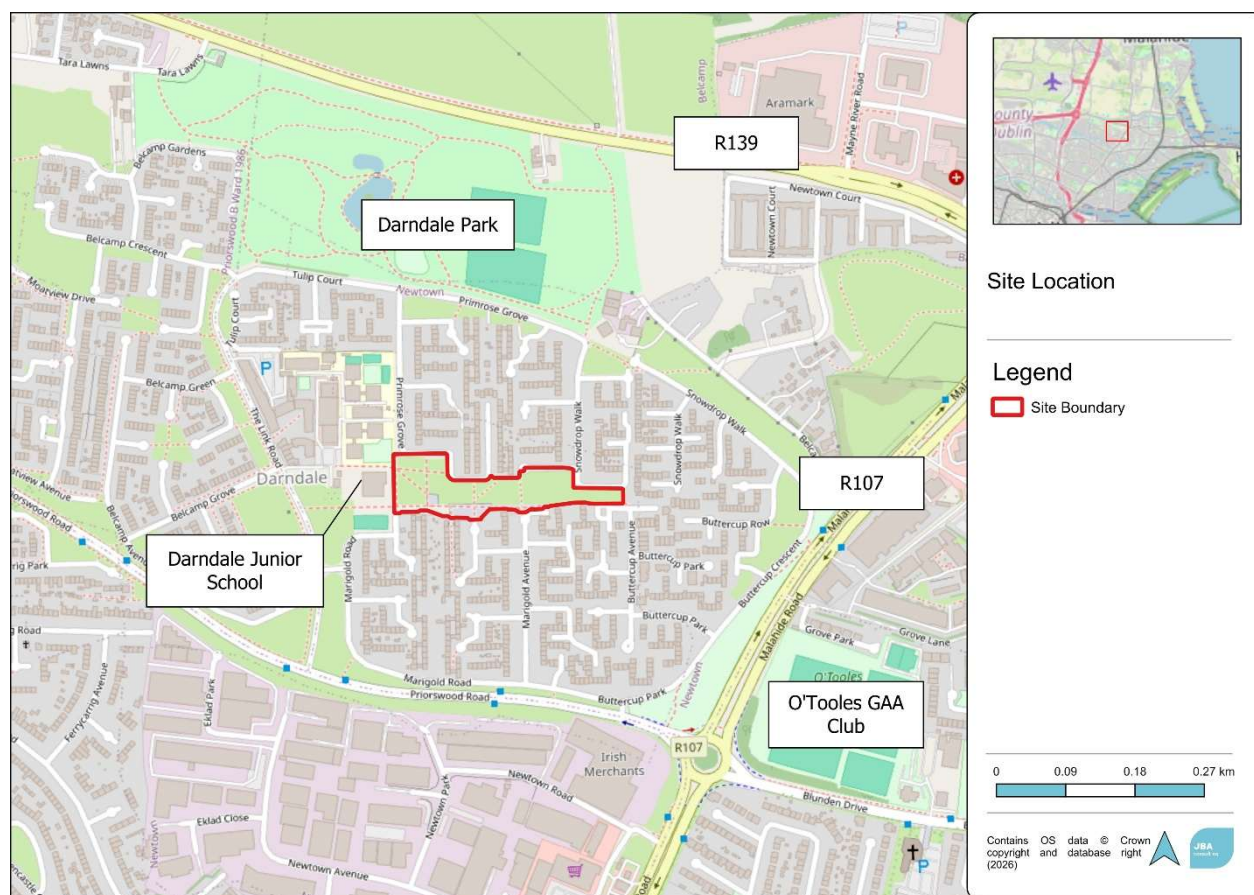


Figure 2-1: Site Location

2.2 Proposed Development

This residential development on behalf of Respond Housing at the Spine Site at Darndale, Dublin 17, seeks to redevelop the existing neglected open green space and provide 84 no. new dwellings. The 1.488 ha greenfield site is currently zoned in DCC's Development Plan as Z1: Sustainable Residential Neighbourhoods.

The layout comprises four urban blocks, with a three-storey apartment block adjacent to the church and school to the west of the site, and three blocks of two-storey terraced housing ranging eastwards across the site towards Buttercup Avenue and the Malahide Road beyond.

The apartment block to the west of the site comprises a three-storey structure surrounding a gated, landscaped courtyard. In two L-shaped arrangements, it has own door units at street level and deck-access apartments above which are accessed from two lift / stair cores in the south-west and north-east corners of the block respectively.

A community hub is provided on the ground floor at the northwest tip of the apartment block, facing existing community facilities such as the church and community centre. This community facility provides a separate kitchen and large dining room, a co-working space, and W.C. facilities.

The three blocks of houses follow the principle of maximising the amount of active frontage to the public realm and minimising the extent of 'weak' corners that could provide opportunities for intruders to access the rear of houses. Each house has a 2.5 3.0 meter railed front garden with bin enclosure to the public street and landscaped private gardens to the rear. All car parking is provided on-street.

3 Purpose of Screening

3.1 Legislative Context for EIAR in Ireland

The EU has set out mandatory requirements for Environmental Impact Assessments under the EIA Directive 2011/92/EU (as amended by Directive 2014/52/EU). The Directive identifies certain project types, described under Annex I, that will always have significant environmental effects due to their nature and size. These projects are required to undergo an EIAR in every Member State.

For projects listed under Annex II, the EIA Directive gives Member States discretion to decide the limits of projects requiring an EIAR. In Ireland, mandatory thresholds have been set for projects that would otherwise fall under Annex II, which are described in Schedule 5 of The Planning and Development Regulations 2001 as amended. These thresholds are based on project characteristics including size and location. Projects within these thresholds are always subject to an EIAR. In some circumstances, projects considered below the thresholds set under Schedule 5 Part 2 of the Planning and Development Act may still be considered by the Planning Authority to have significant effects on the environment, such as in cases where the projects are in a location of particular environmental sensitivity and may also be subject to an EIAR. These sub-threshold projects are reviewed by the Planning Authority on a case-by-case basis.

