PANTHER

ENVIRONMENTAL SOLUTIONS LTD

ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REPORT

ST. BRIDGET'S NURSING HOME, CROOKSLING, CO. DUBLIN

2024

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Declaration

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Site Address:	St. Bridget's Nursing Home, Crooksling, Co Dublin	
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1.0 INTRODUCTION

1.1 PROJECT BRIEF

Panther Environmental Solutions Ltd (PES Ltd) were commissioned to carry out an environmental impact assessment screening report in relation to provide emergency accommodation for International Protection Applicants (IPAs), and all associated site works at St. Bridget's Nursing Home, Crooksling, Co Dublin.

This EIA Screening assessment document has been prepared by PES on behalf of and for the exclusive use of the applicant.

This EIA Screening has been prepared with reference to the EIA Directive (2014/52/EU) and Schedules 5 and 7 of the Planning and Development Regulations (S.I. No. 600 of 2001), as amended. The following documents have also been followed in the preparation of this report:

- The Irish Planning and Development Regulations 2001 to 2023 as amended (S.I. No. 600 of 2001).
- Directive 2014/52/EU of the European Parliament and of the Council (2014) On the Assessment of the Effects of Certain Public and Private Projects on the Environment. Luxembourg: Office for Official Publications of the European Communities.
- European Commission (2001). Guidance on EIA Screening. Luxembourg: Office for Official Publications of the European Communities.
- Environmental Protection Agency (2022). Guidelines on the Information to be Contained in Environmental Impact Assessment Reports. Dublin 14, EPA Publications.

1.2 DESCRIPTION OF THE DEVELOPMENT

1.2.1 Site Location & History

The development site is located within the townland of Crooksling, , Co. Dublin. The site is located at Irish Grid Reference (303856 E, 223871 N) or Irish Transverse Mercator (703785 E, 723900 N).

The site is located on the southern hinterland of Dublin city, approximately 3 km south of the satellite village of Saggart. The site is situated on the north-western foothills of the Wicklow mountains, with primary local land uses being agricultural and residential.

The site is accessed via the National N81 Tallaght – Blessington road, which is located adjacent to the site's western boundary. There are poor services for pedestrians, with no pavement along the N81. However, the site is serviced by the Dublin Bus (Dublin City-Blessington) on the N81.

The development is located on an area formerly occupied by St. Bridget's Nursing Home. Crooksling. The site donated to the community in 1977 to serve as a sanatorium for people with tuberculosis, was further developed in 1912, and later became a nursing home in 1959. The nursing home closed in 2020 as the Health Service Executive (HSE) deemed the site no longer adequate for healthcare provision. Since this time the site was maintained for intended sale.

