

Environmental Impact Assessment Screening Report

For a Proposed Large Scale Residential Development on Lands at
“Carlisle”, Kimmage, Dublin 12

Prepared by MCG Planning

on behalf of 1 Terenure Land Limited

May 2025

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INTRODUCTION

On behalf of the applicant, 1 Terenure Land Limited, 27 Merrion Square, Dublin 2, this Environmental Impact Assessment (EIA) Screening Report accompanies a LRD application to Dublin City Council under Section 32D of the Planning and Development (Amendment) (Large-scale Residential Development) Act 2021. This is prepared by Brenda Butterly, MRUP, MAUD, MIPI, MRTPI, BSc (Surv), Dip Prop Ec. Brenda has over twenty years' experience in the planning industry including preparing Environmental Impact Assessment Screening Reports and Planning Reports.

The planning application this EIA Screening Report accompanies is for a proposed Large Scale Residential Development ("the Proposed Development") at the site of "Carlisle", Kimmage Road West, Dublin 12. This is in accordance with the Planning and Development (Amendment) (Large-scale Residential Development) Act 2021.

The EIA Screening Report has been prepared to assess the potential impacts on the environment arising from the proposed development at the subject site.

The statutory notices detail the proposed development. The Site Notice is provided below.

DUBLIN CITY COUNCIL SITE NOTICE LARGE SCALE RESIDENTIAL DEVELOPMENT

We, 1 Terenure Land Limited, intend to apply for Planning **Permission** for a Large-Scale Residential Development (LRD) at this site at "Carlisle", Kimmage Road West, DUBLIN 12, in the Electoral Division of Kimmage E. The site is located to the south of Captain's Road, west of Brookfield Green, east of Park Crescent, north and east of Carlisle Health and Fitness Centre / BD Gym (D12 X379) and north of the Nora Dunne Gallery (D12 RP02).

The proposal will consist of a residential development (c.14,437 sqm GFA) providing 145 no. Apartments (70 no. 1 beds and 75 no. 2 beds) within 5 no. blocks ranging in height up to 5 storeys. Blocks 4 and 5 are conjoined. A detailed breakdown of each block is as follows:

- Block 1 ranges in height from 3 to 4 storeys and provides 30 no. residential units
- Block 2 ranges in height from 3 to 5 storeys and provides 38 no. residential units
- Block 3 ranges in height from 3 to 5 storeys and provides 37 no. residential units
- Block 4 ranges in height from 3 to 4 storeys and provides 22 no. residential units
- Block 5 ranges in height from 3 to 4 storeys and provides 18 no. residential units

All residential units will be provided with associated private open spaces, in the form of balconies and terraces, to the north/ south/ east/ west.

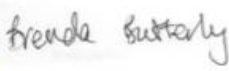
A creche (c.210 sqm plus external space of c.130 sqm) and community culture and arts space (c.813 sqm) are proposed within Blocks 4 and 5.

Vehicular/ pedestrian/ cyclist accesses will be provided from Kimmage Road West, via the existing access route to Carlisle Health and Fitness Centre / BD Gym. This road will be extended into the site.

The proposal will include 89 no. car parking spaces, 465 no. cycle parking spaces and 6 no. motorcycle parking spaces at surface and undercroft level (located under Blocks 1, 2 and 3), public and communal open spaces, roof gardens, landscaping, boundary treatments, plant areas, waste management areas, and services provision (including ESB substations) and all associated works required to enable this development. The development will also include upgrades by Uisce Eireann to the network along Kimmage Road West.

The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Dublin City Council, Planning Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8 during its public opening hours (9.00a.m.- 4.30p.m.). The LRD application may also be inspected online at the following website set up by the applicant: www.CarlisleKimmageLRD.ie

A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions or may refuse to grant permission.


Signed:

Brenda Butterly (Agent)

Address: McGill Planning Ltd., 9 Pembroke Street Upper, Dublin 2, D02 KR83

Date of Erection of Site Notice: 30th May 2025

Figure 1 Site Notice

The statement is prepared with direct input from the design team, who include BKD Architects, Barrett Mahony Engineering Consultants; IN2 Engineering Design Partnership, Arbeco Ltd, Altemar Environmental Consultants, Visual Labs, Modelworks, and NMP Landscape and demonstrates that the possible effects on the environment have been examined through the process of an EIA Screening (detailed below) and confirms that the most appropriate form of development is delivered at this site.

It is noted that permission was granted by Dublin City Council, under reg. ref. LRD6018/22-S3 on the 7th March 2023 and subsequently by An Bord Pleanála under reg. ref. ABP 316176-23 on the 19th July 2023, for a Large scale Residential Development on the subject site comprising taller buildings, ranging in height from 4 to 6 storeys, and a higher number of apartments at 208 no. apartment units in 5 no. blocks. The current proposed LRD application proposes 145 no apartment and is of lower height though with a similar layout as that previously permitted LRD proposal

The proposed development would provide 145 residential units. As the number of dwellings proposed is less than 500, it falls below the threshold stated in Item 10(b) of Part 2 of Schedule 5 of the Planning and Development Regulations 2001-2005 and therefore an EIAR is not a mandatory requirement. Nonetheless this screening report is included which concludes the development will not give rise to any likely significant impacts on the environment having regard to the sub-threshold assessment criteria set out in Schedule 7 of the 2001 Regulations. This report includes the information described in Schedule 7A of the Planning and Development Regulations 2001 -2024.

This proposed development is 'sub-threshold'. This aligns with the findings of the Board and Dublin City Council on the previous LRD applications.

The Dublin City Council Planners report (LRD6018/22-S3) state that:

“The proposed development would provide 208 residential units. As the number of dwellings proposed is less than 500, it falls below the threshold stated in Item 10(b) of Part 2 of Schedule 5 of the Planning and Development Regulations 2001-2005 and therefore an EIAR is not a mandatory requirement.

Nonetheless, the applicant has provided an EIA Screening Report, prepared by McGill Planning, which concludes that the proposed development is will not give rise to any likely significant impacts on the environment having regard to the sub-threshold assessment criteria set out in Schedule 7 of the 2001 Regulations.”

The Board Order (ABP 316176-23) date the 19th July 2023 confirms that:

“The Board completed an environmental impact assessment screening of the proposed development and considered that the Environmental Impact Assessment Screening Report submitted by the applicant, which contains the information set out in Schedule 7A to the Planning and Development Regulations, 2001, as amended, identified and describes adequately the direct, indirect, secondary, and cumulative effects of the proposed development on the environment.

Having regard to:

- *The nature and scale of the proposed development, which is below the threshold in respect of Class 10(b)(iv) and Class 13 of Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended,*
- *Class 14 of the Part 2 of Schedule 5 of the Planning and Development 2001, as amended,*
- *The location of the site on lands governed by zoning objective Z1, ‘To protect, provide and improve residential amenities’ in the Dublin City Development Plan 2022-2028, and the results of the strategic environmental assessment of the Dublin City Development Plan undertaken in accordance with the SEA Directive (2001/42/EC),*

- *The existing use on the site and pattern of development in the surrounding area,*
- *The planning history relating to the site,*
- *The availability of mains water and wastewater services to serve the proposed development,*
- *The criteria set out in the Schedule 7 of the Planning and Development Regulations 2001, as amended, and*
- *The features and measures proposed by the applicant envisaged to avoid or prevent what might otherwise be significant effects on the environment, including measures identified in the Construction and Demolition Management Plan,*

It is considered that the proposed development would not be likely to have significant effects on the environment and that preparation and submission of an environmental impact assessment report would not, therefore, be required."

PURPOSE OF THIS STATEMENT

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

This report is supported and informed by accompanying an Appropriate Assessment, an Ecological Impact Assessment and a Biodiversity Enhancement Plan prepared by Altamar Environmental Consultants and submitted as part of this application.

EIA SCREENING AND METHODOLOGY

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

- Planning and Development Act 2000 (as amended) ('the 2000 Act');
- Planning and Development Regulations 2001 to 2024 ('the Planning and Development Regulations');
- Guidelines on Information to be Contained in an Environmental Impact Statement (EPA 2002).
- Study on the Assessment of Indirect & Cumulative Impacts as well as Impact Interaction (DG Environment 2002).
- Environmental Impact Assessment (EIA), Guidance for Consent Authorities Regarding Sub- Threshold Development (DoEHLG 2003).
- EIA Directive 85/337/EC (as amended by Council Directive 97/11/EC, Directive 2003/35/EC, Directive 2009/31/EC, Directive 2011/92/EU and Directive 2014/52/EU).
- European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018) – transposed Directive 2014/52/EU into Irish law.
- Environmental Impact Assessment of Projects – Guidance on the Preparation of the Environmental Impact Assessment Report (European Commission 2017)
- Environmental Impact Assessment of Projects – Guidance on Screening (European Commission 2017)
- Environmental Impact Assessment of Projects – Guidance on Scoping (European Commission 2017)
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (Department of Housing, Planning and Local Government, 2018).
- Guidelines on the information to be contained in Environmental Impact Assessment Reports (EPA 2022)
- Environmental Impact Assessment Screening Practice Note 2021 (Office of the Planning Regulator)

Using the above documents, it has been possible to carry out an EIA Screening using the best available guidance while operating within the applicable legislation. It is noted that Directive 2014/52/EU has been transposed into Irish Legislation through the Planning and Development Act, 2000 (as amended), and the Planning and Development Regulations 2001 to 2024.