The principal legislation under which an EIAR may be undertaken for various developments is The Planning and Development Act 2000, as amended. Further regulations are explained in The Planning and Development (Environmental Impact Assessment) Regulations 2001-2018.

Legislation is examined below as to whether an EIAR will be required for this project.

3.2 The Planning and Development Act 2000 - Mandatory EIAR

The Planning and Development Act 2000, as amended, Section 172 sets out the types of projects that require an Environmental Impact Assessment Report (EIAR):

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

- a. the proposed development would be of a class specified in
 - i. Part 1 of Schedule 5 of the Planning and Development Regulations 2001, and either -
 - I. such development would exceed any relevant quantity, area or other limit specified in that Part, or
 - II. no quantity, area or other limit is specified in that Part in respect of the development concerned, or
 - ii. Part 2 of Schedule 5 of the Planning and Development Regulations 2001 and either -

- I. such development would exceed any relevant quantity, area or other limit specified in that Part, or
- II. no quantity, area or other limit is specified in that Part in respect of the development concerned, or
- b.
- i. the proposed development would be a class specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001 but does not exceed the relevant quantity, area or other limit specified in that Part, and
- ii. the planning authority or the Board, as the case may be, determines that the proposed development would be likely to have significant effects on the environment.

3.2.1 Part 1 of Schedule 5 of the Planning and Development Regulations 2001 as amended

Projects which fall under Schedule 5, Part 1 are typically large infrastructure and energy projects and by their nature will always have significant environmental effects. The proposed development does not fall under Schedule 5, Part 1.

3.2.2 Part 2 of Schedule 5 of the Planning and Development Regulations 2001 as amended

With regards to Part 2 projects, the categories and thresholds were examined for the following category:

10. Infrastructure projects

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

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

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

The proposed development does not exceed any of the categories above. The proposed development comprises 84 No. dwellings and the net area is 1.448 hectares, in a built-up area but not within a business district. Therefore, an EIAR has not been automatically triggered for this proposed development.

However, it is necessary to consider if this development could result in significant environmental effects under the category of sub-threshold developments.

3.3 Sub-threshold EIAR

In accordance with the requirement to submit an EIAR with sub-threshold planning application (Article 103 of the Planning and Development Regulations 2001-2018), where a planning application for sub-threshold development is not accompanied by an EIAR, and the Planning Authority considers that the development is likely to have significant effects on

the environment it shall, by notice in writing, require the applicant to submit an EIAR. This process therefore occurs after submission of an application, if that application is not accompanied by an EIAR.

The decision as to whether a development is likely to have 'significant effects' on the environment must be taken with reference to the criteria set out in Schedule 7A of the Planning and Development Regulations 2001-2018. Schedule 7A requires that the following information be provided for the purposes of screening sub-threshold development for EIAR:

1. A description of the proposed development, including in particular -
 - a. A description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and
 - b. A description of the location of the proposed development, with regard to the environmental sensitivity of geographical areas likely to be affected.
2. A description of the aspects of the environment likely to be significantly affected by the proposed development.
3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from -
 - a. The expected residues and emissions and the production of waste, where relevant, and
 - b. The use of natural resources, in particular soil, land, water and biodiversity.
 - c. The compilation of the information at paragraphs 1 to 3 shall take into account where relevant, the criteria set out in Schedule 7 of the Planning and Development Regulations 2001-2018 (DHPLG, 2018).

In order to assist planning and other consenting authorities in deciding if significant effects on the environment are likely to arise in the case of development below the national mandatory EIAR thresholds, the Minister for the Environment, Heritage and Local Government published a Guidance document in August 2003, the Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development and the Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (DHPLG, 2018b).

The criteria, as transposed in Irish legislation, are grouped under three headings:

- Characteristics of Proposed Development
- Location of Proposed Development
- Characteristics of Potential Impacts

For the purposes of assessing if the development is likely to have significant effects on the environment in reference to these three parameters, the project is examined below in further detail.

4 Overview of Environmental Impacts

An overview of the potential environmental impacts of the development, according to themes presented in an EIAR, is provided below.

4.1 Population and Human Health

During construction and demolition, there is a risk to the health and safety of workers on the development, as with any construction project. This will be mitigated against by the operational plans devised by the contractor and will not be significant considering the scale and nature of the proposed development.

Residences in the vicinity of the proposed development will experience some negative impacts during the construction and demolition phase of the development. These will be temporary and will be mitigated against by the operational plans devised by the contractor and adherence to standard best practice regarding control of noise and vibration, dust, and limitations on working hours. Effects during this phase are not likely to be significant, considering the scale and characteristics of the development.

The proposed development will provide new growth and housing units in Darndale. Once operational, the development will provide a positive impact to population and human health.

4.2 Biodiversity

Ecological receptors that must be examined include protected Natura 2000 sites under the Habitats Directive (92/43/EEC) and Birds Directive (2009/147/EC), as well as species protected under the Wildlife Act (1976), and any ecological receptors which may be negatively impacted by the proposed development, both directly and indirectly.

4.2.1 Proximity to Protected Sites

An AA Screening has been completed by JBA Consulting for this project to determine whether there is a potential for impacts on nearby Natura 2000 sites.

Those sites within a potential Zone of Influence of the proposed development are shown in Table 4.1.

The AA Screening determined that there are no likely significant impacts on any Natura 2000 sites as a result of the proposed development.

Table 4.1: Natura 2000 sites within 15km of the proposed development.

