DOWNEY
29 Merrion Square, D02RW64

EIA Screening

Proposed Large-scale Residential Development

Lands at Elmfield, Ninth Lock Road, Clondalkin, Dublin 22

Applicant: Thornmeadow Developments Limited

August 2026

TABLE OF CONTENT

1.0 INTRODUCTION 3

2.0 SITE LOCATION AND DESCRIPTION 5

3.0 METHODOLOGY 6

4.0 STATUTORY REQUIREMENT FOR AN EIAR 7

5.0 EIAR SCREENING FOR SUB THRESHOLD DEVELOPMENTS 7

5.1 Characteristics of the Proposed Development 8
5.1.1 Size and Design of the Proposed Development 8
5.1.2 Potential Cumulative Impacts with Other Developments 9
5.1.3 The Use of Natural Resources (Land, Soil, Water and Biodiversity) 9
5.1.4 The Production of Waste 9
5.1.5 Pollution and Nuisances 9
5.1.6 The Risk of Accidents and Disasters, Having Regard to Substances or Technologies 10
5.2 The Location of the Proposed Development 10
5.2.1 Site Description and Land Use 10
5.2.2 The Relative Abundance, Quality and Regenerative Capacity of Natural Resources in the Area. 10
5.2.3 The Absorption Capacity of the Natural Environment 10
5.3 Type and Characteristics of the Potential Impacts 11
5.3.1 Magnitude and Spatial Extent of Potential Impacts 12
5.3.2 Trans frontier Impacts 12
5.3.3 Magnitude and Complexity of Potential Impacts 12
5.3.4 Probability of Potential Impacts 13
5.3.5 Duration, Frequency and Reversibility of Potential Impacts 13
5.3.6 Section 171A of the Planning and Development Act, 2000 (as amended) 13

6.0 CONCLUSION 15

Appendix A - Statement in accordance with Article 299(1)(b)(ii)(II)(c) of the Planning & Development Regulations, 2001 (as amended) 18

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1.0 INTRODUCTION

Downey, Chartered Town Planners, 29 Merrion Square, Dublin 2, D02RW64, have prepared this Environmental Impact Assessment Screening Report on behalf of our client, Thornmeadow Developments Limited. This statement is to accompany a proposed Large-scale Residential Development (LRD) on lands at Elmfield, Ninth Lock Road, Clondalkin, Dublin 22. The proposed development subject to this LRD application provided for:

> *Thornmeadow Developments Limited intend to apply for permission for a Large-Scale Residential Development on lands at the Securispeed Logistics site, Elmfield, Ninth Lock Road, Clondalkin, Dublin 22. The proposed development will consist of the demolition of the existing warehouses and structures on site and the construction of a mixed-use residential-led development comprising a total of 408 no. residential units (comprising 24 no. studio units, 230 no. 1 bedroom units, 149 no. 2 bedroom/3 persons units and 5 no. 3 bedroom/5 person housing units comprising a block of 3 no. terraced units and 2 no. detached units with balconies) and 1 no. childcare facility. The residential units will comprise a mixture of apartments and own-door houses and range in height from 2-9 storeys. The proposed development will also comprise all associated car parking (202 no. spaces), cycle parking, motorcycle parking spaces, refuse and storage areas, plant, landscaping, open space, boundary treatment, public lighting, ESB substations, and site and infrastructural works necessary to facilitate the proposed development.*

The development is a class of development that is outlined in Part 1 and Part 2 of Schedule 5 of the Planning and Development Regulations, 2001 (as amened) but does not meet or exceed the relevant threshold. Therefore, an Environmental Impact Assessment (EIA) is not mandatory. As it is a sub-threshold development in the context of EIA, the purpose of this report is to provide the Planning Authority with the information required under Schedule 7A of the Planning and Development Regulations, 2001 (as amended), to enable them to determine in light of the criteria set out under Schedule 7 of these regulations whether the proposed development is likely to have significant effects on the environment, the application can be determined without an Environmental Impact Assessment Report (EIAR) having been submitted. The Planning Authority are referred to section 5 of this report for more details.

We would respectfully draw the Authority's attention to Article 299B of the Planning and Development Regulations which requires the Competent Authority to first carry out a preliminary examination of, at the least, the nature, size or location of the development and, based on that, and then consider whether or not that there is a real likelihood of significant effects on the environment arising from the proposed development.

In the event that it is determined, following the preliminary examination, that there is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development, this screening statement includes the information specified in Schedule 7A to the Regulations.