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

Environmental Impact Assessment (“EIA”) Thresholds

Schedule 5 of the Planning and Development Regulations 2001 to 2024 sets the thresholds by reference to which a project must be the subject of an EIA. Part 2 of Schedule 5 (10) addresses Infrastructure Projects and at (b)(i) identifies developments of more than 500 dwelling units, and at (b) (iv) identifies urban development which would involve an area of greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere. Part 2 of Schedule 5 at class 15 includes any project listed in Part 2 which does not exceed a specified quantity, but which would be likely to have significant effects on the environment having regard to the criteria described in Schedule 7. of the Planning and Development Regulations.

The number of housing units proposed in this instance is 145 which is well below the 500-unit threshold, while the site area at c. 1.25ha is also below the 10ha threshold for urban development in other parts of a built-up area that is not a business district. Given the above, a mandatory EIAR is not required, however it is necessary to consider if an EIA is required in accordance with Part 2 of Schedule 5 class 15.

Sub EIA Thresholds Projects requiring an EIA

The screening process has changed under the new Directive (EIA 2014/52/EU) which requires the applicant to provide certain information to allow the planning authority to carry out proper screening to determine if an EIA is required. Schedule 7A of the Planning and Development Regulations (2001-2024) outlines the information to be provided by the applicant or developer for the purposes of screening sub-threshold development for EIA as set out below:

1. A description of the proposed development, including in particular:

- A description of the physical characteristics of the whole project and, where relevant, of demolition works, and
- A description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.

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

3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from:

- The expected residues and emissions and the production of waste, where relevant, and
- The use of natural resources, in particular soil, land, water and biodiversity.

4. Compilation of the above information at paragraphs 1 to 3 shall take into account, where relevant, the criteria in schedule 7.

Schedule 7, as referenced in Item 4 of Schedule 7A, provides a list of criteria for determining whether development listed in Part 2 of Schedule 5 should be subject to an environmental impact assessment. These can be grouped under broad headings and topics as set out below:

1. Characteristics of the Proposed Development, in particular:

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

2. Location of the Proposed Development;

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

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

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

3. Type and Characteristics of the Potential Impacts

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

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

EIA SCREENING STATEMENT

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

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

Physical Characteristics of the Proposed Development

The development will consist of the construction of 5 no. blocks (with blocks 4 and 5 linked throughout), ranging in height up to 5 storeys. This will provide 145 no. residential units (70 no. 1 beds and 75 no. 2 beds). All residential units have associated private balconies/terraces to the north/south/east/west elevations.

In addition to this a creche and a community/ cultural space will be provided on the ground floor of blocks 4 and 5. Public open space will be located to the south of block 4 and 5. In addition to this Communal Open space is provided throughout the development.

The proposal will also include the provision of 89 no. car parking, 465 no. cycle parking and 6 no. motorcycle spaces located at undercroft and surface level. Vehicular/pedestrian/cyclist access is provided off Kimmage Road West via the existing Ben Dunne Gym access route.

Associated works to be provided include attenuation tanks, and SuDS measures, landscaping works, along with site services such as network cables, ESB Substations, and water and waste infrastructure, along with all works necessary to delivery this development.

As set out in the Confirmation of Feasibility, Uisce Eireann works are required in the public road, along Kimmage Road West. These works, while included within the redline, are to be carried out by Uisce Eireann or their subcontractor in accordance with their powers under the Water Services Act 2007 as amended and such provision of water services would fall within Class 58, Part 1, Schedule 2 of the PDR. These works will enable the development to connect to the Uisce Eireann Network.

The statutory notices, as set out above, also provide a description of development.



Figure 2 - Site Layout Plan

In terms of the environmental sensitivity of the site the following reports, which accompany the planning application, are specifically noted:

- Architectural Design Report (BKD Architects 2025)
 - o This sets out the proposed works in detail.
- Planning Report (McGill Planning 2025)
 - o This report provides detail on the planning rationale, the compliance with existing planning policy and guidance and any material contraventions.
- Ecological Impact Assessment (Altemar Environmental Consultants 2025)
 - o This report provides information on ecological features if present on the subject site.
- Appropriate Assessment Screening Report (Altemar Environmental Consultants 2025)
 - o This report assesses whether it is likely individually or in combination with other plans and projects to have a significant effect on any European sites, in light of best scientific knowledge.
- Photomontages (Visual Labs 2025)
 - o The photomontages provide a visual representation of the proposed development, showing the existing and proposed context for the development.
- Sunlight and Daylight Assessment (IN2 2025)
 - o This provides a note on the likely impact in the context of the previously permitted developments.
- Townscape and Visual Impact Assessment (Modelworks 2025)
 - o This assesses the proposed development's visual impact on the surrounding neighbourhood

- Transport Assessment (BMCE 2025)
 - o This provides an assessment of the impact the proposed development will have on traffic and transport in the area
- Flood Risk Assessment (BMCE 2025)
 - o This report provides a detailed assessment of the likely flood risk associated with the Development

Location of the Proposed Development

The subject site is located within Dublin City Council area. The application site is an L shaped pocket of land. It is bounded by residential development to the north of the site along Captain's Road and to the east of the site along Brookfield Green and west is Park Crescent. To the south west of the site is a Crumlin GAA pitch and surrounding pitch and putt site. A recreational facility, the Ben Dunne gym is located along the south of the site, while to the south east is the now closed Nora Dunne Art Gallery.

The area surrounding the site is predominantly residential two storey houses with gardens to the rear of housing units. The application site is a greenfield site. The site can be accessed via Kimmage Road West which also serves as an access point for the existing recreational facility adjacent to the site.

The figure below illustrates zoning of the site itself and surrounding area as per the Dublin City Council Development Plan 2022-2028. The site itself is zoned Z1 for "Sustainable Residential Neighbourhoods". The access road into the site is zoned Z10 "Inner Suburban and Inner City Sustainable Mixed Use".



PRIMARY LAND USE ZONING CATEGORIES⁴

Zone Z1	Sustainable Residential Neighbourhoods	
Zone Z9	Amenity /Open Space Lands /Green Network	
Zone Z10	Inner Suburban and Inner City Sustainable Mixed-Uses	

It is worth noting, the Ben Dunne gym site and small area to the southeast (former art gallery) is zoned under Zone Z10 to allow for *Sustainable Mixed Uses*, allowing for redevelopment of the area to the south for more intensive uses.

The site is within a well-established residential suburb location on the south side of Dublin which is within walking distance of a multitude of services, exceptional public transport options and local amenity and employment opportunities.

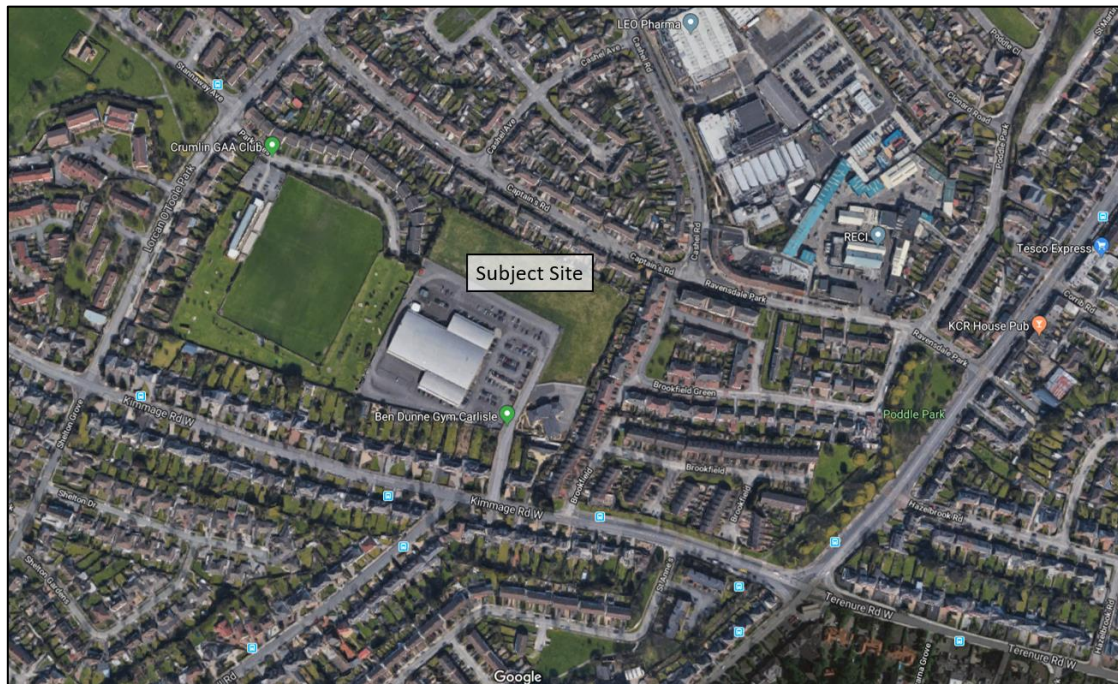


Figure 3 Site Location Map (Source: Google Maps)

Site History

McGill Planning have carried out a desktop review of the planning history of the site. There have been several permissions on the site. The two most recent are the most relevant planning applications on this site when compared to this proposal. One for a Strategic Housing Development, and the second for a Largescale Residential Development. Both of which proposed the same number of units and storey heights. These were both approved by the relevant planning authorities.