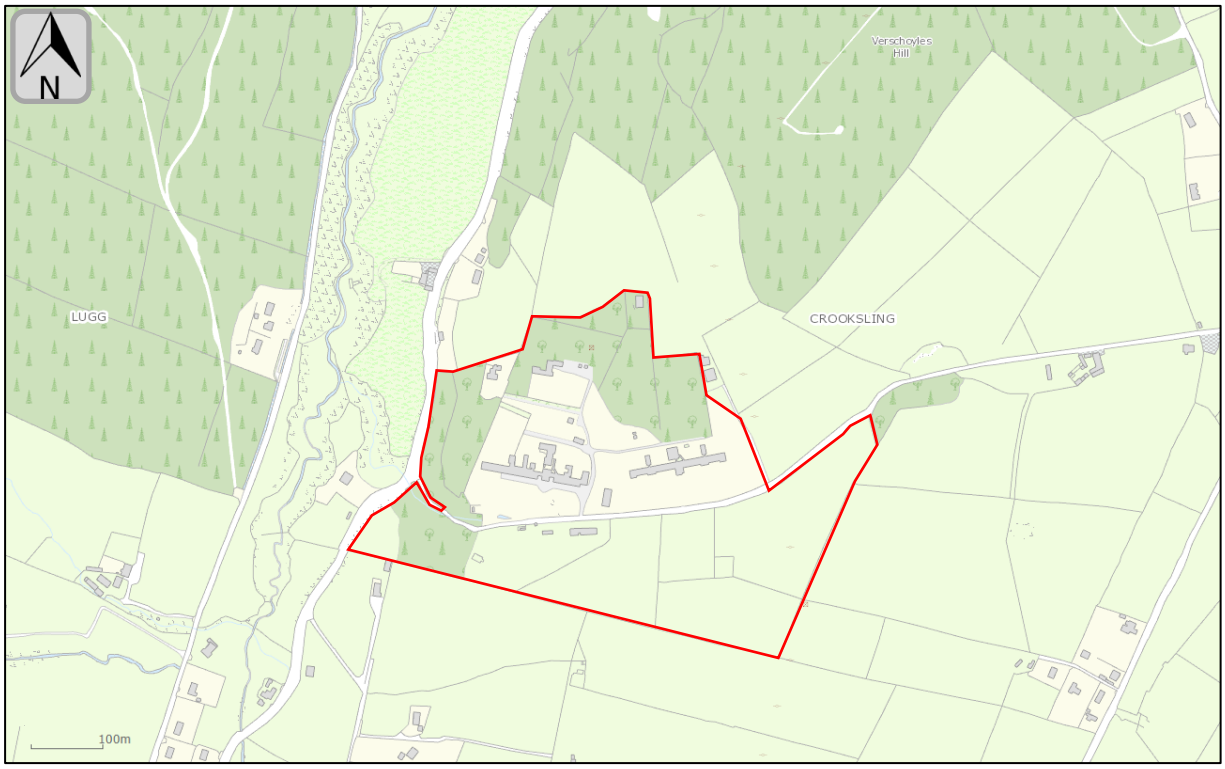

Figure 1.1: Site Location (OSI Maps)

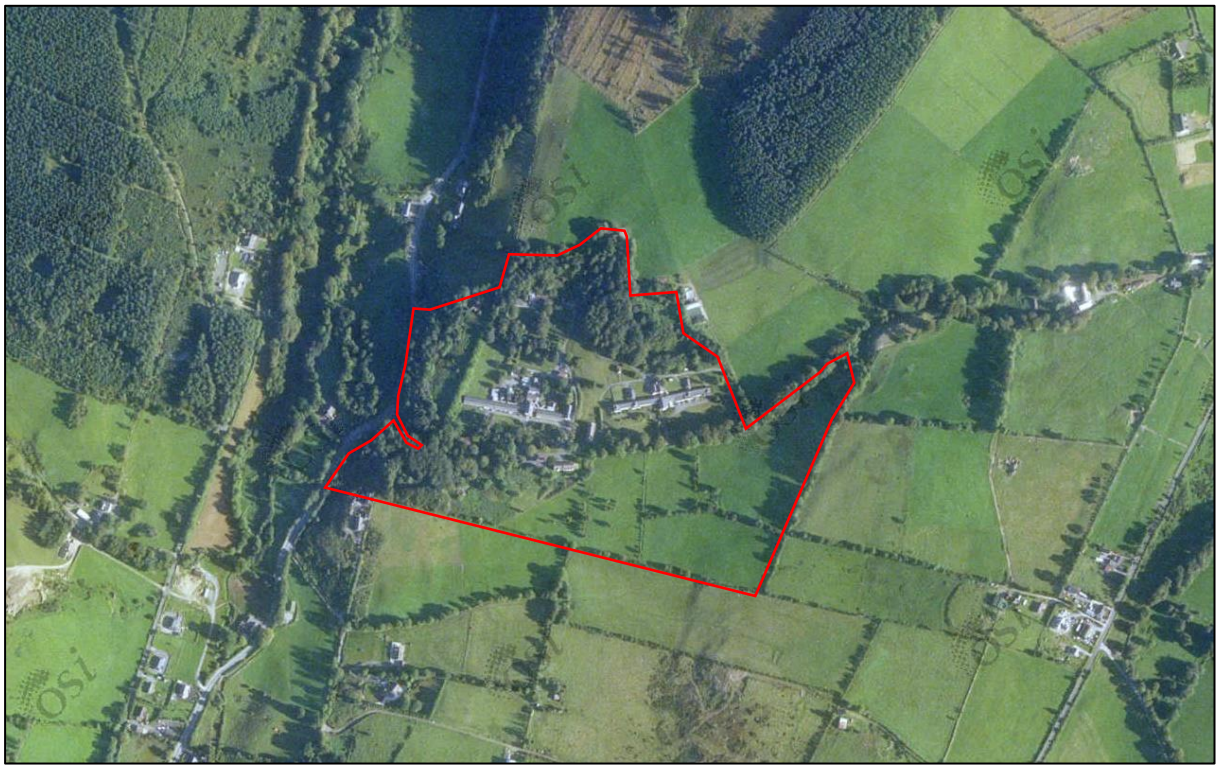

Figure 1.2: Aerial Image (OSI)

1.2.2 Description of the Development

The development consists of the retention of existing temporary tented accommodation for International Protection Applicants (IPAs) at St. Bridget's Nursing Home, Crooksling, Co. Dublin. The temporary tented accommodation onsite will be decommissioned on a phased basis when works for the modular accommodation have been completed. However, this report has been prepared in relation to the existing tented accommodation only.