Natura 2000 site	Site Code	Approximate distance from site	Hydrological distance from site
South Dublin Bay and River Tolka SPA	004024	4.5km	6.3km indirect hydrological connection via surface and groundwater pathways
Baldoye Bay SAC	000199	3.1km	3.8km indirect hydrological connection via surface and groundwater pathways
Baldoye Bay SPA	004016	3.7km	4.3km indirect hydrological connection via surface and groundwater pathways
North Dublin Bay SAC	000206	3.2km	4.3km indirect hydrological connection via surface and groundwater pathways
North Bull Island SPA	004006	3.2km	4.3km indirect hydrological connection via surface and groundwater pathways
North-West Irish Sea SPA	004236	5km	7.2km indirect hydrological connection via surface and groundwater pathways

4.2.2 Other Ecological Receptors

The area of the proposed development consists of amenity grassland and artificial surfaces. A detailed description of ecology onsite is included in the Ecological Impact Assessment (EclA) prepared by JBA Consulting.

A general ecological site walkover, including habitat mapping and wintering bird surveys, was conducted on 17/12/2025 by JBA Ecologists. Two follow-up wintering bird surveys were conducted on 09/02/2026 and 20/02/2026. No protected flora or fauna were recorded during the site visit.

With appropriate mitigation measures implemented as set out in the EclA, significant impacts to ecological receptors are not expected during construction or operation of this proposed development. The report outlines mitigation measures including:

- Site management and compound setup
- Site biosecurity
- Site Lighting Design

The recommendations are to be read in full in the EclA Report and will be put in place by the appointed contractor.

Significant impacts to ecological receptors are not expected during construction or operation, due to the nature of the proposed works and the lack of sensitive receptors on site, and with the mitigation measures outlined in the EclA.

4.3 Soils and Geology

The groundwater and geological maps of the site, provided by the Geological Survey of Ireland (GSI), have been consulted. The underlying bedrock at the site consists of argillaceous bioclastic limestone and shale. The subsoil at the site consists of made ground.

Deep excavations are not required, with most of the development above ground. Limited shallow excavations will be required for laying of services and foundations, with a maximum depth of 2.7m. Excavated material will be reused as fill where appropriate. Material not required for fill will be exported from the site and disposed of at appropriate licensed facilities. The expected amount of material to be excavated is not significant.

4.4 Hydrology and Hydrogeology

4.4.1 Surface Water

The proposed site lies within the Water Framework Directive (WFD) Liffey and Dublin Bay catchment, Mayne_SC_010 sub-catchment, and is split between the Mayne_010 and Santry_020 river sub-basins (WFD waterbodies) (EPA, 2025).

The nearest surface water course is the Mayne River (Mayne_010) which is located approximately 620m to the north of the site. The Mayne River has been classed as "Poor" WFD status and is "At Risk" of failing to meet 2027 WFD objectives. This watercourse flows eastwards into the WFD Mayne Estuary transitional waterbody, which drains into the WFD Irish Sea Dublin (HA 09) coastal waterbody. The Santry River (Santry_020) is located approximately 825m to the southwest of the site. The Santry River has been classed as "Poor" and "At Risk". This surface watercourse flows into the North Bull Island transitional waterbody, which drains into the Tolka Estuary transitional waterbody and Dublin Bay coastal waterbody.

There are no surface waterbodies within the site boundary. Surface water from the proposed development will be conveyed to the existing surface water network in the area via the proposed drainage network.

Significant impacts on surface waterbodies are not expected due to the proposed development. This is due to the nature of the proposed works, the distance to any surface waterbodies, and the culverted nature of the nearby stream. In addition, the contractor will put in place mitigation measures as described in the EclA for the protection of water quality and silt and pollution control during construction, further ensuring that any risks of

watercourse pollution and sedimentation are minimised. These will include measures for spill prevention and silt control on site.

4.4.2 Groundwater

The site is located in its entirety within the WFD Dublin groundwater body (Figure 3-7). This groundwater body currently has 'Good' WFD status (2019-2024) and its risk status is under review (EPA, 2026).

Groundwater vulnerability, a measure of the likelihood of groundwater contamination occurring, is classified as low throughout the site. The site is therefore at a low risk of groundwater contamination.

There are no Groundwater Zone of Contribution sites listed by the EPA near the development site, nor any drinking water sites with groundwater abstraction.

The risk of groundwater contamination will only be present during the construction phase of the development, and with limited shallow excavations as outlined in Section 4.3, the potential impact is not significant. Further, the appointed contractor will put in place measures for spill prevention and silt control on site, reducing the potential for negative effects on groundwater.

Once operational, the development is unlikely to result in groundwater impacts.

4.4.3 Flood Risk

A Site-Specific Flood Risk Assessment (SSFRA) was carried out by IE Consulting for the proposed development. The SSFRA concluded that the site is not susceptible to fluvial, coastal or groundwater flooding. Some minor and limited areas of the site fall within an extreme 1% AEP (1 in 100 year) pluvial flood zone, with potential pluvial flood depths in the range of 0.1m-0.2m. These potential pluvial flood depths are not considered to be significant. It is recommended that the finished ground floor level of the proposed dwelling units should be constructed to a minimum level of 0.35m above existing ground levels at the location of each dwelling unit.

The proposed development falls within Flood Zone C, and therefore the potential flood risk is considered low.

4.5 Cultural Heritage

There are no archaeological features or protected structures within or directly bordering the proposed site. The closest designated archaeological feature is a 16th/17th century house (DU00791), located approximately 105m southeast of the proposed development. An 18th/19th century house (DU00788) is located approximately 155m west of the proposed development.

There is the potential for undiscovered archaeological features to be uncovered. Any discoveries will be preserved in-situ and notified to the National Monuments Service (NMS), who may impose mitigation measures.

No significant impacts on cultural heritage are expected.

4.6 Air and Climate

There is the potential for impacts to air quality through emissions during the construction phase of the development, due to the operation of machinery on site and transport of materials to and from the site. These impacts will be mitigated against with measures outlined in the contractor's operating plans and are not likely to be significant given the scale and nature of the proposed development.