DCC Reg. Ref: 2963/07
Decision: Granted Permission with conditions
Description: Dublin City Council granted permission for the change of use of an existing building from sports clubhouse into a new refurbished art gallery at Carlisle Gallery, Kimmage Road West, Kimmage, Dublin 12. This development included new pitched roof at 8.2 metres in height, new parking (74 spaces) and associated site works and landscaping. Portions of existing clubhouse were to be demolished.

This building is located east of the access road into the subject site.

DCC Reg. Ref: 4292/05
Decision: Granted Permission with conditions
Description: Dublin City Council granted permission for the retention of an extension to the car park and for the reconfiguration of the car park layout and amended vehicular access at Carlisle fitness club, Kimmage Road west; Kimmage, Dublin 12 for B. Dunne. The car park was constructed in line with a previous planning permission on the site (DCC Reg. Ref.: 4225/00) and subsequently extended and modified without consent.

ABP Reg. Ref: ABP-313043-21
Decision: Granted Permission with conditions
Description: ABP granted permission with conditions for a Strategic Housing Development (SHD) at Carlisle, Kimmage, Dublin 12 on the 22nd of September 2022. The development included 208

no. residential units within 5 blocks (with blocks 4 and 5 linked throughout) rising in height up to 6 storeys.

DCC Reg. Ref: LRD6018/22-S3

ABP Reg. Ref: ABP316176-23

Decision: Granted Permission with conditions

Description: DCC and ABP granted permission with conditions for a Large scale Residential Development in 2023 at the subject site, Carlisle, Kimmage, Dublin 12. The development included 208 no. residential units within 5 blocks (with blocks 4 and 5 linked throughout) rising in height up to 6 storeys.

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

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

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

Population & Human Health

The application site is bounded by a recreational centre along the south which is referred to as Ben Dunne Gym and an art gallery, and to the north (Captains Road), east (Brookfield Green) and west (Park Crescent) by residential development which are predominantly two storey units. There is also Crumlin GAA and pitch and putt to the south west of the site. As with the previously permitted applications SHD ABP-313043-21 and LRD6018/22-S3 (both judicially reviewed), access to the subject site is along Kimmage Road West which also provides access to the recreational facility.

During the construction phase there may be possible short-term nuisances to human beings from noise and dust during construction. Once mitigated in accordance with the submitted proposed Outline Construction Management Plan Section 8, Environmental Considerations, and monitored in accordance with Section 9, Monitoring and Protection of Neighbouring Properties, it is not anticipated that the construction works would result in significant environmental impacts for the local population and human health.

There are no operational impacts associated with this residential development that would be likely to cause significant effects in terms of population and human health. The additional residential homes created will have a positive impact on the area and will help sustain existing services and public transport and provide demand for additional. The provision of new public and communal open space and a green route enhances an underutilised greenfield site in an urban area will improve the experience of the area for existing residents as well as future residents. While the inclusion of a creche and a community/ cultural space will provide additional facilities to the area.

Biodiversity

As with the previously permitted applications, biodiversity is not likely to be significantly affected by the proposed development. The subject site is not of significant or sensitive ecological status given its greenfield status in suburban Dublin. Further surveys have been carried out by Altamar Environmental Consultants, building upon those previously carried out for the other previously proposed developments

The Ecological Impact Assessment (EclA) completed by Altamar Consulting Engineers for this application confirms that the following surveys have been carried out since September 2024:

Survey	Surveyor	Dates
Flora and Habitat	Jeff Boyle (BSc) (Altemar)	September 20 th 2024, 10 th April 2025
Bat	Jeff Boyle (BSc) (Altemar)	10 th April 2025
Mammal	Jeff Boyle (BSc) (Altemar)	21 st January 2025, 28 th March 2025
Wintering Bird	Jeff Boyle (BSc) & Gayle O'Farrell (Altemar)	27 th October 2024, 31 st October 2024, 13 th November 2024, 21 st November 2024, 27 th November 2024, 21 st January 2025, 13 th February 2025, 3 rd March 2025, 11 th March 2025, 19 th March 2025, 28 th March 2025, 10 th April 2025.

The EclA confirms the following Residual Effects likely to occur from the project (post mitigation):

“Standard construction and operational mitigation measures are proposed. These measures are not being relied upon in respect of any potential impact on the Natura 2000 sites or their Qualify Interests. These would ensure that water entering the surface water drainage network is clean and uncontaminated. However, early implementation of ecological supervision and consultation with Inland Fisheries Ireland and prior initial mobilisation and enabling works is seen as an important element to the project, particularly in relation to the implementation of surface water runoff, dust mitigation, bat, amphibian, mammal and avian mitigation.

With the successful implementation of standard mitigation measures to limit surface water impacts on the watercourses, biodiversity mitigation/supervision, no significant impacts are foreseen from the construction or operation of the proposed project on terrestrial or aquatic ecology. Residual impacts of the proposed project will be localised to the immediate vicinity of the proposed development.

The construction and operational mitigation proposed for the development satisfactorily addresses the mitigation of potential impacts on terrestrial biodiversity, aquatic biodiversity and bats through the application of the standard construction and operational phase controls as outlined above. In particular, mitigation measures to ensure compliance with the Local Government (Water Pollution Act) 1977 as amended and prevent silt and pollution entering the drainage network satisfactorily address the potential impacts on downstream biodiversity.

In relation to bats, foraging onsite should persist with lighting on site restricted to the housing development area and no lighting is proposed in the vicinity of the hedgerows and treelines where foraging was observed. No trees of bat roosting potential were noted on site or will be felled as a result of the proposed development. There will be no disturbance of resting or breeding places of bat species.

No significant adverse impacts on the conservation objectives of European sites are likely in the absence of mitigation measures outlined above. It is essential that these measures outlined are complied with, to ensure that the proposed development does not have “downstream” environmental impacts and significant impacts on biodiversity on site.

Potential Residual Impacts: Low adverse, local, Negative Impact, Not significant & long term.”

The EclA concludes that “The construction and operational mitigation proposed for the development satisfactorily addresses the potential impacts on the sensitive receptors through the application the standard construction and operational phase controls. The overall impact on the ecology of the proposed development will result in a long term minor adverse not significant long term residual impact on the ecology of the area and locality overall. This is primarily as a result of the loss of terrestrial habitats on site, supported by the creation of additional biodiversity features including sensitive landscaping and lighting strategy.”

Altamar Consulting Engineers also completed an Appropriate Assessment Screening for the site. This report concludes the following:

"The proposed development site is located within a populated urban environment. The nearest European sites are South Dublin Bay SAC and South Dublin Bay and River Tolka Estuary SPA (6.4km and 6.6km respectively). There is no direct hydrological or biodiversity pathway between the subject site and these Natura 2000 sites, or any other site. The nearest watercourse is the River Poddle located approximately 400m to the east of the site (Figure 10). It is proposed to discharge excess surface water to the existing sewer on Kimmage Road West to the south of the site. This network flows a short distance (C. 400m) northeast where it joins the River Poddle. The River Poddle flows north C. 3.6km where it discharges to the River Liffey at Ushers Quay in Dublin City Centre. As the Liffey flows to Dublin Bay, it is therefore considered that there is an indirect hydrological pathway between the subject site and Natura 2000 sites at Dublin Bay including South Dublin Bay SAC (6.4km), North Dublin Bay SAC (9.6km), South Dublin Bay and River Tolka Estuary SPA (6.6km), North Bull Island SPA (9.5km) and North-West Irish Sea SPA (10.8km). However, given the minimum distance from the proposed development site to these sites (>6km), the existing surface water drainage network, and the significant fluvial distance between the subject site and Natura 2000 sites at Dublin Bay, any pollutants, dust or silt laden run off will be dispersed, diluted, and ultimately settle within the surface water drainage network, the River Poddle and River Liffey prior to reaching the extensive marine environment at Dublin Bay. Foul water will be discharged to the existing network on Kimmage Road West. This network ultimately discharges to Ringsend WwTP for treatment under license. Based on best scientific evidence, the proposed development individually or in combination with other plans or projects will have no likely significant effects on the conservation objectives of any European site. No specific mitigation is required to prevent impacts on European sites.