The total area of the proposed site is 50.95 acres, however, only limited areas of the site have been utilised.

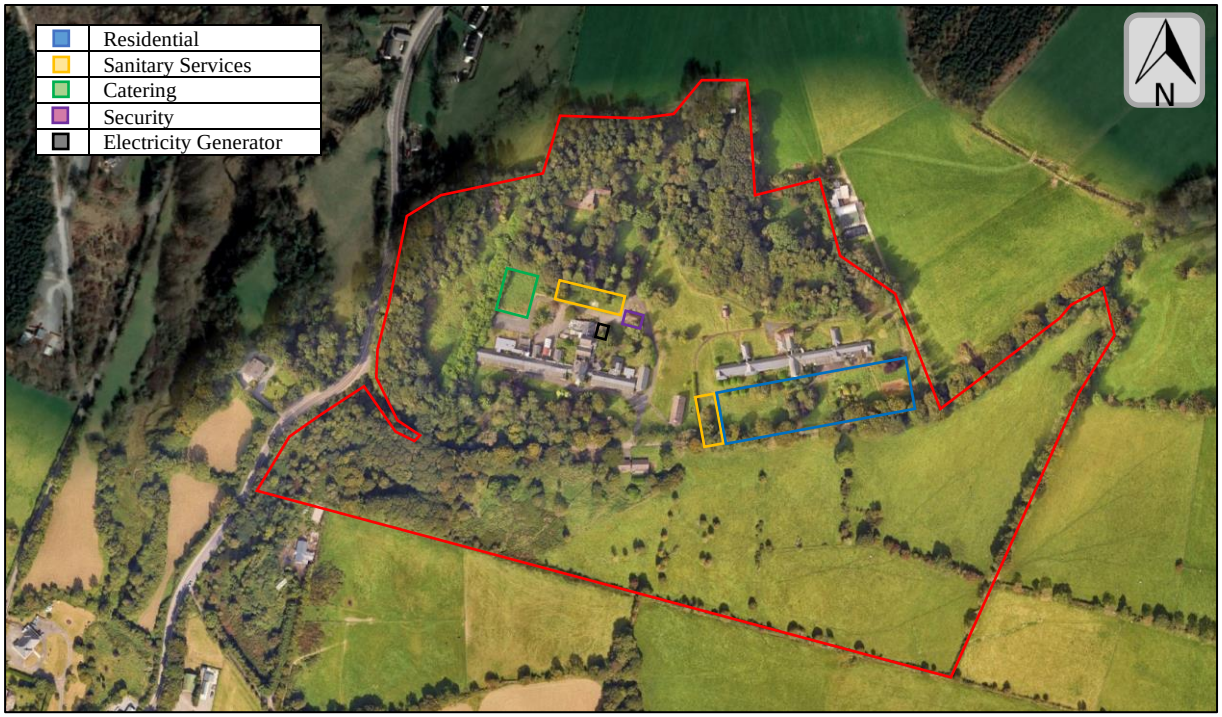

Figure 1.3: Existing Site Areas (Google Aerial)

The tented accommodation area is approximately 0.65 ha. The area has been landscaped, with the removal of vegetation, including ornamental trees and bushes. The ground has been levelled with 804 hardcore material.

Shower and toilet facilities are provided by temporary modular units with internal foul / grey water storage. Catering is provided at a large tent in the western area of the site. There is no onsite food preparation. Grey water from the catering area is directed to a c. 5000 litre tank within a concrete / block bund enclosure.

An existing outbuilding is used as the site security office.

Wastewater and grey-water from the development is collected by a suitably permitted waste contractor by tanker twice per week. Wastewater is transported to municipal wastewater treatment facilities within the vicinity of the site. Waste collection dockets are retained for each collection.

1100 litre and 240 litre wheelie bins are provided throughout the site for waste collection. Waste is collected once per week.

Heating of tents is provided with electrical heating systems. Electricity for the site is provided by an onsite temporary generator.