The information in this screening statement is provided to assist the Authority in the event that it finds that there is a significant and realistic doubt in regard to the likelihood of significant effects on the

environment arising from the proposed development, following a preliminary examination, as required under Article 299B of the Planning and Development Regulations.

In the event that the screening determination carried out by the Authority reaches the conclusion that the proposed development is not likely to have significant effects on the environment, the Authority's attention is specifically drawn to the requirement that the Authority's screening determination must comply with the requirements of Article 299C(2) of the Planning and Development Regulations, as amended, which provides:

"(2) (a) Paragraph (b) applies where the screening determination is that the proposed development would not be likely to have significant effects on the environment and the applicant has provided, under article 299B(1)(c), a description of the features, if any, of the proposed development and the measures, if any, envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment of the development.

(b) The Board shall specify such features, if any, and such measures[1], if any, in the screening determination."

Schedule 7A of the Planning and Development Regulations 2001 (as amended) requires the information to be provided by the applicant or developer for the purposes of screening sub-threshold development for environmental impact assessment, as set out below.

1. *A description of the proposed development, including in particular—*
   - *(a) a description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and*
   - *(b) a description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.*
2. *A description of the aspects of the environment likely to be significantly affected by the proposed development.*
3. *A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from—*
   - *(a) the expected residues and emissions and the production of waste, where relevant, and*
   - *(b) the use of natural resources, in particular soil, land, water and biodiversity.*

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

Schedule 7A (4) refers to Schedule 7 which provides a list of criteria for determining whether development listed in part 2 of schedule 5 should be subject to an environmental impact assessment.

The criteria under Schedule 7 are grouped under three broad headings:

- Characteristics of proposed development.

[1] Commonly referred to as mitigation measures.

- Location of proposed development; and
- Types and characteristics of potential impacts.

This statement provides the information required by Schedule 7A for the purposes of screening sub-threshold development for environmental impact assessment and takes into account, where relevant, the criteria outlined in Schedule 7.

The information to be provided by the applicant or developer for the purposes of screening sub-threshold development for environmental impact assessment is set out under Schedule 7A of the *Planning and Development Regulations* 2001, as amended (in particular by the 2018 *European Union (Planning and Development) (Environment Impact Assessment) Regulations for present purposes)*. Paragraph 4 of Schedule 7A requires that: `*The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7*.'

As required by Regulation 299B(1)(b)(ii)(II)(C), the available results of other relevant assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive have been taken into account and a Statement to this effect is included at Appendix A of this Report. An Appropriate Assessment Screening Report is also submitted with this application and satisfies the obligations under the Habitats and Birds Directives.

2.0 SITE LOCATION AND DESCRIPTION

The site itself is irregular in shape and extends to approximately 2.66 hectares (gross). It is bound to the north by a Lidl supermarket and mostly undeveloped open space lands of the Church of Jesus Christ Latter-day Saints, to the west by a mixed-use development and further Ninth Lock Road, to the south by the Ardale Property Group industrial lands, and to the east by the back gardens of the Riversdale Road residential estate.

There is currently a mix of uses on the site including the Securispeed courier service warehouse, the VSDirect marketing company, and the JM Work Wear retail building, all surrounded by car parking spaces as well as some grasslands.

There is also a mix of land uses in the vicinity of the subject site including residential, retail, commercial, educational, and health. This is reflective of the fact that the site is adjacent to the centre of Clondalkin. The wider surrounding lands contain mainly residential developments north of the village of Clondalkin, north along the Grand Canal and New Nangor Road, and on Monastery Road near the M50.

The subject site is strategically located in close proximity to key amenities, enhancing its accessibility and convenience.



Fig. 1 – Site Location (Subject Site outlined in red)

3.0 METHODOLOGY

This EIAR Screening report has been undertaken having regard to the following documents:

- European Union (Planning & Development) (Environmental Impact Assessment) Regulations 2018.
- Planning and Development Act 2000 (as amended).
- Planning and Development Regulations 2001 (as amended).
- Planning and Development (Housing) and Residential Tenancies Act 2016 (as amended).
- Directive 2011/92/EU.
- Directive 2014/52/EU.
- Transposition of 2014 EIA Directive (2014/52/EU) in the Land Use Planning and EPA Licensing Systems – Key Issues Consultation Paper (2017; DoHPCLG).
- Practice Note PN02, Environmental Impact Assessment Screening, (2021, OPR).
- Guidelines on the information to be contained in environmental impact assessment reports, EPA, 2017 (Draft).
- Environmental Impact Assessment – Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (2018; DoHPLG).
- Guidance for Consent Authorities regarding Sub-threshold Development (2003; DoEHLG).