Having taken into consideration foul and surface water drainage from the proposed development, the distance between the proposed development to designated conservation sites, 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 there will be no likely significant effects on conservation objectives of European sites either individually or in combination with other projects. The construction and operation of the proposed development will not impact on the conservation objectives of qualifying interests of European sites.

This report presents a Stage 1 Appropriate Assessment Screening for the Proposed Development, outlining the information required for the competent authority to screen for appropriate assessment and to determine whether or not the Proposed Development, either alone or in combination with other plans and projects, in view of best scientific knowledge, is likely to have a significant effect on any European site."

Lands and Soils

The subject lands are a greenfield site with no demolition proposed. The site slopes from the west of the site towards the east of the site by approximately 2 metres.

In the absence of a basement in the proposed development, the bulk of the earthworks are relatively nominal and are only associated with the site strip and levelling to suit the new building, along with excavations for foundations, attenuation systems, roads, footpaths and site services. The buildings ground floor levels are designed to be close to existing ground levels on site minimising excavation works. As a result, the construction or operation of the scheme would not use such a quantity of soils or water to result in significant effects on the environment.

The site has minimal existing vegetation. It is made up of improved grassland along with nettles, thistles, dandelions and broad dock amongst other types of species. The site verges are made up of neighbouring hedges, ivy, field bindweed and bramble. There are no invasive species on the site. The proposal includes high

quality landscaping, planting, and SUDS measures to be incorporated into the development to ease water run-off. Please see the documentation prepared by NMP Landscape Architects.

The site and enabling works associated with the proposed development are detailed in the documentation prepared by Barrett Mahony Consulting Engineers with associated mitigation measures set out in the Outline Construction Management Plan Sections 5, 6, 7 and 8. The Outline Construction and Demolition Waste Management Plan details the wastes arising and associated management in sections 5, 6 and 7. .

Water

The Appropriate Assessment 2025 prepared by Altemar Environmental Consultants confirms under the section titled Identification of Relevant European Sites that

“A key factor in the consideration as to whether a particular European site is likely to be affected by the proposed development is its distance from the development location. Sources of potential impact include silt laden runoff and petrochemical pollution during the construction phase and operational phases.

It is generally, but not necessarily, the case that the greater the distance from the plan or project the smaller the likelihood of impacts. In this case, the nearest Natura 2000 sites are the South Dublin Bay SAC (6.4km) and the South Dublin Bay and River Tolka Estuary SPA (6.6km) (Figure 8 & 9). There is no direct hydrological or biodiversity pathway between the subject site and these Natura 2000 sites, or any other site. There nearest watercourse is the River Poddle, running through the Poddle Park located approximately 400m to the east of the site (Figure 10). The River Poddle rises near Cookstown and Tallaght and is a member of the River Liffey system. It is proposed to discharge excess surface water to the existing sewer on Kimmage Road West to the south of the site. This network flows a short distance (C. 400m) northeast where it joins the River Poddle. The River Poddle flows north C. 3.6km where it discharges to the estuarine element of the River Liffey at Ushers Quay in Dublin City Centre. As the Liffey flows into Dublin Bay, it is therefore considered that there is an indirect hydrological pathway between the subject site and Natura 2000 sites at Dublin Bay including South Dublin Bay SAC (6.4km), North Dublin Bay SAC (9.6km), South Dublin Bay and River Tolka Estuary SPA (6.6km), North Bull Island SPA (9.5km) and North-West Irish Sea SPA (10.8km). However, given the minimum distance from the proposed development site to these sites (>6km), and the significant fluvial distance between the subject site and Natura 2000 sites at Dublin Bay, any pollutants, dust or silt laden run off will be dispersed, diluted, and ultimately settle within the surface water drainage network, the River Poddle and River Liffey estuary prior to reaching the extensive marine environment at Dublin Bay. Foul water will be discharged to the existing network on Kimmage Road West. This network ultimately discharges to Ringsend WwTP for treatment under license.

Ringsend WWTP is required to operate under an EPA licence (D0034-01) and meet environmental legislative requirements as set out in such licence. It is noted that a planning permission for a new upgrade to this facility was received in 2019 and is currently in the process of construction/ implementation. The upgrade works commenced in 2018 and are expected to be fully completed by 2025. When all the proposed works are complete in 2025, the Ringsend Wastewater Treatment Plant will be able to treat wastewater for up to 2.4 million population equivalent while meeting the required standards. The 2019 planning permission facilitated upgrading works to meet nitrogen and phosphorus standards set out in the licence, which are temporarily exceeded currently. Works on the first of four contracts to retrofit the existing treatment tanks with aerobic granular sludge technology commenced in November 2020 and was completed in December 2021. In September 2021, the second contract was awarded, and its construction works commenced in November 2021 and is expected to take approximately 2 years to complete. The upgrade works will result in treatment of sewage to a higher quality than current, thereby ensuring effluent discharge to Dublin Bay will comply with the Urban Wastewater Treatment Directive for a population equivalent of 2.1 million by Q4 2023. In November 2021, the third contract was awarded. The fourth contract is scheduled to commence in mid-2023.

As outlined by Uisce Éireann^[1] in relation to Ringsend Wastewater Treatment Plant Uisce Éireann 'are monitoring the performance of the plant closely with a view to achieving this at the earliest possible time. We are also continuing works on the remaining project elements to deliver the capacity for a population equivalent of 2.4 million by the end of 2025.' The Ringsend WwTP will have capacity for the proposed development within the proposed construction and operational phases of the project.

The ZOI of the proposed project would be seen to be restricted to the site outline, with potential for minor localised noise and lighting impacts during construction which do not extend significantly beyond the site outline nor are they likely to have any significant effects on any European sites.

Despite a lack of direct hydrological connection to European Sites, but in the interest of carrying out a thorough assessment in line with both the Habitats Directive, and the precautionary principle, the area of assessment was expanded beyond the ZOI to include all designated sites within 15km of the proposed development site, and sites beyond 15km with the potential for a hydrological connection. This was done in the interest of ensuring that any pathways, however indirect or remote, were considered and that clear mapping could be prepared showing the location of all sites with 5, 10 and 15km buffers. All European sites within 15km and those with direct pathways (none) are listed in Table 1. The qualifying interests, and the potential impact of the proposed development on each European site and qualifying interest, are screened out in Table 2. No potential impacts are foreseen on European sites within or beyond 15km due to the extensive marine environment these sites are based within. SACs and SPAs within 15km of the works site are demonstrated in Figures 8 and 9. Waterbodies and European sites located proximate to the proposed development are demonstrated in Figures 10 – 12."

^[1] <https://www.water.ie/projects/local-projects/ringsend-wastewater-treatment-plant-upgrade-project>

Table 1. Natura 2000 sites within 15km and with a direct pathway (outside 15km)(none) of the subject site

Code	European Site	Distance	Direct Hydrological / Biodiversity Connection
Special Areas of Conservation			
IE000210	South Dublin Bay SAC	6.4 km	No
IE001209	Glenasmole Valley SAC	7.5 km	No
IE002122	Wicklow Mountains SAC	9.8 km	No
IE000206	North Dublin Bay SAC	9.6 km	No
IE000725	Knocksink Wood SAC	12.8 km	No
IE001398	Rye Water Valley/ Carton SAC	13.5 km	No
IE003000	Rockabill to Dalkey Island SAC	14.6 km	No
IE000713	Ballyman Glen SAC	14.8 km	No
IE000199	Baldoye Bay SAC	15 km	No
IE000202	Howth Head SAC	15 km	No
Special Protection Area			
IE004024	South Dublin Bay and River Tolka Estuary SPA	6.6 km	No
IE004040	Wicklow Mountains SPA	8.4 km	No
IE004006	North Bull Island SPA	9.5 km	No
IE004236	North-West Irish Sea SPA	10.8 km	No
IE004172	Dalkey Islands SPA	14.5 km	No
IE004016	Baldoye Bay SPA	15 km	No

Proposals for the disposal of wastewater remain the same throughout this scheme as permitted in the LRD granted by DCC and ABP under SHD ABP-313043-21 and LRD6018/22-S3. Waste water will discharge into the existing foul sewers on the Kimmage Road West at operational phase, which is a municipal sewer and

subsequently onto to Ringsend WWTP. This is set out in Section 3 of the Infrastructure Report by Barrett Mahony Consulting Engineers. A Confirmation of Feasibility from Uisce Eireann also confirms that connection to foul sewers in Kimmage Road West is feasible without upgrade.

A Site-Specific Flood Risk Assessment has also been prepared for the site by Barrett Mahony Consulting Engineers. The SSFRA concludes as follows:

“ Based on available and recorded information, the site of the proposed residential blocks itself has not been subject to flooding in recent history. Adjacent areas, including part of the existing access road, however, have experienced flooding. However, the flood depths on the access road would not impinge access and egress for emergency service vehicles.

The risk of tidal flooding is considered very low as the subject site lies outside the 0.1% AEP.

The risk of fluvial flooding to the residential buildings and surrounding footpaths and roads is considered low as these areas lie outside the 0.1% AEP event. Fluvial flooding to the existing access road will not impact access and egress of emergency service vehicles.