The proposed development will not lead to significant air or climate impacts during operation.

4.7 Noise and Vibration

There is potential for localised noise and vibration impacts in the vicinity of the proposed development during the construction phase due to the operation of machinery on site. These impacts would be temporary and only during the construction phase. Mitigation measures against such impacts will be outlined in the operating plans to be devised by the contractor.

The proposed development will not lead to any significant noise or vibration impacts during the operational period.

4.8 Landscape and Visual

The proposed development will give rise to temporary landscape or visual impacts to residents living in proximity to the development during the construction period. Impacts during construction will be temporary and not significant.

There are no protected landscapes or views in proximity to the site.

When constructed, the proposed development will be low in landscape and visual impact for surrounding residents and will be in character with the surrounding residential area.

4.9 Material Assets including Traffic, Utilities, and Waste

4.9.1 Traffic

A Traffic and Transport Assessment (TTA) for the proposed development was carried out by Roadplan Consulting. The TTA found that:

- At present, the assessed junctions operate within capacity with small queues and delays during the AM and PM peak periods.
- In 2028, 2033 and 2043, the assessed junctions will operate within capacity and at capacity with small queues and delays during the AM and PM peak periods.

Access to the proposed residential development will be via the existing Link Road and the existing Buttercup Park Road. The TTA concluded that the development provides adequate car parking spaces, bicycle spaces and pedestrian facilities.

No significant effects are expected on traffic as a result of the proposed development.

4.9.2 Utilities

The proposed development will be serviced by new foul drainage, surface water drainage, water, gas, electrical, telecom services, and 1 No. ESB Substation. Diversion and removal of existing services will be included as required. No significant impacts on utilities are expected.

4.9.3 Waste

Waste generated during construction and demolition will be managed and disposed of as described in the Construction Waste Management Plan conducted by HHP.

Waste generated from site clearance will be inert and/or organic material and is expected to be redistributed or re-used within the site extents. Significant amounts of construction and demolition waste are not anticipated, due to the shallow excavations and nature of the project, and small amount of demolition required. Any additional waste will be disposed of appropriately at licensed facilities.

Once operational, the proposed development will generate some amounts of domestic waste which will be collected and disposed of at appropriate licensed facilities.

4.10 Cumulative Impacts

4.10.1 Plans

4.10.1.1 Dublin City Development Plan 2022-2028

The proposed development is in line within the Quality Housing and Sustainable Neighbourhoods Objectives (QHSNOs) of the Dublin City Development Plan (CDP) 2022-2028. The development supports the following policies and objectives:

- QHSNO3: To undertake a study of peripheral open space areas in Darndale to examine their potential for intensification for infill housing and positive social community facilities or spaces and to create opportunities for enhanced streetscapes.
- QHSNO4: To support the ongoing densification of the suburbs and prepare a design guide regarding innovative housing models, designs and solutions for infill development, backland development, mews development, re-use of existing housing stock and best practice for attic conversions.
- QHSN10: To promote residential development at sustainable densities throughout the city in accordance with the Core Strategy, particularly on vacant and/or underutilised sites, having regard to the need for high standards of urban design and architecture and to successfully integrate with the character of the surrounding area.

- QHSN38: To encourage and foster the creation of attractive, mixed use, sustainable residential communities which contain a wide variety of housing and apartment types, sizes and tenures, in accordance with the Housing Strategy and Housing Need and Demand Assessment, with supporting community facilities and residential amenities.

The proposed development is situated appropriately in land zoned for Sustainable Residential Neighbourhoods, with an objective to protect, provide, and improve residential amenities.

4.10.2 Projects

Recent developments or planning applications in the vicinity can have a cumulative impact with the proposed development. Larger development planning applications in the near vicinity from the last three years that have been granted permission were searched for. Applications for home extensions, internal alterations and retention are not listed as they are unlikely to contribute to a significant cumulative impact with the proposed development.

The following planning applications in the vicinity of the proposed development have been approved:

Table 4.2: Other projects within approximately 2km which may have a cumulative impact on the development project

Planning Reference	Address	Application Status	Decision Date	Summary of Development
4137/23	1 & 2 Hawthorn Cottages, Malahide Road, Dublin 17, D17 HD39	Grant Permission	26/03/2023	Permission for the proposed development will consist of demolition of the existing residential property and existing derelict residential property. The construction of a residential development consisting of two blocks with a total of 79 residential apartments. Block A is located to the east of the site and includes 24no. 2 bed apartments and 12no. 1 bed apartments. Block B is on the west side of the site and includes 30 no 3 bed apartments; and 13 no 1 bed apartments. All apartments have private space in the form of balconies/terraces. Block A ranges from 6-8 to storeys in height and Block B is 7-8 storey in height excluding basement. The proposed development including communal amenity spaces located centrally at ground level and on the roofs of Block A and in Block B. The basement contains parking for 56 spaces including 4 no disabled spaces and motorcycle parking along with electric vehicle parking and is accessed via a new vehicle entrance and ramp from Malahide Road. New boundary treatments and communal bike stores, bin stores are proposed. A children's play area and crèche is included. Associated groundworks, landscaping, drainage including SUDS measures, lighting engineering and ancillary works necessary to facilitate the development. This application is accompanied by a Natura Impact Assessment.