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 European Union (Planning and Development)

(Environmental Impact Assessment) Regulations 2018 which came into operation on the 1st of September 2018.

The methodology employed in this screening exercise is in accordance with the EIA Guidelines published in August 2018 by the DoHPLG and the contents of Schedule 7 and 7A of the Planning and Development Regulations 2001 (as amended). The report has been prepared by Donal Duffy (MIPI), Director of DOWNEY, who is a registered Town Planner with 17 years of professional experience, including in the preparation of planning applications and Environmental Impact Assessment Reports. This EIA Screening Report has been informed by the various inputs from members of the design team, including architects, engineers, archaeologists, ecologists and environmental scientists.

4.0 STATUTORY REQUIREMENT FOR AN EIAR

Development projects requiring an Environmental Impact Assessment Report (EIAR) are set out in Schedule Five of the Planning and Development Regulations, 2001 (as amended). Part 1 of this schedule lists those projects that require a mandatory EIS irrespective of size in any EU Member State whereas Part II identifies the threshold limits for projects that require a mandatory EIS in Ireland. Article 10(b) (i) of Part II 'Infrastructure Projects' indicates that an EIS is required for the construction of more than 500 dwellings.

The total number of dwellings proposed for this planning application is 408 no. units, along with a childcare facility. The proposed development therefore does not meet the thresholds for which the preparation of an Environmental Impact Assessment Report (EIAR) is a mandatory requirement.

Another threshold is the size of the development site and in this regard Article 10(b)(iv) requires that an EIAR be prepared for urban developments 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.

The subject site in this instance is located in a built-up area, but outside the central business district. It extends to approximately 2.66 hectares (gross) and as such is significantly below the threshold that would normally require an EIAR to be prepared.

5.0 EIAR SCREENING FOR SUB THRESHOLD DEVELOPMENTS

The criteria under which the project must be considered are outlined within Article 27 of the European Communities (Environmental Impact Assessment) Regulations, 1989 and Schedule 7 and 7A of the Planning and Development Regulations 2001 (as amended) and the screening criteria categories include:

(i) Characteristics of the Proposed Development.

(ii) Location of the Proposed Development; and,

(iii) Characteristics of Potential Impacts.

5.1 Characteristics of the Proposed Development

5.1.1 Size and Design of the Proposed Development

The applicants are proposing to develop a residential scheme, consisting of a total of 408 no. residential units (comprising 24 no. studio units, 224 no. 1 bedroom units, 155 no. 2 bedroom/3 persons units and 5 no. 3 bedroom/5 person housing units comprising a block of 3 no. terraced units and 2 no. detached units with balconies) and 1 no. childcare facility. The residential units will comprise a mixture of apartments and own-door houses and range in height from 2-9 storeys. The existing warehouse/logistic buildings shall also be demolished as part of the development, in order to facilitate the construction of the apartment blocks and site layout.

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Fig. 2 – Proposed Site Layout Plan

Total Red Line Area:	2.66 Ha
Total Ownership Boundary Area	2.3 Ha
Units	408
Studio	24 (6%)
1-bed units	230 (56%)
2-bed units	149 (37%)
3-bed units	5 (1%)
Dual Aspect	180 units (44%)
Density	185dph (net)
Car Parking Spaces	202
Bicycle Parking Spaces	752
Motorbike Parking Spaces	2
Plot Ratio (Gross Site Area)	1.19

Plot Ratio (Net Site Area)	1.44
Site Coverage (Gross Site Area)	30.30%
Site Coverage (Net Site Area)	36.60%
Part V Units	82 units
Public Open Space	3468qm
Non-Residential Uses	1 no. childcare facility (350 sq.m.)

Table 1 – Summary of Development

5.1.2 Potential Cumulative Impacts with Other Developments

Downey Planning conducted a desktop investigation into the planning history of the subject site and surrounding area. However, there is no other active planning permissions or applications on the subject lands or immediately adjoining the site. There are other developments in the wider environs of Clondalkin, such as at Seven Mills to the northwest. However, given the distance between the sites and the urban context of the area, It is respectfully considered that such applications would not be considered as cumulative with this current proposal.

5.1.3 The Use of Natural Resources (Land, Soil, Water and Biodiversity)

Whilst exact quantities of materials required have not been determined at this stage, large amounts of aggregates will be used during construction phase. This material will need to be imported to the subject site.

Potable water will also be required to be supplied to the site. A Confirmation of Feasibility has been received from Uisce Eireann and is submitted under separate cover (please refer to the Infrastructure Report by GKCE Consulting Engineers for details) as part of the planning application.