The proposed Poddle Flood Alleviation Scheme will negate the risk of fluvial flooding on the existing access road and Kimmage Road west in the 1% AEP event.

The risk of flooding due to ground water ingress to the proposed development is considered low.

The risk of pluvial flooding is considered low, due to the site location and proposed measures for the development.

Based on the flood risk identification in Stage 1, the existing access road serving the proposed development falls in Flood Zone A & B. A justification test has been applied and the proposed development is deemed ‘Appropriate’ in accordance with the guidelines of the OPW’s publication.”

Please refer to documents prepared by Barrett Mahony Consulting Engineers for further details on water proposals throughout the site.

Air and Climate

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

There are no likely significant effects on air quality arising from the proposed development, except for the potential temporary effect arising from dust during the construction phase as listed above. Therefore, the effects on human health and Flora and Fauna arising from the construction phase of the proposed development is considered to be imperceptible in this regard. Standard environmental control measures will be employed as set out in the Outline Construction Management Plan and the Outline Construction and Demolition Waste Management Plan submitted with this application. This will include the creation of a dust minimisation plan during the construction phase of the project along with the monitoring of dust levels in the vicinity of the site during the works using the Bergerhoff Method. Then the minimum criteria to be maintained shall be the limit specified by the EPA for licensed facilities in Ireland.

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

Noise and Vibration

Construction noise, while inherently noisy and disruptive, is temporary in duration. It is anticipated that the construction of the proposed development would take approximately 36 months to complete. The works involving heavy machinery for the purposes of excavation, the preparation of building foundations and passing construction traffic usually cause the most disturbances to nearby residents.

An Environmental Noise Survey has been completed by Traynor Environmental Limited. Noise control measures will be implemented by the construction works contractor for the duration of the construction of the proposed development in accordance with the mitigation measures set out in section 7. This report concludes that:

“The noise impact of the construction and operational phase of the proposed development has been assessed.

- During the construction phase noise is predicted while works are taking place in proximity to the nearest NSL's. Mitigation measures have been recommended so that any negative impact may be reduced, it is not expected that a negative impact will occur on existing noise sensitive locations.
- With respect to inward noise impact, to ensure that the noise climate within the residential units is appropriate, the following internal noise criteria are proposed:
 - Daytime in living areas – 35 dB LAeq,16hr; and,
 - Night-time in bedrooms – 30 dB LAeq,8hr.
- The noise levels measured across the site have been used to calculate noise levels at all facades of the proposed development and predicting the internal noise levels within living room and bedroom spaces, taking account of the proposed building envelope and conditions in the receiving rooms (e.g., volumes and room acoustic characteristics).
- It is predicted that the amenity spaces will experience noise levels of the order ≤55dB LAeq,16hr in line with the recommended noise levels.
- Using guidance outlined in the current Dublin Agglomeration Environmental Noise Action Plan 2024 - 2028, British Standard BS 8233 (2014), WHO Community Noise (1999) and ProPG (2017) an inward noise impact assessment inclusive of noise modelling has been undertaken at the proposed development site.
- The results of the assessment have concluded that during daytime and night-time periods, internal noise levels are calculated to be within acceptable levels for bedroom, living and dining areas, taking account of the proposed glazing and ventilation strategy recommended for the development.
- The assessment has recommended a Type 1 glazing on all façades.
- A standard ventilation strategy is recommended for all the development.
- With the implementation of the recommendations included in the report, it is considered that a suitable level of protection against noise will be provided for the occupants of the proposed development.
- Considering that sensitive receivers within the development are much closer than off-site sensitive receivers, once the relevant noise criteria is achieved within the development it is expected that there will be no negative impact on sensitive receivers off site, and therefore no further mitigation required.”

Landscape & Visual

There are no sensitive landscape designations pertaining to the subject site. The proposed development will not impact on any designated views or prospects within the Dublin City Council Development Plan.

A Townscape and Visual Impact Assessment was prepared by Model Works to assess the potential impacts of the proposed development on the surrounding receiving environment. 14 no. representative viewpoints were selected for this assessment and the effects on the viewpoints are assessed in the TVIA document. The assessment concludes that:

This assessment has found that, on balance, the proposed development can be considered a neutral to positive intervention in the townscape. For a development of its scale, it would affect a relatively confined area, and in that area there is capacity to accommodate change (due to (a) the current condition of the Carlisle lands, occupied by the gym and the unused site, and (b) the established trend of similar change in the wider area). The development would strengthen the urban character and place-identity of the Carlisle area, and elevate the quality of the built environment locally (due to the development's high quality of design and materials). The change is appropriate in this location, and would contribute to realising the DCDP vision for Sustainable Residential Neighbourhoods and a 15 minute city.

Traffic

The Traffic Impact Assessment, prepared by BMCE Consulting Engineers, has considered the traffic and transportation implications of the proposed development. It demonstrates that the development can be readily accessed by existing and future sustainable modes of transport within the immediate vicinity of the site.

It is proposed that the vehicular access to the proposed development is provided from Kimmage Road West, via the existing access road to the Ben Dunne Gym. 89 no. car parking spaces and 465 cycle parking spaces are provided. The car parking ratio is in accordance with the maximum standards as set by the DCC Development Plan, while the bicycle parking is in excess of the Development Plan requirements. The conclusions from the Traffic Impact Assessment submitted with this application confirms that:

Based on the data and evaluations within this TIA, the following conclusions can be made:

1. *3No. junctions were analysed as part of this TIA, namely:*
 - *Junction No. 1 – Development Entrance / Kimmage Road West (R818)*
 - *Junction No. 2 – Whitehall Road (L4021) / Kimmage Road West (R818)*
 - *Junction No. 3 - Kimmage Road West (R818) / Kimmage Road Lower (R817) / Terenure Road West (R818) / Fortfield Road (R817)*

The TIA demonstrates that the proposed development will have an almost imperceptible impact on existing and future traffic levels.

2. *The analysis demonstrates that the Junction 1 (the development access junction) at present works well within capacity and is only moderately loaded, that it will continue to do so with the proposed development in place, with only moderate levels of queuing and delays.*
3. *The analysis indicates that Junction 2 (the Whitehall Road / Kimmage Road West junction) is busy but within capacity for all scenarios*
4. *The analysis indicated that Junction 3 (the Kimmage Crossroads) is predicted to be at capacity by 2033, and c.6% - 7% over capacity by 2043. 1 No. junction presently works within capacity, and 1 No. operating at / over-capacity.*

MITIGATION

Notwithstanding the very low impact of the traffic that will be generated by the proposed development, it remains important to implement a coherent parking and mobility management policy and plan for the subject development. Such policies will minimise the impact of private car traffic and are in keeping with the sustainable transport policy presently advocated for the Greater Dublin Area. There are excellent existing and proposed public transport links to the proposed development which facilitates sustainable travel practices which are promoted in the Residential Travel Plan. Adoption of such practices will assist in mitigating traffic impacts.

CYCLING INFRASTRUCTURE AND PUBLIC TRANSPORT

While, at present, the site is within cycling distance of town although it lacks formal segregated cycle lanes, future cycle lane improvement proposals as stated within the GDA Cycle Network Plan and as part of the recently approved Bus Connects Kimmage to City Centre scheme (ABP REF: HA29N.317660), will improve accessibility levels. In this regard there is secondary route proposed to run past the entrance to the site, along Kimmage Road West, with a feeder route running along Whitehall Road.

The site is well served by public transport, with regular bus services are located very close to the location of the proposed development. The Dublin Bus / Go-Ahead services in the area provide direct linkage to the city, with Routes 9, 15a and S4 running past the site. In addition, the 54a and 74 passes through Kimmage Crossroads 300 metres to the east of the proposed development and the 83 and 83a routes commence from Stannaway Avenue to the west of the site. In total, these bus routes provide 27No. buses per hour, at AM peak hours.

Furthermore, refer to the Public Transport Capacity Assessment carried out by Transport Insights, submitted in support of this LRD application, which demonstrates clearly that there is frequent public transport, operating with spare capacity.

Future proposals as stated within the Bus Connects Report will further improve public transport connectivity to the city centre and north / south suburbs, as well as the recently approved Bus Connects Kimmage to City Centre scheme (ABP REF: HA29N.317660). The Bus Connects F spine buses (F1, F2, F3), which run past / very close to the subject site, will provide an all-day service, operating every 5 minutes from the Kimmage Crossroads to City Centre (via Harold's Cross) and points beyond. West of Kimmage Crossroads, the route will change to F3 which continues to Templeogue, Firhouse and Tallaght via Fortfield Rd, Fortfield Park, Templeville Road, Cypress Grove Road and Old Bridge Road, running every 15 minutes.

The Outline Construction Management Plan in section 7.6 provides Traffic Management measures for construction traffic to the site. In addition to this a Construction Traffic Management Plan is also submitted with this application. The measures set out in both these reports will mitigate the impact of the development on the neighbours during its construction.