Planning Reference	Address	Application Status	Decision Date	Summary of Development
F25A/0663E	Lands at Le Rondini Carrs Lane, Dublin 17, D17 DY20	Grant Permission	12/03/2026	Kavco CL Project Limited, intend to apply for planning for a residential development on lands at Le Rondini, Carr's Lane, Dublin 17, D17 DY20. The proposed development will consist of the demolition of the existing single storey, detached dwelling, known as Le Rondini, and the construction of 55 no. residential units (43 no. houses and 12 no. duplex units), all of which will be provided as follows: (a) 43 no. houses (35 no. 3-bed houses and 8 no. 4-bed houses end-terraced and mid-terraced houses, all two storeys in height, with external bin stores and bike stores to the rear; (b) 12 no. duplex units comprising of 6 no. 2-bed/3 person units at ground level and 6 no. 3-bed units over first and second floor levels, in a building three storeys in height, and all units provided with private balconies/terraces, with a detached single storey communal bin store and bike store (c) 1 no. detached ESB substation; (d) a total of 52 no. car parking spaces at surface level; bicycle parking; (e) Reduction in height of the existing stone wall to the front of the property and modifications to the existing vehicular access from Carr's Lane; footpaths, including pedestrian connection into the adjoining Saint Doulagh's Oaks to the east; landscaping including play equipment; boundary treatments; and public lighting; and all associated engineering and site works necessary to facilitate the development.

Planning Reference	Address	Application Status	Decision Date	Summary of Development
4278/24	5 and 6 Malahide Road, Newtown Cottages, Priorswood, Dublin 17 D17ND25 and D17N634.	Grant Permission	14/04/2024	The proposed development will consist of the demolition of 2 no. single storey existing bungalow dwellings on the site (c.203.3 sq.m. GFA total) and the construction of a new apartment building ranging in height from 5-6 storeys comprising of 32 no. 'Housing for Older People' one bedroom apartment units. The development also proposes c.578 sq.m of communal amenity space (c.555 sq.m landscaped communal open space and c.23 sq.m internal communal amenity area), photovoltaic panels at roof level, balconies/terraces associated with individual apartment units, secure bicycle parking serving the apartments (32 no. spaces), bicycle parking for visitors (16 no spaces), surface level car parking (9 no. spaces 1 no. of which is a mobility-impaired car parking space), bin storage, ESB substation and switch room, boundary treatments, hard and soft landscaping and all other associated site works above and below ground on an overall site area of c.1,910 sq.m. Vehicular and pedestrian access to the development is proposed from new access points along Malahide Road.

Planning Reference	Address	Application Status	Decision Date	Summary of Development
4658/23	Site 5, Northern Cross, Malahide Road, Dublin 17	Grant Permission	13/03/2024	Permission is sought for amendments to the permitted development Reg. Ref. DCC Reg. Ref. 3506/20 comprising a mixed-use development (up to 12 storeys in height (over basement) of 53 no. apartments (1no. 1-bed studio, 25 no. 1-beds, 24 no. 2-beds and 3 no. 3-beds) with 2 no. ground floor commercial units (class1/class 2 use) and all associated works, open spaces, landscaping, parking, etc. The proposed amendment will comprise provision of an additional stairwell through all permitted floors (and including protected escape route at roof level) with associated amendments to all floors to facilitate same. Associated internal amendments to the permitted residential layout at upper floors to facilitate the additional stairwell (but with no change to the permitted number or mix of apartments overall, or on each floor). Amendments to permitted basement area with revised storage and plant areas. Associated amendments to the building facade, fenestration and positioning of balconies (western elevation for apartments 206, 306 & 406). Amendments to ground floor area with revised and elevational treatment to permitted ground floor commercial units and amendments to ancillary areas. All associated site development works, services provision, access, parking , landscaping and boundary treatment works to be carried out as otherwise granted under the parent permission Reg. Ref. DCC Reg. Ref. 3506/20 (and associated conditions).
3355/23	Site at Grange Community College,	Grant	03/11/2023	Planning permission for construction of a two storey post primary school building (6,966 sq.m gross floor

Planning Reference	Address	Application Status	Decision Date	Summary of Development
	Grange Abbey Road, Donaghmede, Dublin 13	Permission		area) with associated external signage for Gaelcholaiste Reachrann, Grange, Donaghmede. The development will consist of a new school building: (a) a two storey 38 no. classroom building including general classrooms, engineering, construction & technology studies, multimedia, art, textiles, home economics and science rooms and 3 no. pastoral offices, (b) two storey general purpose element including assembly/dining area, administration offices and meeting room at ground floor, staff room, library and music room at first floor, (c) double height multi-use hall, (for school and community use) with associated changing/storage/toilet/fitness room & ancillary areas at ground floor, (d) Installation of a 333 sq. metre PV Array composed of 208 no. standard 1.6 sq. metre photovoltaic panels, each with an output of 250 watts, to be laid parallel to the pitch on an east facing roof, (e) Site development works including new (i) campus vehicular/pedestrian & cycle infrastructure, car and bus set-down spaces, (ii) 38 no. standard car parking spaces, 3 no. universally accessible parking spaces and 200 no. cycle parking spaces, (iii) 4 no. outdoor hard play courts, (iv) external store (50 sq. m.) with external covered area (30 sq.m.) ESB substation (23.5 sq. m.) opening onto Grange Abbey Road. The proposed development also includes removal of existing Gaelcholaiste Reachrann temporary

Planning Reference	Address	Application Status	Decision Date	Summary of Development
				accommodation buildings at the rear of Grange Community College and replacement with 3 no. hard play courts, hard and soft landscaping (including boundary treatments, school garden and site attenuation) and associated site development and services works all on site at Grange Community College.
WEB1122/23	St. Laurence O'Toole GAA Grounds, Blunden Drive, Dublin 13 D13 FK59	Grant Permission	14/07/2023	Erection of 3 No. detached single storey shed units (1) Training/Gym (2) Shop/café/wcs (3) Equipment store, landscaping & assoc. works
4172/24	Beaumont Hospital, Beaumont, Dublin 9	Grant Permission	14/02/2025	The proposed development comprises the following: Provision of three- storey building, to provide an endoscopy unit (GFA: 4,132 sq.m) comprising 18 no. patient rooms, 7 no. treatment rooms, 2 no. recovery rooms, office and staff facilities, decontamination unit, stairs and lift core, store and overhead plant rooms and includes for a green roof; Provision of roof mounted solar array (129 sq. m); Removal of the existing carpark comprising of 70 no. car parking spaces and 6 no. accessible car parking spaces to facilitate development with the provision of 3 no. accessible parking spaces (net loss of 73 no. car parking spaces); • Alterations to façade of adjoining hospital building to facilitate linkage; Provision of 60 no. bay enclosed bike store (GFA: 69 sq. m), Provision of landscaping, boundary treatments and all associated development works and services ancillary to the proposed development.