Demolition of the existing buildings on site will take place and the materials removed from the site. The development will also result in the loss of vegetation along the eastern boundary. This will be compensated by replacement planting, and a biodiversity and green infrastructure net gain will arise. As stated, there will be significant biodiversity gain proposed as part of the landscape design with measures such as blue/green roofs as well as native and pollinator friendly planting.

5.1.4 The Production of Waste

It is anticipated that the majority of excavated and demolition material will need to be removed offsite due to the limited opportunities for reuse on the site. Quantities of unsuitable material may be excavated and not reused during the construction phase of the development. When removed, it will be taken for appropriate reuse, recycling or disposal under the necessary licence or permit. A Resource Waste Management Plan has been prepared by AWN Consulting and is submitted under separate cover.

5.1.5 Pollution and Nuisances

The subject site is not located within or directly adjoining any designated Natura 2000 sites. During construction, polluting material has the potential to cause environmental effects, however the likelihood and severity of these effects will be minimised through the employment of construction management best practice. During the construction stage, minor temporary impacts will be

experienced by those property owners in the vicinity of the site and those road users on the existing network.

When the proposed development is operational there will be some increase in noise and traffic levels on the adjoining road network. However, the road network will still operate within its capacity, and the development will have a minimal impact in this regard.

5.1.6 The Risk of Accidents and Disasters, Having Regard to Substances or Technologies

The proposed works and construction methods expected to be used are well established and will be subject to the appointed contractor's safety statements and risk assessments. Furthermore, during the construction stage, the likelihood of an accidental spillage of construction materials into any sensitive environment is unlikely and will be managed through the adoption of strict best practice construction management in accordance with an approved Construction and Environmental Management Plan. During the operational stage, it is anticipated that there will not be any risk of accidents.

5.2 The Location of the Proposed Development

5.2.1 Site Description and Land Use

The application site, extends approximately 2.65 hectares (gross), is located just east of Ninth Lock Road in the centre of Clondalkin, Dublin 22. The site is currently used for warehouse/logistic purposes with a number of buildings present on the site. The existing overhead powerlines and pylon shall not be affected by the development. The lands are zoned 'Town Centre' under the South Dublin County Development Plan 2022-2028.

5.2.2 The Relative Abundance, Quality and Regenerative Capacity of Natural Resources in the Area.

The proposed development will not reduce the quantum of any natural resources in the area. An Appropriate Assessment Screening Report and an Ecological Impact Assessment (EcIA) have been completed by Altemar and are submitted under separate cover, which confirmed that the development lies outside the boundary of any European Site and that no elements of the project will result in any effect on the integrity or Qualifying Interests/Special Conservation Interests of any relevant European Site, either on their own or in-combination with other plans or projects, in light of their conservation objectives.

It is not considered that there will be significant adverse, permanent visual impact associated with the application.

5.2.3 The Absorption Capacity of the Natural Environment

(a) Wetlands

There are no wetlands located within or adjacent to the subject site that could be affected by the proposed development. There is a small ditch on the north of the site. A buffer zone to that is proposed as part of the development.

(b) Coastal Zone

There are no coastal zones that could be affected by the proposed development and there is no direct hydrological pathway to them.

(c) Mountain and Forest areas

There are no mountains or forest areas that could be affected by the proposed development.

(d) Nature Reserves and Parks

There are no nature reserves or parks adjacent to the site.

(e) Protected and Designated areas

The site is not within or adjoining any Protected Natura 2000 sites and the AA Screening Report concluded that that no elements of the project will result in any effect on the integrity or Qualifying Interests/Special Conservation Interests of any relevant European Site, either on their own or in-combination with other plans or projects, in light of their conservation objectives.

(f) Environmental Quality

From the information available at this stage of the process there are no known areas in which the environmental quality standards have already been exceeded.

(g) Densely Population Areas

The proposed development is located within Clondalkin, in the administrative area of South Dublin County Council. The subject lands for which housing is proposed, are zoned Objective 'Town Centre' under the Development Plan. They are fully serviced and are within an existing built-up urban area and as such the overall character of the surrounding area will not materially change as a result of this proposed development.

(h) Landscapes of Historical, Cultural or Archaeological Significance

The site is not located within a *'Zone of Notification'* or subject to any historical designation.