Material Assets

The land on which the site is situated is a material asset. It has been zoned for residential development through the appropriate process, and as such, the use of this material asset in a manner compatible with the zoning designation, is entirely appropriate. Once constructed, the operational phase will provide an important material asset for the area in terms of residential units.

Other material assets in terms of water services, electricity, and other utilities are all available in this residential area and the proposed development can readily connect to these existing services. There are no strategic utilities running through the site which would be impacted by the proposed development.

Archaeology, Architecture and Cultural Heritage

The site does not contain any structures or features above ground. There are no protected structures on the site. The site is also located outside of the Zones of Archaeological Interest identified on the Dublin City Council Development Plan. Please see the DCC Map below indicating the proximity to historic features.

Northbrook House is 350 metres southeast of the site and is listed on the National Inventory of Architectural Heritage. There are also National Monuments in the surrounding area of the site such as at Stannaway Avenue containing an 18th century house, Lorcan O' Toole Park featuring a windmill and St. Martin's Drive also featuring a windmill structure all of which are over 400m away from the site and have intervening development between.

The nearest Architectural Conservation Area (ACA) is Crumlin Village ACA which is c.1.2 km northwest of the site. There is an area east of the site which contains archaeological interests along Kimmage Road Lower and Poddle Park area.

As a result, it is considered to have low archaeological, architectural or cultural heritage value.

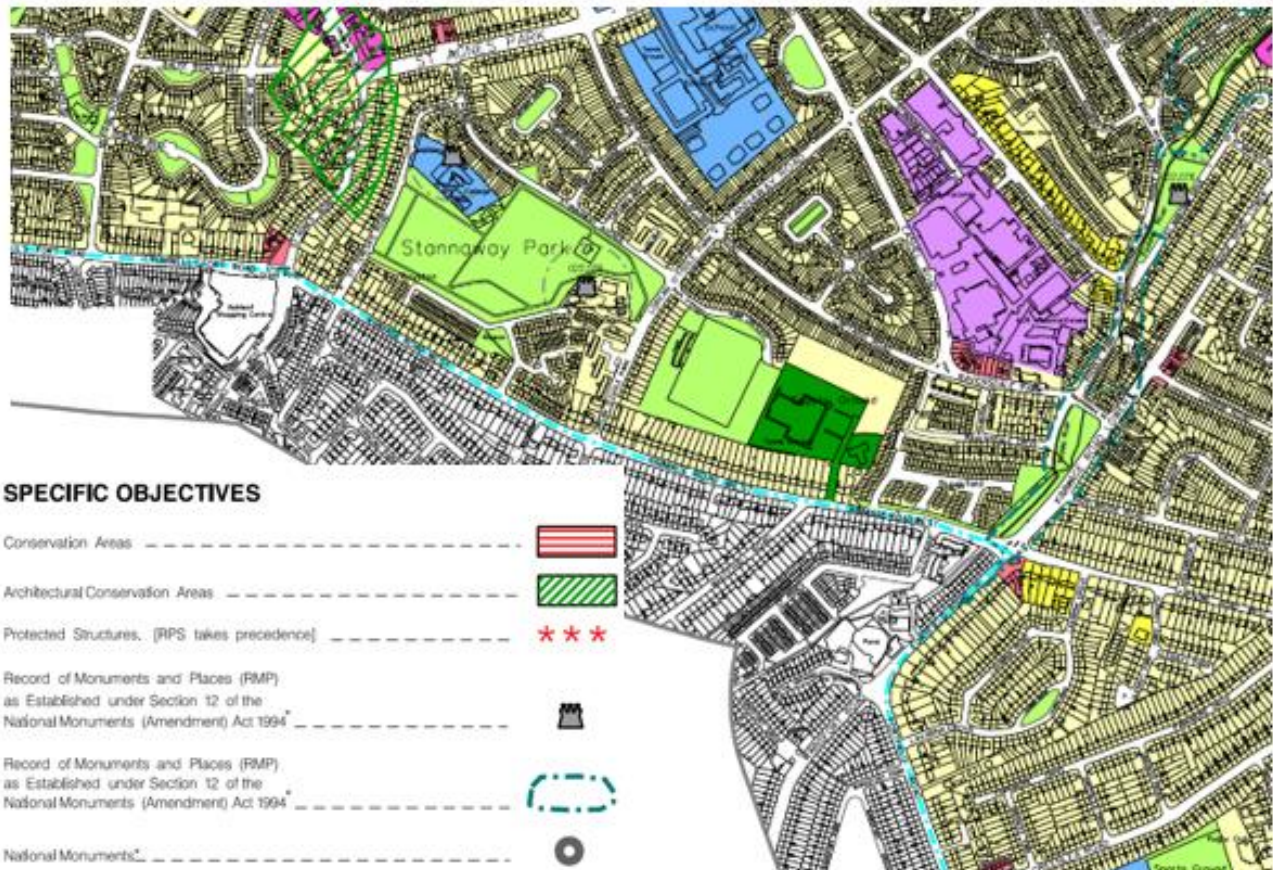


Figure 4 DCC Development Plan Map indicating specific objectives relating to historic features

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

The subject lands are not proximate to any Seveso/COMAH (Control of Major Accident Hazard) designated sites.

The Site-Specific Flood Risk Assessment for the site indicates that the proposed residential dwellings are located within Flood Zone C, with a low probability of flooding.

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

Inter-relationship between the above factors

It is considered that any of the previously identified relatively minor temporary effects are not in themselves considered significant nor will they cumulatively result in a likely significant effect on the environment.

A DESCRIPTION OF ANY SIGNIFICANT EFFECTS TO THE EXTENT OF THE INFORMATION AVAILABLE ON SUCH EFFECTS OF THE PROPOSED DEVELOPMENT ON THE ENVIRONMENT AS REQUIRED BY SCHEDULE 7A

(Information to be provided by the applicant for the purposes of screening sub-threshold development for Environmental Impact Assessments as required by Schedule 7A.)

This section includes information available on the likely significant effect of the development on the environment including:

- (a) the expected residues and emissions and the production of waste, where relevant, and
- (b) the use of natural resources, in particular soil, land, water and biodiversity.

The proposed development is on a greenfield vacant site in a central location and within an existing serviced urban area. The proposed works are residential in nature and will require the construction of blocks of apartments using regular building materials. The works will be similar to those of the previously permitted SHD Development ABP 313043 or LRD Development LRD6018/22-S3 and ABP316176-23, with similar or slightly less construction material used for this proposed application compared to the previously permitted. The proposed development would have similar impact in terms of construction material, excavation, and associate noise, dust and traffic impacts to any other potential residential development that may occur on this site. Given the nature of the site and the Proposed Development there will be no likely significant effects on land, water or biodiversity.

It is expected that there will be some residues/emissions created during the construction stage associated with the development works proposed which include ground preparation works, development of site infrastructure, construction of buildings and hardstanding areas and landscaping of the site including open soft landscaped areas.

Standard mitigation measures will be employed and monitored. These measures will be set out in an agreed Outline Construction Management Plan. As such residues and emissions are not considered likely to have potential to cause significant effects on the environment.

There will be some waste materials produced in the construction of the proposed scheme which will be disposed of using licensed waste disposal facilities and contractors. As is standard practice the scale of the waste production in conjunction with the use of licensed waste disposal facilities and contractors will not cause concern for likely significant effects on the environment.

The Operational Waste and Recycling Management Plan (OWRMP) by Traynor Environmental Limited submitted as part of this application sets out measures ensuring sustainable methods for waste and recycling are provided for during the operation of the proposed residential development. The scheme will provide sufficient waste recycling infrastructure, waste reduction initiatives and waste collection and waste management information to the residents of the development.

There will be no large scale use of natural resources. The main use of natural resources will be land. The subject lands are greenfield lands which are zoned for residential use.

Other resources used will be construction materials which will be typical raw materials used in construction of residential developments. The scale and quantity of the materials used will not be such that would cause concern in relation to significant effects on the environment.

The construction or operation of the scheme would not use such a quantity of water to cause concern in relation to significant effects on the environment. The use of natural resources in relation to the proposed development is not likely to cause significant effects on the environment.