5 Screening Assessment

5.1 Characteristics of the Proposed Development

To determine whether the characteristics of the proposed development are likely to have significant impacts on the environment, the following questions are answered in Table 5.1, following guidelines set out in the Office of the Planning Regulator (OPR) Practice Note PN02, Environmental Impact Assessment Screening (OPR, June 2021).

Table 5.1: Characteristics of the proposed development

Characteristics of the Proposed Development - Screening Questions	Comment
Could the scale (size or design) of the proposed development be considered significant (including any demolition works)?	No. The proposed development consists of 84 No. dwellings of varying types, and associated landscaping and service works within an existing residential area. The proposed development will be in keeping with the surrounding residential housing in terms of design and size. No demolition works are required for the development.
Considered cumulatively with other adjacent existing or permitted projects, could the effects of the proposed development be considered significant?	When considered cumulatively with other permitted projects, significant effects are not likely. Due to the size of the proposed and permitted developments, significant impacts are not likely. Once the proposed development and all permitted projects are operational, the effects will not be significant. The area is well served with existing facilities, and the number of proposed units is not significant.
Will the proposed development utilise a significant quantity of natural resources such as land, soil, water, materials or energy, especially any resources which are non-renewable or are in short supply?	The proposed site covers a net area of 1.448 ha and is located in a greenfield site within an existing housing development. Excavated material will be reused as fill where appropriate, and the overall amount to be excavated is minimal. No water is required for the development. There will not be a significant quantity of natural resources used.

Characteristics of the Proposed Development - Screening Questions	Comment
Will the proposed development produce a significant quantity of waste?	No. Significant excavations are not required. Debris or rubbish generated during construction will be collected by a suitably licenced contractor and disposed of at appropriately licenced agents. Once operational, the proposed development will generate small amounts of domestic waste which will be collected and disposed of at appropriate licensed facilities.
Will the proposed development create a significant amount or type of pollution?	No. Temporary air and noise pollution may occur during the construction phase, but the amount will not be significant and will be mitigated against by the operational plans devised by the contractor. During the operational phase, a moderate increase in traffic is possible but is not likely to result in a significant effect on air or noise pollution.
Will the proposed development create a significant amount of nuisance?	No. During construction, some noise and vibration will be created, however this will be temporary and short-term. Construction works will be limited to certain times of day. Once operational, the proposed development will not create a significant amount of nuisance.
Will there be a risk of major accidents having regard to substances or technologies used?	No. The risks of this development will be those typically associated with normal construction practices. Machinery will be used during the construction phase and will be operated by licensed contractors and following best practice guidance. Traffic to and from the site should exercise heightened caution to ensure the safety of other road users, particularly due to the residential nature of the surrounding area.

Characteristics of the Proposed Development - Screening Questions	Comment
Will there be a risk of natural disasters which are relevant to the project, including those caused by climate change?	No. The SSFRA concluded that the subject site is within flood zone C and is therefore at low risk of flooding.
Will there be a risk to human health (for example due to water contamination or air pollution)?	No. Any potential risk to human health will be because of the construction phase of this project. All contractors will be subject to best practice methodologies and risk assessments to minimise any risk to human health.
Would any combination of the above factors be considered likely to have significant effects on the environment?	No. The development will be similar in scale to other residential complexes in the area. The environmental impacts are predictable and easily mitigated using best practice guidelines during the construction phase. As such, significant impacts on the environment are not expected as a result of the proposed development.

Conclusion: The characteristics of the proposed development are not considered to result in a significant impact on the environment by virtue of its size, nature or operational activities.

Reasoning: The proposed development consists of the construction of 84 No. residential dwellings of varying types and associated landscaping and services. The development will occupy a relatively small area, of net area 1.448ha, currently consisting of greenfield land. Any environmental or noise impacts will be during the construction phase and not during operation of the development. Construction will not require significant use of natural resources, nor will it generate significant amounts of waste.

5.2 Location of the Proposed Development

The following questions are answered below in Table 5.2 to determine whether the geographical location of the proposed development can be considered ecologically or environmentally sensitive, following guidelines set out in the OPR Practice Note PN02, Environmental Impact Assessment Screening (OPR, June 2021).

Table 5.2: Location of the proposed development

Location of the Proposed Development - Screening Questions	Comments
Is the proposed development located within, close to, or has it the potential to impact on any site specified in Article 103(3)(a)(v) of the Regulations: • European Site (SAC or SPA) • NHA/pNHA • Designated Nature Reserve • Designated refuge for flora or fauna • Place, site or feature of ecological interest, the preservation, conservation, protection of which is an objective of a development plan or local area plan	No. The AA Screening for the site concluded that there are no Natura 2000 sites likely to be directly or indirectly impacted by the development. No other designated sites are likely to be impacted either.
Are there any other areas on or around the location that are important or sensitive for reasons of their ecology e.g., wetlands, watercourses or other waterbodies (including riparian areas and river mouths), the coastal zone and the marine environment, mountains, forests or woodlands, that could be affected by the project?	No. The proposed development is situated in an existing residential area. No other sensitive areas are likely to be impacted, either during construction or operation.
Is the proposal likely to be highly visible to many people? Are there any areas or features of high landscape or scenic value on or around the location, or are there any routes or facilities that are used by the public for recreation or other facilities which could be affected by the proposal?	The proposed development will be visible from the surrounding residential units at Primrose Grove, Snowdrop Walk and Marigold Park, which border the site, as well as from Darndale Junior School immediately to the west of the site. The design of the proposed development will be consistent with existing buildings in the surrounding residential area and therefore