5.3 Type and Characteristics of the Potential Impacts

This section of the report shall consider the criteria under Schedule 7, which relates to the characteristics of the potential impacts and the location of the development being proposed, paying particular regard to the following:

"The likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2, with regard to the impact of the project on the factors specified in

paragraph (b)(i)(I) to (V) of the definition of 'environmental impact assessment report' in section 171A of the Act, taking into account—

(a) the magnitude and spatial extent of the impact (for example, geographical area and size of the

population likely to be affected),

(b) the nature of the impact,

(c) the transboundary nature of the impact,

(d) the intensity and complexity of the impact,

(e) the probability of the impact,

(f) the expected onset, duration, frequency and reversibility of the impact,

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

(h) the possibility of effectively reducing the impact."

5.3.1 Magnitude and Spatial Extent of Potential Impacts

The subject site extends to approximately 2.65 hectares and the proposed development will provide a total of 408 no. apartment and housing units, along with a childcare facility, internal roads, landscaping and associated site and engineering works. The subject site is located on a brownfield site in the centre of Clondalkin. The site is fully serviced and is zoned Town Centre, under which the proposed uses are permitted in principle. While the scale of development on the site will increase, the nature of the use will be as expected, in light of the zoning of the lands. Any impacts on a large population would have the potential to occur during the construction phase of the development and as such any impact would be temporary and not significant. In this regard, Downey are of the considered opinion that there will be no significant impact on the existing receiving population.

5.3.2 Trans frontier Impacts

There are no trans frontier impacts associated with the proposed development.

5.3.3 Magnitude and Complexity of Potential Impacts

There are buildings on the subject site at present. The subject site is not located on or adjoining a designated Natura 2000 site. In this regard, the magnitude and complexity of potential impacts are considered to be minor and temporary based around standard construction phase of the proposed development. The construction shall be carried out in accordance with environmentally sensitive construction methodologies and in keeping with the recommendations outlined in the relevant

reports accompanying the application, such as the AA Screening Report, EcIA and Bat Assessment (prepared by Altemar) etc.

5.3.4 Probability of Potential Impacts

During the construction stage noise, vibration, dust and traffic nuisances is likely to be the most likely potential impact. However, this will be short term and temporary and subject to an agreed Construction and Environmental Management Plan with the Planning Authority. A CEMP has been prepared by AWN Consulting and is submitted as part of this application.

During the operational stage of the proposed development, it is likely that visual impact and increased traffic will be the most probable potential impacts. However, the proposal has been designed to prevent undue impact on third party properties such as overlooking, overshadowing and loss of daylight/sunlight and in this regard any potential impact is expected to be slight. Furthermore, the increase in traffic associated with the proposed development is also likely to be slight with the potential increase in traffic volumes being within the carrying capacity of the adjoining road network.

5.3.5 Duration, Frequency and Reversibility of Potential Impacts

The construction impacts are going to be temporary in nature. The anticipated impacts at operational stage (i.e., visual and traffic) are anticipated to be permanent and irreversible but slight overall. However, the landscaping proposals and car and cycle parking strategy have been designed to mitigate and reduce these impacts as much as possible. It is important to note that any future similar developments in the area may also change the character of the area, such that the specific impacts of this development are reduced.

5.3.6 Section 171A of the Planning and Development Act, 2000 (as amended)

These topics shall now be considered and assessed:

(i) Population and Human Health

Population

The lands are zoned for Town Centre development and would have been part of the Core Strategy of the South Dublin County Development Plan 2022-2028 (as varied).

The proposed development is consistent with the policies of the National Planning Framework (First Revision), which seeks to deliver more compact urban development and demands that half of new homes to be constructed in Ireland's cities are to be located within the city's existing urban envelope.

Human Health

Having regard to the nature and use of the proposed development, any potential effects on human health are likely to arise from during the construction phase of the proposed development, as opposed

to the operational phase. Such issues would include the likes of dust, noise, increased traffic and vibration impacts.

Measures to avoid, minimise and prevent construction related impacts shall be employed by the contractor and would be set out in a Construction Management Plan, a Construction Environmental Management Plan and Resource and Demolition Waste Management Plan, which shall be agreed with the Planning Authority prior to commencement of any development on the site. It is noted that initial plans have been prepared as part of this application.

At operational stage, it is not expected that there would be any risks or effects on human health.

The site is not located within an environmentally sensitive location and as such there is no risk to human health in terms of flooding or from any Seveso site. A Site-Specific Flood Risk Assessment has been prepared by McCloy Consulting and is submitted under separate cover. This confirms that there will be no net change to off-site flooding as a result of the development. Furthermore, the proposed development has been designed to ensure that no flooding shall occur to any residential units or the childcare facility.