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

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

Characteristics of Proposed Development	
The size of the proposed development.	The site is c. 1.25ha and the development is for 145 residential units. The development is sub-threshold for EIA.
The cumulation with other existing development and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment.	<p>This is a built-up urban area with a limited number of similar greenfield sites left in the immediate vicinity. There are no significant permitted developments in the immediate adjacent areas.</p> <p>There are permitted developments within the wider area. These are listed out in Appendix A below. These are of a small scale in nature As such it is considered that the Proposed Development does not give rise to cumulation with other development for the purposes of Section 172(1A)(b) of the Planning and Development Act 2000, as amended.</p>
The nature of any associated demolition works.	N/A
The use of natural resources, in particular land, soil, water and biodiversity.	<p>The proposed development is located on an enclosed site in the suburban environment of Dublin City. The site is self-contained, and surface water goes to ground with no direct hydrological pathways to offsite surface water bodies. Operational wastewater will be directed to Ringsend WWTP where it will be treated appropriately</p> <p>High quality landscaping, planting and SuDS measures will be incorporated into the development to ease water runoff. From assessments/surveys completed within the EclA, it is concluded that there is <i>"No signs of terrestrial mammals of conservation importance were noted on site. Foxes (Vulpes vulpes) were seen during multiple site visits. No signs of badger activity were noted upon close inspection. No hedgehogs were seen during the site visit but may be present."</i></p> <p>With regard to bats the EclA confirms that <i>"The 2024 survey noted minor foraging activity during the bat survey. One common pipistrelle (Pipistrellus pipistrellus) and one soprano pipistrelle (pipistrellus pygmaeus) were observed shortly after sunset foraging along the Lawsons Cypress treeline and close to the east of the site (Appendix I). The proposed lighting plan was prepared in conjunction with Altemar to provide a sensitive lighting plan to reduce the potential impact on bat species. In addition, the Lawsons Cypress treeline is being retained. No trees of bat potential were noted on site. A derogation license is not required for the proposed development."</i></p> <p>The EclA also identified in relation to Birds and Wintering Birds that <i>"No species were seen to be using the site for foraging, resting or breeding purposes. Brent Geese were not observed foraging in within the site but were observed overhead. As outlined in Appendix II, "The results suggest that the site is not significant ex-situ foraging or roosting site for any species of qualifying interest from nearby SPA's. Surveys did not record any visitations whatsoever of Brent Geese or wader species (in a Dublin context that would be Curlew, Oystercatcher and Black-tailed Godwit). No significant effects are foreseen on qualifying interests or conservation objectives of SPA's."</i></p>

	<p>Finally in terms of habitats and species, plant species and Amphibians and reptiles the EclA confirmed that</p> <p><i>"No rare or protected habitats were noted on site. However, the Lawson's Cypress treelines surrounding the northern and western site boundaries would be locally important for biodiversity as they provided nesting and foraging areas for birds in addition to providing a locally important foraging and potentially roosting areas for bats. High bird activity was noted within these treelines during the site visits.</i></p> <p><i>Plant Species</i></p> <p><i>The plant species encountered at the various locations on site are detailed above. No rare or plant species of conservation value were noted during the field assessment. Records of rare and threatened species from NPWS were examined. No rare or threatened plant species were recorded in the vicinity of the proposed site.</i></p> <p><i>No invasive species which require specialist treatment e.g. Japanese knotweed, giant rhubarb, Himalayan balsam or giant hogweed were noted on site.</i></p> <p><i>Amphibians and reptiles</i></p> <p><i>No watercourses or suitable habitat for amphibians is present on site."</i></p> <p>No use of natural resources other than the normal use of building materials is proposed.</p>
The production of waste.	<p>Construction waste produced will be controlled, stored and disposed of in a sustainable manner as per relevant environmental guidance. A final Construction, Demolition and Environmental Waste Management Plan will be agreed with Dublin City Council prior to commencement of development.</p> <p>It is envisaged that operational waste for the residential development will be controlled by each household and then put into the central bin facilities at podium level. The management company will address waste management in communal and public areas.</p>
Pollution and nuisances.	<p>The construction phase will create short term negative effects particularly in terms of dust and noise. Please see the Construction Management Plan, the Construction and Demolition Waste Plan and the Environmental Noise Assessment. These reports all identify the potential nuisances arising and mitigations measures. Once these mitigation measures are implemented in line with these plans, it will ensure that that construction activities are properly controlled and mitigated, preventing undue nuisance or pollution. .</p>
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	<p>Standard construction practices will be employed throughout the construction phase to mitigate the potential of any major accidents or disasters from occurring.</p> <p>The proposed location of development is not considered particularly vulnerable to major accidents and/or disasters and therefore the expected effects are considered to be minimal.</p>
The risks to human health (for example, due to water contamination or air pollution).	<p>There are likely effects at construction stage in terms of noise, dust and contaminated run-off. However, these will be temporary and will be mitigated in accordance with the Construction Environmental Management Plan which will be agreed post planning.</p>

Location of Proposed Development	
The existing and approved land use.	<p>This site is currently a vacant greenfield site. It is allocated for residential development in the Dublin City Development Plans 2022-2028.</p> <p>The previously permitted SHD Development ABP 313043 or LRD Development LRD6018/22-S3, both for 208 no. apartment units in 5 no. blocks were granted permission on this site and subsequently appealed. The current proposed LRD application provides a similar layout but has a reduced height and quantum of units as the permitted development.</p>
The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground.	This is an allocated urban site that will be developed for high-density residential development appropriate to its location. The provision of new open spaces (public and communal) will be positive for the area. The use of SuDs measures on site is an additional benefit.
<p>The absorption capacity of the natural environment, paying particular attention to the following areas:</p> <ul style="list-style-type: none"> (i) wetlands, riparian areas, river mouths; (ii) coastal zones and the marine environment; (iii) mountain and forest areas; (iv) nature reserves and parks; (v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and; (vi) areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure; (vii) densely populated areas; (viii) landscapes and sites of historical, cultural or archaeological significance. 	<p>The site itself is not located within a wetland, coastal zone, marine environment, mountain, forest, nature reserve, park, or protected site.</p> <p>The proposal is an urban site, surrounded by an array of public parks such as Poddle Park, Bushy Park, Stannaway Park and Eamonn Ceannt Park.</p> <p>It has been found that the proposal, with appropriate mitigation measures, will not have a detrimental impact on any of these areas beyond that which a medium to high scale development site would have on any such areas. It is worth noting that SUDS have been incorporated which ensures that the quantity and quality of the runoff will revert to a high-quality rating.</p> <ul style="list-style-type: none"> (i) The Proposed Development is sited in a populated urban location with significant existing facilities. This is a zoned site for residential development and is not expected to have a significant impact on surrounding population.
Types and characteristics of potential impacts	
The magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected).	<p>Given the existing context it is expected that the proposed development will not have any significant environmental impact beyond the site and immediate vicinity.</p> <p>All construction activities will be governed by a Construction, Demolition and Waste Management Plan the details of which will be agreed with Dublin City Council prior to commencement of development.</p>
The nature of the impact.	<p>The potential likely and significant impacts arising from the development will be typically those associated with a medium to high scale residential development in an area designated for growth. The nature of the impacts are expected to be of a magnitude that would not be significant, adverse or permanent.</p> <p>The impact of the development at operational stage will be typical of this residential area and will not be significant, adverse or permanent</p>
The transboundary nature of the impact.	Any minor impacts will be contained in the immediate vicinity of the site. The subject lands are not located on any geographical or other

	boundary of relevance to assessment of likely significant effects on the environment.
The intensity and complexity of the impact.	The proposed development is not of any significant intensity or complexity such that would be likely to cause significant effects on the environment.
The probability of the impact.	It is probable that the minor impact of noise and pollution during the construction phase will occur; however, construction works on zoned lands within the area are not unexpected or out of character and working hours will be limited to hours set by the planning conditions.
The expected onset, duration, frequency and reversibility of the impact.	The minor impacts identified would occur during the construction phase only. The frequency of impacts will vary throughout the construction phase; however, the impact is still considered to be insignificant as any potential impacts will be effectively managed, reduced or eliminated. The minor effects associated with the construction phase such as noise, dust and traffic will be temporary. There are no significant negative impacts which are considered likely to occur during the operational phase of the proposed residential development and associated uses such as the proposed community, culture and arts uses.
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.	<p>The project provides for the development of a site which is zoned under the Dublin City Council Development Plan. Other developments are likely to occur in the Kimmage area, which shall be delivered independently of the scheme here under consideration. There are no notable approvals for development in adjoining areas at the time of writing.</p> <p>The scale of the proposed scheme is not such that the characteristic of any potential impacts, in combination with each other, are likely to cause significant effects on the environment.</p>
The possibility of effectively reducing the impact.	Appropriate environmental control measures will be undertaken in order to ameliorate effects on the environment arising from the proposed development. Any control measures to manage noise, dust and/or pollution during the construction phase will be based on standard best practice, policies and guidance.

SUMMARY

The site is located on appropriately zoned lands, and the proposed development is in accordance with the allowances of the zoning and associated local and national planning policy.

The proposed development includes for a 145-no. unit scheme including new public and communal open space and associated works. It is considered that the characteristics of the proposed development, its location and the type and characteristics of the potential impacts arising do not give rise to any likely significant effects on the environment. While temporary or short-term impacts in relation to construction noise and dust may arise, such impacts are typical of any construction phase, and any potential impacts on nearby receptors will be effectively managed through proven mitigation measures and standard best practice construction measures as detailed within the Outline Construction Management Plan prepared by BMCE.

CONCLUSIONS

In conclusion, it is respectfully submitted that the proposed development is below the threshold requiring a mandatory EIAR. The screening exercise has been completed in this report and the methodology used has been informed by the available guidance, legislation and directives.