Location of the Proposed Development - Screening Questions	Comments
	not significant. There are no landscapes of high scenic value on or in the vicinity of the location.
Has the proposed development the potential to significantly impact any locations which contain important, high quality, or scarce resources, e.g., groundwater, surface waters, forestry, agriculture, fisheries, tourism, or minerals?	No. The proposed development will not impact the relative abundance, availability, or regenerative capacity of natural resources.
Has the proposed development the potential to impact directly or indirectly on any features of historic or cultural importance, including protected structures or Recorded Monuments and Places of Archaeological Interest?	No. There are no recorded archaeological or architectural features on site or in the near vicinity of the proposed development which will be affected.
Is the site located in an area susceptible to subsidence, landslides, erosion, or flooding which could cause the proposal to present environmental problems?	No. Minor sections of the proposed development are susceptible to a 1% AEP pluvial flooding event. The majority of the proposed development is situated in Flood Zone C. It is recommended that the finished ground floor level of the proposed dwelling units should be constructed to a minimum level of 0.35m above existing ground levels at the location of each dwelling unit. The proposed development is not located in an area susceptible to subsidence, landslides, or erosion.
Are there any areas within or around the location which are already subject to pollution or environmental damage, and where there has already been a failure in environmental standards that could be affected by the proposal e.g., the status of water bodies under the Water Framework Directive?	The Mayne River is classified as "Good" WFD status and is "Under Review". Best practice methodology and mitigation measures will be followed to ensure the status is not degraded. The proposed development is not likely to degrade the status of the waterbody, given the location and nature of the development.

Location of the Proposed Development - Screening Questions	Comments
Are there areas within or around the location which are densely populated or built-up, or occupied by sensitive land uses e.g., hospitals, schools, places of worship, community facilities that could be affected by the proposal?	The proposed development is in an existing residential in Darndale, within lands zoned for 'Sustainable Residential Neighbourhoods'. The proposed development will be in keeping with this residential land use and will not result in significant impacts on the surrounding area.
Are there any additional considerations that are specific to this location?	No.

Conclusion: The location of the proposed development is not likely to result in a significant impact on the environment.

Reasoning: The proposed development is situated in Darndale and will be in keeping with existing residential land uses. There are no Natura 2000 sites or designated ecological sites which will be impacted by the proposed development. There are no landscapes of high scenic value on or in the vicinity of the location. There is no risk of flooding within the proposed development.

5.3 Characteristics of Potential Impacts

The following questions were answered in Table 5.3, following guidelines set out in the OPR Practice Note PN02, Environmental Impact Assessment Screening (OPR, June 2021), to determine whether the environmental impacts of the development can be considered significant.

Table 5.3: Characteristics of potential impacts

Types and Characteristics of Potential Impacts - Screening Questions	
If relevant, briefly describe the characteristics and magnitude of the potential impacts under the headings below.	Is this likely to result in significant effects on the environment, with mitigation measures in place if applicable?
Population and Human Health:	
During construction, impacts to public access are not expected to be significant on the roads adjacent to the site. In case of disruption, impacts would be slight and temporary, and likely limited to within the site boundaries. Slight negative impacts are possible on the surrounding areas due to construction activities; however, these will be typical of construction projects and temporary. Once operational, the proposed development will provide additional housing, representing a positive impact.	No. Construction stage impacts to population and human health are typical of such developments and easily mitigated against by operational plans put in place by the appointed contractor.
Biodiversity:	
During construction, temporary impacts to biological receptors on the site include disturbance from machinery. The AA Screening found there were no habitats or flora of conservation interest (i.e., qualifying interests (QI)) related to nearby Natura 2000 sites, found on site, nor any pathways to Natura 2000 sites.	No. During construction, impacts to biological receptors will be temporary and localised. Planting will be incorporated into the proposed development once operational. The EclA has outlined mitigation measures which will ensure that there will be no significant impacts alone or in combination with other projects and plans, as a result of the development.

Types and Characteristics of Potential Impacts - Screening Questions	
Land and Soil:	
The area of land used for the proposed development is not significant. Construction will be at or near the surface, with excavation only needed for laying of utility services.	No. Where possible, excavated material will be used as fill elsewhere in the project. Material not required on site will be exported as a waste to an appropriate facility. The amount is not expected to be significant.
Water:	
There are no waterbodies on site or in the immediate vicinity. Due to the shallow excavations, interactions with groundwater are not expected to be significant.	No. Impacts to waterbodies are not expected due to the location of the site in relation to nearby watercourses, and the nature of the proposed development. The site is not located in an area at risk of flooding.
Air and Climate:	
There will be slight temporary impacts to air and climate during construction due to the operation of machinery and transport of materials. Mitigation measures and best practice methodologies will minimise emissions.	No. Impacts to air and climate during construction and operation will not be significant. No impacts are expected once operational.
Material Assets:	
During construction, temporary disruptions on adjacent roads may occur. Significant impacts are not expected due to the scale of the proposed development. Appropriate signage and traffic management will be in place to ensure the safety of other road users. Impacts on utilities and waste are not expected provided appropriate mitigation measures are followed by the appointed contractor.	During construction, the contractors will need to be aware of any services crossing the site. This will require consultation with the relevant service providers in the area. No significant negative impacts on services are likely. Once operational, no significant impacts are expected on material assets.
Cultural Heritage:	

Types and Characteristics of Potential Impacts - Screening Questions		
There is no archaeological feature whose Zone of Notification is within the site boundary, nor any designated architectural sites.		No. Impacts to cultural heritage are not expected due to the nature and location of the works.
Landscape and Visual Amenity:		
Typical construction stage impacts to visual amenity will occur but will be temporary. No protected landscapes or protected views are near the development. The sites are located within an existing residential area and will improve landscape and visual amenity.		No. Impacts to landscape and visual amenity during construction will be temporary and partially mitigated by the contractor's operating plans and will not be significant. Once operational, positive impacts to landscape and visual amenity are anticipated.
Cumulative Effects:		
The Dublin City Development Plan 2022-2028 contains objectives to support the provision of housing and the use of residential zoned land, which is the case here. Nearby proposed and in-progress developments are not large and considered cumulatively, they will not have a significant impact with the proposed development.		No. The proposed development contributes to the objectives of the Dublin City Development Plan 2022-2028.
Transboundary Effects:		
Transboundary effects are not expected.		No.