Potable water is supplied from two existing wells within the site. The water is extracted at a pump house in the northern area of the site, where arsenic filtration and chlorine dosing is carried out. Potable water is carried to the hospital buildings through a new 80mm 12.5bar uPVC water-main installed in 2006. The water treatment plant also services water to 5 dwellings / neighbours.

Stormwater from the temporary tented accommodation and road network percolates to ground via permeable substrates and the surrounding landscaped areas. Existing surface water run-off from the buildings is connected to the combined foul system feeding the wastewater treatment system located on the northern boundary of the site.

The site is set in a natural drainage area on the side of a mountain and flooding of the grounds and lower lying buildings is a regular occurrence. The grounds require frequent maintenance to avoid flooding of the entrance road from small stream on site. Existing buildings and the tented accommodation are at a higher elevation and would not be affected by flooding.

2.0 PES LTD - COMPETENCY & EXPERIENCE

PES is a leading environmental consulting firm based in Carlow, Ireland. PES was formed in 2005 by environmental consultant Mr. Mike Fraher who has over two decades of experience working in the environmental consultancy industry, both in Ireland and in the United Kingdom.

The PES team are competent and experienced in preparing environmental planning documents. PES has completed environmental works in a wide range of industries including construction, waste management, industrial and intensive agriculture.

This Environmental Impact Assessment Report Screening has been prepared by experienced environmental consultants within PES Ltd.

- Mr Mike Fraher has over 25 years of consultancy experience and has a B.Sc. Degree in Environmental Sciences from the University of Glamorgan, Cardiff in Wales and a Diploma in Food Sciences from Cork Institute of Technology.
- Mr. Martin O'Looney has over ten years' consultancy experience and has a B.Sc. Degree in Environmental Science and Technology from Sligo Institute of Technology.
- Mr. Nial Ryan has over seven years' consultancy experience and has a BSc. in Applied Physics from Dublin City University, an MSc. in Medical Device Regulatory Affairs, a Certificate in Introduction to AutoCAD, and a Certificate in Environmental, Health & Safety Management all from Institute of Technology Carlow.
- Mr. Luis Soares has a BSc. in Aquatic Sciences and a MSc. In Environmental Sciences and Technology from University of Porto.

Our sister company, Panther Ecology Ltd. is a leading Ecological & Environmental Consulting Firm based in Carlow, Ireland. The PE team has extensive ecological knowledge gained from the completion of AA & NIS, EcIA CEMP, WMP and EIAR ecology chapters for projects both small and large in a range of areas such as industrial/commercial, residential and amenity/recreational developments.

- Ms Paula Farrell has a BSc in Wildlife Biology from Munster Technological University (formerly IT Tralee) and has experience in elasmobranch, amphibian, bird, invertebrate, mammal and floral surveys.
- Ms Soraia Branco has a BSc in Biology from Coimbra University and an MSc in Management and Conservation of Nature from Azores University and has experience in ecological and floral surveys.

3.0 LEGISLATIVE CONTEXT & MANDATORY EIA REVIEW

3.1 RELEVANT LEGISLATION

The requirements for Environmental Impact Assessment (EIA) are derived from Council Directive 85/337/EEC (as amended by Directives 97/11/EC, 2003/35/EC, and 2009/31/EC) and as codified and replaced by Directive 2011/92/EU of the European Parliament and the Council on the assessment of the effects of certain public and private projects on the environment (amended in turn by Directive 2014/52/EU).

This EIAR Screening is drafted based on the requirements of EU Directive 2014/52/EU. Under the Directive, 2014/52/EU of the European Parliament and of the Council of 16th April 2014 "*The assessment of the effects of certain public and private projects on the environment*" Annex I and Annex II class activities are described.

EIA Directives were transposed into Irish law under the Planning and Development Regulations 2001, as amended.

This EIAR Screening has been prepared with reference to Schedule 5 and 7 of the Planning and Development Regulations.

The first step in screening is to determine whether a project is listed in either Part 1 or Part 2 of Schedule 5, which describes the thresholds of Part 1 projects, which require a mandatory Environmental Impact Assessment Report (EIAR), or Part 2 projects which may have the potential to pose a risk to the environment and require screening to determine if an EIAR is required.

Schedule 7 is to be used in the case of screening determination (i.e. information to be provided by the developer on projects listed in Part 2). Schedule 7A details the criteria for determining whether a sub-threshold development would, or would not be likely to have significant effects on the environment.

3.2 SCHEDULE 5 OF THE IRISH STATUTORY INSTRUMENT (S.I. NO. 296 OF 2018).

Schedule 5, of the Planning and Development Regulations 2001 refers to development for the purposes of Part 10 (Environmental Impact Assessment Report) of the planning regulations.