(ii) Biodiversity

Altemar have prepared a Screening Report for Appropriate Assessment and an Ecological Impact Assessment (including bat surveys), as part of this planning application, which are included under separate cover. These confirm that the proposed development will not affect the integrity of any of the relevant European sites under Article 6 of the Habitats Directive (92/43/EEC) in light of their conservation objectives.

Land, Soil, Water, Air and Climate

The development is located on a brownfield site. It is fully serviced and is not located at or adjoining a designated environmental site. While the site is identified as a part flood zone, a Site-Specific Flood Risk Assessment has been prepared by McCloy Consulting and is submitted under separate cover. This confirms that there will be no net change to off-site flooding as a result of the development. Furthermore, the proposed development has been designed to ensure that no flooding shall occur to any residential units or the childcare facility.

No significant effects are anticipated on land, soil, water, air or climate during the construction phase or operational phase of the proposed development.

Material Assets, Cultural Heritage and Landscape

Material Assets

As stated above, the site, upon which the development is proposed, is zoned for Town Centre development under the South Dublin County Development Plan and is fully serviced. The development has been subject to a traffic assessment that confirms that there is capacity within the road network to accommodate the development.

An appropriate separation distance is being provided between the proposed buildings and any existing services, including the overhead powerlines, and sewers that may traverse the site and a letter of confirmation of feasibility has been provided by Uisce Eireann in terms of the capacity of the network.

A daylight/sunlight assessment carried out by Digital Dimensions (submitted under separate cover) confirmed that the development will not give rise to any adverse effect on third parties and that the development will receive adequate light to serve the future population being proposed.

Cultural Heritage

There are no protected structures or buildings listed on the NIAH within the site. The site is not within a Zone of Archaeological Interest or a Zone of Notification. There are no protected structures or sensitive buildings located within or beside the site.

Landscape

The site is a brownfield and serviced site. It is not located within a sensitive landscape and is not directly affected by any protected or preserved views or habitats. There will be a change to the scale of development proposed and as such will change the view of the site. However, in light of the fact that it is in the Metropolitan area of Dublin City and the nature and scale of development in the surrounding area, it is considered that this is not an adverse impact as indicated in the verified views prepared by Digital Dimensions.

Interaction between Factors

From the interaction between the factors considered in this EIA Screening Report, it is respectfully considered that there are no likely significant adverse long-term effects anticipated as a result of this development, either individually or in combination with other plans and projects.

6.0 CONCLUSION

This screening report has been carried out in accordance with a methodology that is based on *Environmental Impact Assessment (EIA), Guidance for Consent Authorities regarding Sub-threshold Development (EPA, 2003)* and *The European Commission Guidelines on EIA Screening (June 2001).*

The proposed development does not exceed any of the thresholds outlined in the Planning and Development Regulations 2001 (as amended) that would trigger a mandatory requirement to prepare an EIAR. The proposed development is sub-threshold and therefore is assessed in accordance with Article 27 of the European Communities EIA Regulations 1989 and Article 299B and Article 299C of the Planning and Development Regulations 2001 (as inserted by the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No.296 of 2018).

The proposed development consists of a total of 408 no. apartment and housing units, along with a childcare facility, landscaping and associated site and engineering works on a site of 2.66 hectares on lands at Elmfield, Ninth Lock Road, Clondalkin, Dublin 22.

The purpose of this report is to provide to the Planning Authority with the information required under Schedule 7A of the Planning and Development Regulations 2001, as amended, to enable them to determine in light of the criteria set out under Schedule 7 of those regulations whether the proposed development is likely to have significant effects on the environment (which has been outlined in section 5 of this report). If it determines that the proposed development is not likely to have significant effects on the environment, the application can be determined without an Environmental Impact Assessment Report (EIAR) having been submitted.

The proposed development is below the thresholds of 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 a sub threshold EIAR is not required for the proposed residential development for the following reasons (in summary) set out in this screening exercise:

- The proposal falls below the thresholds of Schedule 5 of the Planning and Development Regulations 2001 (as amended).
- The site makes optimum use of an urban brownfield land resource, suitably zoned for development and in close proximity to existing residential development and utilises existing servicing provision.
- The AA screening outline that adverse effects on the integrity of the European Sites from the proposed development, whether considered on its own or in combination with other plans or projects can be excluded with mitigation measures being employed. It is noted that mitigation measures were not taken into account at screening stage of the AA.
- The development will be connected to public services such as water, foul and storm sewers.
- The proposed development is on lands suitable for residential development.
- The proposed drainage and flood risk strategy is in compliance with SuDs guidance and will not result in any off-site flooding, in fact the surface water run-off will be less than the existing figure on the site. This is confirmed in the site-specific Flood Risk Assessment prepared by McCloy Consulting, which is submitted under separate cover as part of the application.
- Standard construction practices can be employed to mitigate any risk of adverse impacts during the construction phase arising from noise, dust or pollution. Post construction, there are minimal effects on the environment. A detailed Construction Environmental Management Plan has been prepared by AWN and submitted under separate cover as part of the application. Prior to commencement of development, an updated CEMP can be submitted and agreed with the Planning Authority by way of compliance.
- No identified impact in this screening exercise, cumulatively or individually is considered to likely cause significant effects on the environment.

The majority of the impacts will be at construction stage and will be temporary and reversible in nature. The probable impacts associated with the operational stage are likely to be visual impact and increased traffic. However, the proposal has been designed to prevent undue impact on third party properties such as overlooking, overshadowing and loss of daylight/sunlight and in this regard any potential impact is expected to be slight. Furthermore, the increase in traffic associated with the

proposed development is also likely to be slight with the potential increase in traffic volumes being within the carrying capacity of the adjoining road network. They are anticipated to be slight in nature.

The AA Screening Report, which has been prepared confirmed that the proposed development will not affect the integrity of any of the relevant European sites under Article 6 of the Habitats Directive (92/43/EEC) in light of their conservation objectives.

In light of the foregoing, the proposed development is not likely to have significant effects on the environment and a full Environmental Impact Assessment Report (EIAR) is not required to be prepared as part of this planning application.

APPENDIX A - STATEMENT IN ACCORDANCE WITH ARTICLE 299(1)(B)(II)(II)(C) OF THE PLANNING & DEVELOPMENT REGULATIONS, 2001 (AS AMENDED)

Directive	Assessments Carried Out	Assessments Carried Out as part of this Application & Conclusions
Directive 92/43/EEC, The Habitats Directive & Directive 2001/147/EEC Birds Directive	The main legislation for conserving biodiversity in Ireland have been the Directive 2009/147//EC of the European Parliament and of the Council of November 2009 on the conservation of wild birds (Birds Directive) and Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora (Habitats Directive). Among other things, these require member states to designate areas of their territory that contain important bird populations in the case of the former; or a representative sample of important or endangered habitats and species in the case of the latter. These areas are known as Special Protection Areas (SPA) and Special Areas of Conservation (SAC) respectively. Collectively they form a network of sites across the European Union known as Natura 2000. The Birds and Habitats Directives have been transposed into Irish legislation by the European Communities (Birds and Natural Habitats) Regulations 2011-2015.	○ Appropriate Assessment Screening Report prepared by Altemar ○ Ecological impact Assessment, prepared by Altemar. ○ Outline Construction and Environmental Management Plan prepared by AWN Consulting. ○ Bat Assessment prepared by Altemar. It is concluded that no adverse effects on any Natura 2000 sites, proposed Natural Heritage Areas, or floral species of conservation interest will occur as a result of the proposed development once suitable mitigation measures are implemented. There will be site specific measures implemented during the construction and operational phases of the project to ensure that no negative impacts arise from surface water runoff or other potential pollutants from entering any European Site. The report for appropriate assessment evaluated the proposed development to determine whether or not significant negative impacts on the integrity of Natura 2000 sites are likely to arise by virtue of its construction and subsequent operation and use. This report contains an analysis of the proposed project and its relationship with areas designated under the Habitats and Birds Directives. There are no pathways between the development site and any European Site. This conclusion is based on best scientific knowledge. For further information, please refer to the AA Screening report prepared by Altemar as part of this project.
Directive 2000/60/EC, Water Framework Directive	The EU's Water Framework directive provides common principles in relation to water protections and sustainable use of water in the European Union. This directive stipulates that all water	○ Appropriate Assessment Screening Report prepared by Altemar. ○ Ecological Impact Assessment, prepared by Altemar. ○ Preliminary Construction Environmental Waste Management Plan prepared by AWN Consulting.