Conclusion: The characteristics of the potential impacts due to the proposed development are unlikely to be significant and are easily mitigated.

Reasoning: The potential impacts from this development would be primarily during the construction phase. It is easy to predict these impacts and mitigate them using standard environmental procedures.

6 Conclusions and Recommendations

The purpose of this report was to identify whether there is a need under The Planning and Development Act 2000, as amended, for an EIAR for the proposed residential development in Darndale, Dublin 17, Co. Dublin.

It was determined that the proposed development does not fall under Schedule 5 (Parts 1 and 2) of the Act. As such, an EIAR has not been automatically triggered. To determine whether the development may fall under the category of Sub-threshold development, with the potential to give rise to significant environmental effects, a screening exercise was undertaken.

During construction, typical impacts such as noise, dust, traffic disruption, and the generation of small amounts of waste are to be expected. These are typical construction phase impacts and will be mitigated against by environmental operating plans devised by the on-site contractor, following best practice guidance.

An AA Screening Report and EcIA completed by JBA Consulting for the proposed development determined that no likely significant impacts are expected as a result of the proposed development. This is due to the nature of the development and the distance and lack of pathways to Natura 2000 sites. With the implementation of recommended mitigation measures in the EcIA, the proposed development is not likely to have significant impacts on ecological receptors.

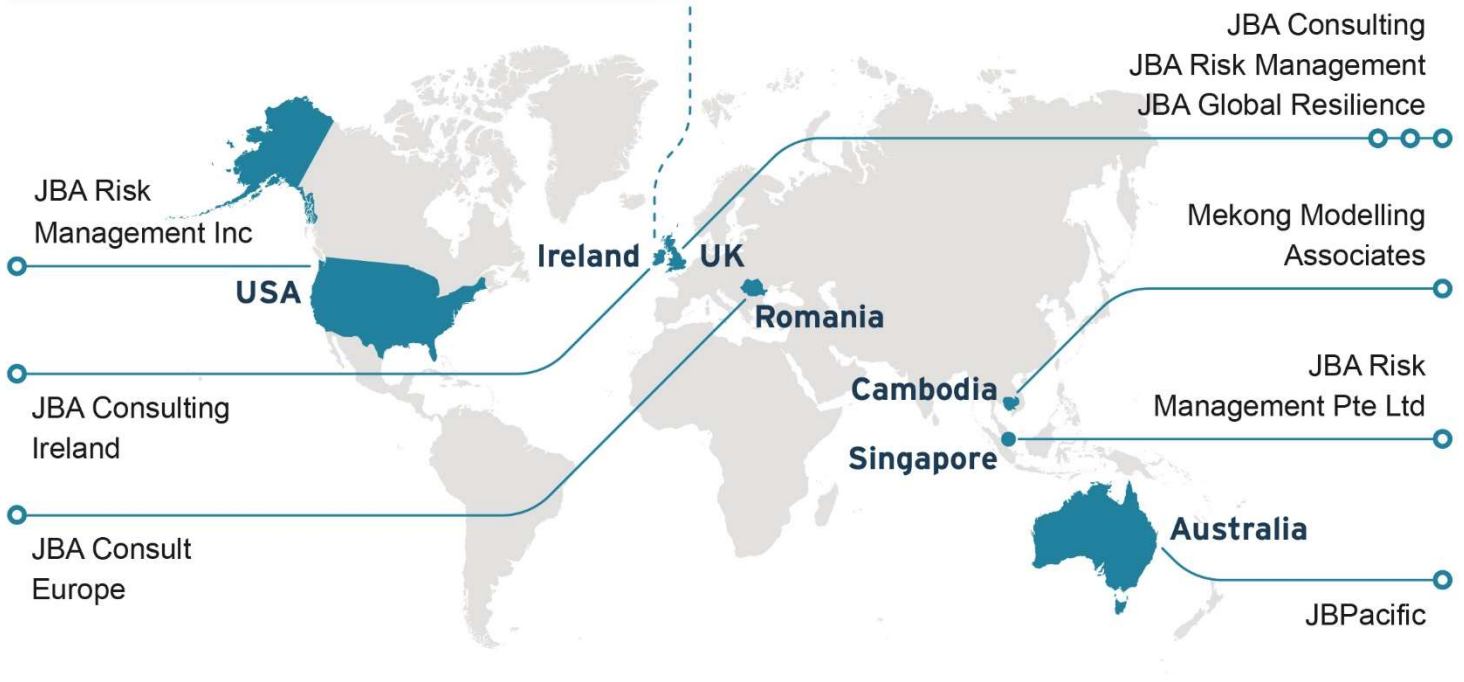
Once operational, the proposed development will be low in environmental impact. The proposed development will create additional housing in an area of regeneration, introducing growth and opportunities. The proposed development aligns with the objectives outlined in the Dublin City Development Plan 2022-2028.

It has been concluded that the proposed development does not fall under the category of sub-threshold development, and thus an EIAR is not required.

The overall conclusion is based on the details of the scheme available at the time of preparation of this report. If the extent of the scheme or the construction methods for the scheme are changed, then the EIA Screening assessment should be reviewed.

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