An EIAR is required to accompany a planning application for development of a class set out in Schedule 5 of the Planning and Development Regulations 2001 which exceeds a limit, quantity or threshold set for that class of development. An EIAR will also be required by the planning authority in respect of sub-threshold development where the authority considers that the development would be likely to have significant effects on the environment (article 103).

3.3 SCHEDULE 7 OF THE IRISH STATUTORY INSTRUMENT (S.I. NO. 296 OF 2018)

The Annex III EIAR screening criteria of Directive 2014/52/EU are transposed into Irish law as Schedule 7, (parts 1 to 3) of the Irish Planning and Development Regulations 2001.

Schedule 7, sets out the Irish Member States criteria used for determining the likelihood of significant impacts from a development on the environment.

Part 1: Characteristics of the Proposed Development

The characteristics of proposed development, in particular;
(a) the size and design of the whole of the proposed development,
(b) cumulation with other existing development and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(*b*) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment,
(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).

Part 2: Location of the Proposed Development

The environmental sensitivity of geographical areas likely to be affected by the 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, paying particular attention to the following areas:
  (i) wetlands, riparian areas, river mouths;
  (ii) coastal zones and the marine environment;
  (iii) mountain and forest areas;
  (iv) nature reserves and parks;
  (v) areas classified or protected under 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.

Part 3: 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)(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.

The flow chart below describes the EIAR Screening process. This infographic is commonly referred to in EIAR Screening reports and is taken from the Environmental Protection Agency's 2022 "*Guidelines on the Information to be Contained in Environmental Impact Assessment Reports*" (see **Figure 3.1**).

Schedule 7A, sets out the Irish Member States criteria used for determining the likelihood of significant impacts from a sub-threshold development on the environment.

1. A description of the proposed development, including in particular;
   (a) a description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and
   (b) a description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.

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

3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from;
   (a) the expected residues and emissions and the production of waste, where relevant, and
   (b) the use of natural resources, in particular soil, land, water and biodiversity.