	bodies were to have attained 'good ecological status' by 2015.	○ Flood Risk Assessment Report by McCloy Consulting. ○ Engineering Services Report and SuDS Management prepared by GK Consulting Engineers. It is concluded that no adverse effects on any Natura 2000 sites, proposed Natural Heritage Areas, or floral species of conservation interest will occur as a result of the proposed development. There will be site specific measures implemented during the construction and operational phases of the project to ensure that no negative impacts arise from surface water runoff or other potential pollutants from entering any European Site. The report for appropriate assessment evaluated the proposed development to determine whether or not significant negative impacts on the integrity of Natura 2000 sites are likely to arise by virtue of its construction and subsequent operation and use. This report contains an analysis of the proposed project and its relationship with areas designated under the Habitats and Birds Directives. There are no pathways between the development site and any European Site. This conclusion is based on best scientific knowledge. For further information, please refer to the AA Screening report and EcIA report prepared by Altemar as part of this project. The various sources of flooding have been reviewed, and the risk of flooding from each source has been assessed. The site is within a flood risk zone and has the design of the scheme has been informed by the flood modelling and Site-Specific Flood Risk Assessment prepared by McCloy Consulting, which ensures that no increase in off-site flood risk will occur. Furthermore, the finished floor levels of the scheme has been set above the flood levels (including future scenarios). Mitigation measures, in terms of flood attenuation has been designed into the scheme. For further information, please refer to the Site-Specific Flood Risk Assessment Report prepared by McCloy Consulting.
Directive 2008/50/EC	The Clean Air and 2008 CAFE Directive defines objectives and measures to be adopted to provide	○ Preliminary Construction Environmental Management Plan prepared by AWN.

Clean air for Europe	for air quality and avoid, prevent or reduce harmful effects on human health and the environment. Air quality objectives include: Measures to limit transport emissions through traffic planning and management and measures to encourage a shift of transport towards less polluting modes.	○ Site Specific Flood Risk Assessment Report and Infrastructure Report prepared by McCloy Consulting. ○ Traffic and Transport Assessment and Mobility Management Plan prepared by PMCE. During the construction phase, best available technology not entailing excessive cost shall be employed by the developer to minimise noise from the construction operations and shall comply with the BS 5228:1997 "Noise Control on Construction and Open Sites". The Main Contractor will be required to demonstrate that both nuisance dust and fine particle emissions from the site is adequately controlled and are within acceptable limits. A site access traffic will be via Oakfield/Ninth Lock Road and would not impact on existing houses or landowners, particularly in light of the fact that the site is an active warehouse and logistic facility and subject to HGV traffic. Minor temporary impacts will be experienced by road users on the existing network for the duration of the build. When the development is operational, there will be no increase to noise and only minor increase in traffic levels on the adjoining road network.
Directive 2002/49/EC Environmental Noise	This directive relates to the assessment and management of environmental noise. It is provided to avoid, prevent, or reduce the harmful effects, due to exposure of environmental noise.	The proposed development is likely to result in a reduction of noise levels at operational phase. During the construction phase, best available technology not entailing excessive cost shall be employed by the developer to minimise noise from the construction operations and shall comply with the BS 5228:1997 "Noise Control on Construction and Open Sites". The Main Contractor will be required to demonstrate that both nuisance dust and fine particle emissions from the site is adequately controlled and are within acceptable limits. Once operational and given the nature of the project, it is not anticipated that it will generate any significant noise levels that would impact nearby receptors.

Directive 2001/42/EC, SEA Directive	Strategic Environmental Assessment (SEA) on the effects of certain plans and programmes on the Environment aims to ensure that environmental considerations are addressed in the preparation, adoption and implementation of certain plans and programmes.	The South Dublin County Development Plan 2022-2028 and National and Regional policies are subject to SEA. This would have informed the zoning of the site, which facilitates its redevelopment. Furthermore, all relevant local, regional and national plans were consulted in the preparation of this planning application. The supporting documentation outlines how this proposal complies with these policies and guidelines. For further information, please refer to the supporting documentation submitted as part of the overall application.
Seveso III Directive (2012/18/EU)	This Directive was developed to avoid major accidents involving substances which could pose a significant risk to humans and the environment.	The South Dublin County Development Plan 2022-2028 identifies Seveso sites within the area and specific distances for each ranging from 300-1000m. There are no Seveso sites within the notification range of the subject site.
Directive 2007/60/EC, Floods Directive	This Directive provides a framework for member states to reduces the risk of floods within the EU and to map the flood extent, assets, and humans at risk.	The site is within a flood risk zone and has the design of the scheme has been informed by the flood modelling and Site-Specific Flood Risk Assessment prepared by McCloy Consulting, which ensures that no increase in off-site flood risk will occur. Furthermore, the finished floor levels of the scheme has been set above the flood levels (including future scenarios). Mitigation measures, in terms of flood attenuation has been designed into the scheme. For further information, please refer to the Site-Specific Flood Risk Assessment Report prepared by McCloy Consulting