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

The EcIA by Altamar Consulting Engineers that “ *The construction and operational mitigation proposed for the development satisfactorily addresses the potential impacts on the sensitive receptors through the application the standard construction and operational phase controls. The overall impact on the ecology of the proposed development will result in a long term minor adverse not significant long term residual impact on the ecology of the area and locality overall. This is primarily as a result of the loss of terrestrial habitats on site, supported by the creation of additional biodiversity features including sensitive landscaping and lighting strategy.*”

Altamar Consulting Engineers also completed an Appropriate Assessment Screening for the site. This report concludes the following:

“Based on best scientific evidence, the proposed development individually or in combination with other plans or projects will have no likely significant effects on the conservation objectives of any European site. No specific mitigation is required to prevent impacts on European sites.

Having taken into consideration foul and surface water drainage from the proposed development, the distance between the proposed development to designated conservation sites, 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 there will be no likely significant effects on conservation objectives of European sites either individually or in combination with other projects. The construction and operation of the proposed development will not impact on the conservation objectives of qualifying interests of European sites.

This report presents a Stage 1 Appropriate Assessment Screening for the Proposed Development, outlining the information required for the competent authority to screen for appropriate assessment and to determine whether or not the Proposed Development, either alone or in combination with other plans and projects, in view of best scientific knowledge, is likely to have a significant effect on any European site.”

In conclusion, it is considered that the proposed development will not have any significant effects on the environment. All recommended mitigation measures and standard practices will be employed throughout the construction and operation phase of the development to ensure that the proposed development will not create any significant impacts on the quality of the surrounding environment.

Appendix A Cumulative Developments within the area

Building Info (<https://www.buildinginfo.com/>) was consulted in order to determine a list of planning applications which were granted planning permission by DCC/SDCC from May 2018 to the 16th May 2025. An approximate 1km buffer (as the crow flies) was used to conduct this desktop-based research of planning applications. Based on the type of planning applications coming forward it is evident that the area is well established with the vast majority of application types relating to extension or alterations of existing developments.

Reference	Description	Location	Final Grant	Type
3085/25	The development will consist of the construction of 3 new Padel Tennis Courts with a canopy over, an ancillary administration / support cabin and all ancillary site works and services.	BD Gyms, Kimmage Road West, Dublin 12	Due 22 May 2025	Extension
WEB1373/25	The application seeks modifications to the previously granted permission DCC Reg. Ref. 4456/19 and ABP Ref: ABP-308078-20. Modifications are: The change of Use of 1 No. ground floor apartment to communal space for resident's use, decreasing the number of apartment units from 12 No. to 11 No. apartment units. No changes to the building footprint, height or elevations are proposed.	Lands to the side of St Agnes Convent (Captains Place), Armagh Road, Crumlin, Dublin 12	Due 22 May 2025	Alterations to existing building
3856/24	The development includes improved access arrangements from Greenlea Grove, refurbishment and extension of the existing clubhouse facilities; Construction of 1 to 2-storey scale extension to the clubhouse to accommodate a gym in a double height space (2-storey scale), with gym changing rooms, keg storage and a coffee shop in the single storey element at ground level; Construction of a covered outdoor seating terrace	Terenure College Rugby Football Club, Lakelands, Greenlea Grove, Terenure Dublin 6W	06 Jan 2025	Extension
3834/24	PERMISSION For change of use from Convent to Family Hub. This shall include the removal of the existing roof and replacement with a new mansard roof with windows allowing for an additional floor of accommodation. An additional floor is also added within the volume of the existing church.	St Agnes Convent, Captain's Place, St Agnes Avenue, Crumlin, Dublin 12, D12W62N	14 Nov 2024	Alterations to existing building
3978/24	The proposed development comprises the following: Alterations to previously approved development granted under Reg. Ref. 3302/21 comprising: (i) reinstatement and revised layout of first floor on the southern block and part of 1st floor on the western block (which were	Former Lighting & Electrical Distribution Group Ltd Factory Complex, Moeran Road,, Walkinstown,	15 Oct 2024	Alterations to existing building

	previously omitted by condition) to provide for an additional 7 no. units. This will result in an increase from 43 no. to 50 no. units; (ii) revisions to the approved floor plan, including balconies, of 2nd floor on the southern block; (iii) alterations to external material finish and fenestration to façades of the apartment building; (iv) all associated site works necessary to facilitate the development.	Dublin 12, D12XV07		
SD24A/0169W	Planning permission sought for partial change of use from ground floor store to kitchen, partial change of use of first floor kitchen/office/stores to use as function room, toilets and escape stairwell, together with new two storey extension to rear, new first floor extension to rear and new decorative only plant on shop front to side.	2-6, The Two Sisters, Wainsfort Drive, Terenure, Dublin 6W, D6W P274	07 Oct 2024	Extension
5035/23	The development will consist of the refurbishment and extension of the 1st floor, currently vacant, to 1 No. 2 bed apartment. The development will consist of the construction of 2 no. 1 bed apartments at 1st floor level to the rear of the building, The total number of apartments will be 3 apartments. The building will be increased from a 1 storey building to a 2 storey building to the rear.	K.C.R. House, 326 Kimmage Road Lower, Terenure, Dublin 6w	02 Sep 2024	Extension
3458/24	Permission for the development at this site: 285 Cashel Road, Crumlin, Dublin 12, D12 E923. The development will consist of installation of acoustic screening around roof mounted chiller units and all associated site works at the above address.	285 Cashel Road, Crumlin, Dublin 12, D12E923	26 Jun 2024	Alterations to existing building
WEB1867/23	The development will consist of the Material Change of Use from Retail (Pharmacy & Café Units) to Health Centre (additional HSE accommodation) in part of the ground floor of the existing Primary Care Centre and all associated site works.	Armagh Road (Crumlin) Primary Care Centre, 12, Armagh Road, Dublin 12, D12 F6C5	04 Mar 2024	Alterations to existing building
4033/23	The proposed development will consist of the following : demolition of existing external storage containers (27 sq. m., 20 sq. m. and 20 sq. m.) and demolition of existing external storage shed (155 sq. m); demolition of existing structures at ground floor (67 sq. m.) and demolition of existing first floor mezzanine are (149 sq.m);	Supervalu Sundrive Sundrive Shopping Centre, Unit 14/15 Sundrive Road, Kimmage, Dublin 12, D12 NA09	10 Jan 2024	Extension

	change of use at ground floor from existing storage use to retail use (263 sq. m.) with ancillary off licence use (147 sq. m.); construction of new one storey extension to the southeast of the existing retail building (343 sq. m.); permeable asphalt surfacing within the yard area (333 sq. m.);			
WEB1463/23	The development will consist of the construction of a window in the first-floor to the front of the house matching the small centre-window, extending the existing redbrick at the front of the house along the façade at ground floor level, the construction of a rooflight in the main roof at the front of the house and all associated site works.	58, Kimmage Road West, Kimmage, Dublin 12 D12 X3W4	6 th September 2023	Minor alterations
4466/22	Planning permission for the development will consist of construction of a dormer window to the rear of the existing attic and all associated site works.	82 Kimmage Road West, Kimmage, Dublin 12, D12 C6Y6	19 th October 2022	Extension
3488/24	To widen the existing vehicular entrance from 2.6m to 3.4m to facilitate off street parking and EV charging for two cars.	88, Kimmage Road West, Dublin 12	16 th July 2024	Alteration
SD24B/0190	Alterations to the previously approved works (SD234/0394) consisting of a new pitched roof over the existing two-storey side extension, enlargement of the window to the front and rear, reinstatement of brick finish to the front of the existing extension and all associated alterations to the elevations, internal layouts, site drainage, ancillary and landscaping works	61, Kimmage Road West, Kimmage, Dublin 12, D12 HXA7		Minor alterations
WEB1647/21	Remove part existing front wall for creation of new vehicular access for car parking space in existing front garden with dropped kerb.	142, Captain's Road, Dublin 12	21 st September 2021	Alteration
WEB1002/19	The development will consist of refurbishment of existing roof including upgrade of existing flat roof to pitched roof and provision of two rear facing rooflights, the demolition of existing single-story rear extension, the provision of a new single story rear extension including 1 rooflight, general internal alterations, refurbishment and associated site works.	50, Kimmage Road West, Dublin 12	5 th April 2019	Extension
3055/23	The development will consist of the installation of a bunded oil storage tank	285, Cashel Road, Crumlin, Dublin 12, D12 E923	10 th August 2023	Alteration

	and associated pipe work along with all associated site works at the above address.			
WEB1080/18	A first floor side extension over garage, a ground and first floor side extension to rear of garage to accommodate an extended living space on ground floor and an additional bedroom on first floor, together with all onsite utilities and services.	172, Kimmage Road West, Dublin 12	25 th May 2018	Extension
3577/23	PERMISSION: The development will consist of a ground floor extension to the building known as 'Building G', on the southern elevation of the building and all associated site works at the above address.	285, Cashel Road, Crumlin, Dublin 12, D12E923	20 th July 2023	Extension