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

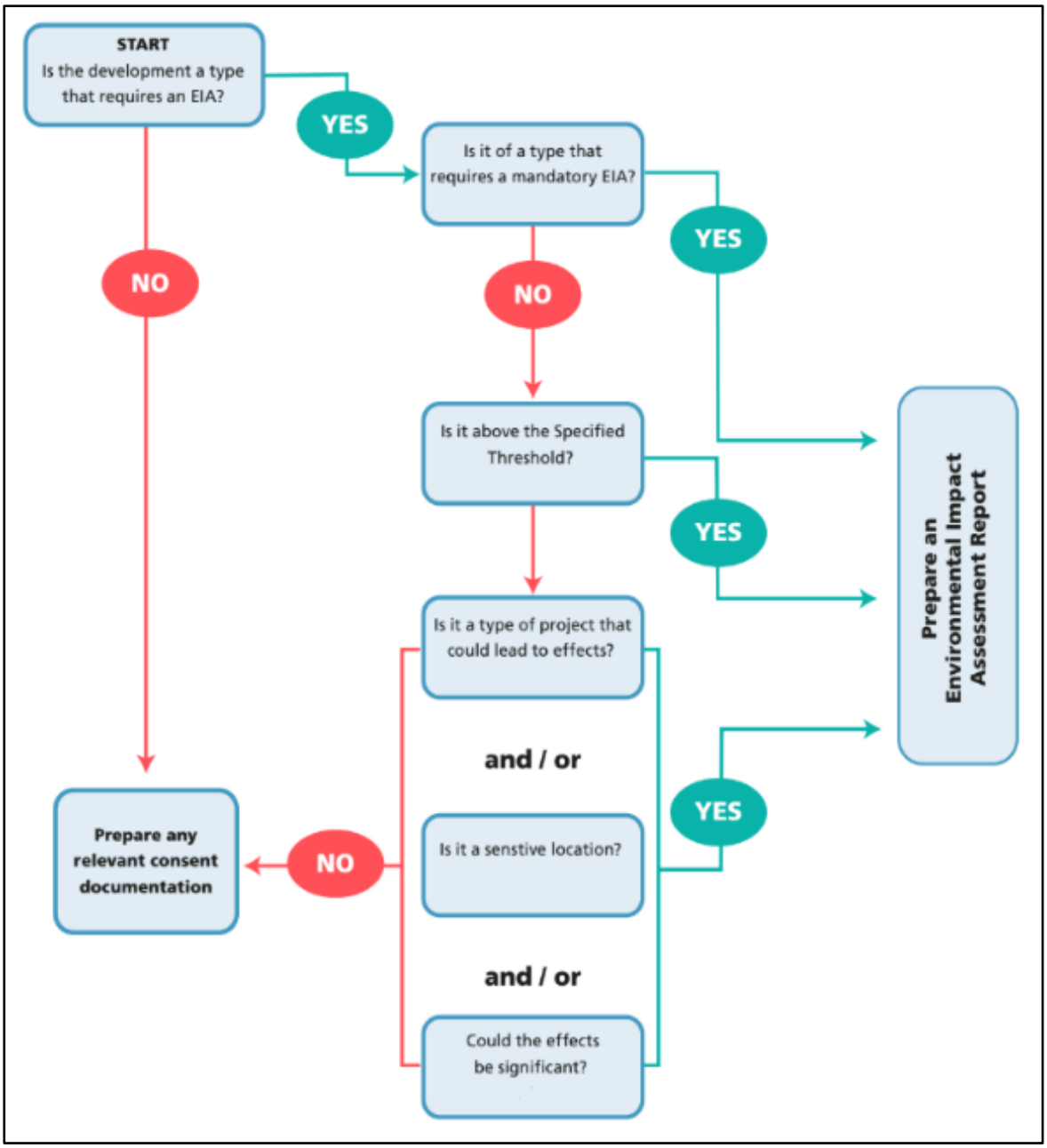

Figure 3.1: E.I.A. Screening Process Flow Chart

The overall purpose of this Screening Report is to identify and detail the findings of desktop and available field studies using the precautionary principle undertaken to analyse the impacts, if any, of the proposed development on the receiving environment and, based on the results, decide whether or not an EIAR is required.

3.4 PROPOSED DEVELOPMENT AND PLANNING THRESHOLDS

The development would not fall under any of the classes of development listed in Part 1 of Schedule 5 of the Planning and Development Regulations and a mandatory EIA is not applicable.

The following threshold would be applicable to the development class type:

Planning And Development Regulations 2001 – 2023:
Schedule 5:
Part 2:

10. Infrastructure Projects

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

(iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere. (In this paragraph, "business district" means a district within a city or town in which the predominant land use is retail or commercial use.)

The development does not consist of dwelling units, therefore the dwelling unit class is not applicable. The scale of the development, in terms of resource use and waste generation, is significantly less than that of 500 dwelling units.

The development would occur within the grounds of St. Brigid's Nursing Home, and would not be considered a business district or a built-up area. It is also noted that temporary tented accommodation could not be considered "urban development". Therefore, the threshold of "*20 hectares elsewhere"* would apply to the project. The total project area is c.0.87 hectares and falls significantly below this threshold.

Therefore, the proposed development is sub-threshold with regard to paragraph 10, *Infrastructure Projects*, of Schedule 5: Part 2.

In order to consider the sensitivities of the existing environment, a sub-threshold EIA screening assessment has been carried out in accordance with the criteria listed in Schedule 7 and Schedule 7A of the Planning Regulations.

4.0 PART I – CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

This section assesses the potential impacts of the development due to the scale and characteristics of the activities proposed to be carried out.

4.1 SIZE AND DESIGN OF THE PROJECT

The project provides provisional accommodation for International Protection Applicants (IPAs) and consists of the existing installation of temporary tented sleeping barracks on an area of c.0.65ha, temporary modular sanitary facilities (shower / toilets) and a temporary tented canteen area, totalling c. 0.22 ha. The total project area is c.0.87 ha.

The development is located on an area considered a Rural Area in the South Dublin County Development Plan 2022-2028. The principal Policy CS11 governing Rural Areas is as follows: "*Recognise that the rural area of South Dublin County is an area under strong urban influence for housing and restrict the spread of dwellings in the Rural 'RU', Dublin Mountain 'HA-DM', Liffey Valley 'HA-LV' and Dodder Valley 'HA-DV' zones based on the criteria set out in the Rural Settlement Strategy contained within Chapter 6: Housing.*". Objective HA-DM states; "*To protect and enhance the outstanding natural character of the Dublin Mountains Area*"

The proposed temporary tented accommodation would not contribute to the existing urban influence for housing as the project is intended to be temporary and contingent on the requirement to house International Protection Applicants. The project would not have a significant influence the natural character of the area as the project is relatively small, is well obscured by dense forest and is intended to be removed once plans for higher quality accommodation are completed and approved.

The scale of the site may be considered minor as the only works having a long term effect is the levelling and hardcore surfacing of c 0.65 ha of previously landscaped area. It is noted that this area is intended to be used for future development of IPA accommodation. All other facilitating services would have no permanent effect on the site.

There is no design standard for such accommodation, however, the design of the project may be considered acceptable on an interim basis as environmental risks are being managed in an appropriate manner (detailed further within this report).

It is not considered that an EIAR would be required due to the size or design of the project.

4.2 CUMULATION WITH OTHER DEVELOPMENTS

The following figure and table provide information from the EIA portal of proposed developments requiring Environmental Impact Assessment (EIA) within 5 kilometres of the proposed development.

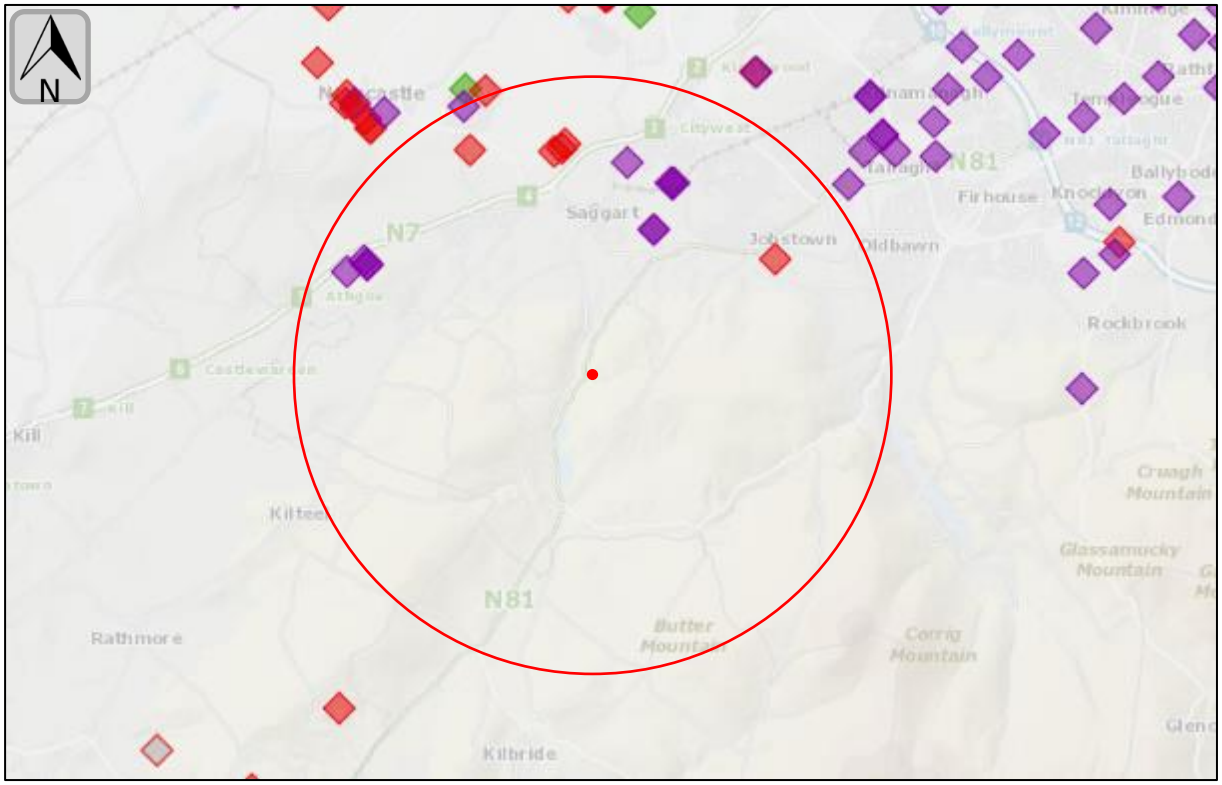

Figure 4.1: EIA developments within 5km (EIA Portal)

Table 4.1: EIA developments within 5km

Planning Ref No.	Description	Decision Date	Location, Distance / Orientation
ABP-313145-22	655 no. dwellings, comprised of 257 no. 2, 3 & 4 bed houses, 152 no. 1, 2 & 3 bed duplex units, 246 no. 1, 2 & 3 bed apartments, creche & all associated site development works	18/07/2022 due	Boherboy, Saggart c. 2.70km north
LRD22A/0002	Large Scale Residential Development for 635 no. residential units, a creche, community centre, retail/commercial units, public open space and all associated site development works.	24/02/2023	Killinarden and Kiltalown, Tallaght c. 3.62km north-east
SHD3ABP-310570-21	Build to Rent (BTR) residential development of 421 no. residential units, retail/office/commercial units, residential amenity areas, in 9 no. blocks, with open spaces, accesses, substations, plant, car parking, landscaping and all associated works.	06/10/2021	Cooldown Commons and Fortunestown, Citywest c. 3.53km north
PL06S.300555	526 no. dwelling units (459 no. terraced units and 67 no. duplex/apartments), parks, vehicular access, pedestrian links and all associated site works.	26/03/2018	Fortunestown Lane, & Garter Lane, Saggart c. 3.71km north
SD19A/0370	Construction of two logistics/warehouse units (Unit C & D) southwest of Mountpark Baldonnell Phase 1 and west of the older original	29/01/2020	Moneenalion Commons Upper, Brownsbarn and

Planning Ref No.	Description	Decision Date	Location, Distance / Orientation
	Business Park; provide for 193 car parking spaces and 56 bicycle spaces to serve the proposed development; flood mitigation works to store and attenuate flood flows from the River Camac; formation of plateaus on the site with surplus excavated material to allow for future development		Collegeland, Baldonnell Business Park c. 4.1 km north
SD20A/0215	The construction a logistics/warehouse unit (Unit E) southwest of Mountpark Baldonnell Phase 1 and west of the older original Business Park; Provide for 340 car parking spaces, 22 motorcycle parking spaces and 160 bicycle spaces to serves the proposed development; Flood mitigation works to store and attenuate flood flows from the River Camac; Formations of plateaux on the site with surplus excavated material to allow for future development of Unit F	15/10/2020	Moneenalion Commons Upper, Brownsbarn and Collegeland, Baldonnell Business Park c. 4.0 km north
SD21A/0230	Construction 2 logistics/warehouse units (Unit F and Unit G) south west of Mountpark Baldonnell Phase 1 and west of the older original Business Park; Unit F will include 65 car parking spaces and 20 bicycle spaces; Unit G will include 87 car parking spaces and 28 bicycle spaces; flood mitigation measures as permitted under SD20A/0215 and SD20A/0319 will service the development and are under construction	19/10/2021	Moneenalion Commons Upper, Brownsbarn and Collegeland, Baldonnell Business Park c. 4.0 km north
SD19A/0065	A proposed Waste Metal Transfer Facility including Waste Electrical and Electronic Equipment and a proposed access road off the existing Greenogue Roundabout on R120 road.	23/04/2019	South of Greenogue Business Park, Rathcoole, Co. Dublin c. 4.5 km north-west
ABP-310461-21	Substitute consent application for a quarry over an application area of 28.8 ha. within an EIA project boundary of 46.14 ha. Application concurrent with an application for further development of the quarry as a quarry within the same EIA unit	12/10/2021 due	Windmillhill, Rathcoole, Co. Dublin. c. 4.4 km north-west

Local planning files were assessed to identify the nearest plans or projects in the area which would have the potential to commence during the construction phase of the project:

Table 4.2: Planning developments within 2 km of the proposed site

Planning Ref No.	Description	Decision Date	Location, Distance / Orientation
SD19B/0022	Retain and complete single storey extension to rear (40sq.m) and porch extension to front (2sq.m) to existing bungalow; alterations to elevations; associated works and connection to existing services.	21/03/2019	Celine House, Raheen, Brittas, Co. Dublin c. 220 m south-west
SD23A/0205	(i) The continued seasonal use of land/farm sheds associated with family entertainment events to be held at Christmas, Easter and Halloween. The dates for such use sought will recur annually between 14th March - 25th April, 24th - 31st October and 24th November to 23rd December. (ii) 3 no. temporary signs located at the entrance,	23/04/2024	Kelly Farm & Lugg Woods Forest, Slade Road, Saggart, Co. Dublin c. 300 m west

Planning Ref No.	Description	Decision Date	Location, Distance / Orientation
	(iii) 2 no. containers with covered area, (iv) 4 no. single storey portaloo toilets, (v) 4 no. single storey portacabins, (vi) Festoon lighting set 10 to 15 metres apart and (vii) Provision of 99 car parking spaces in total including 2 accessible spaces, 94 visitor spaces and 3 staff spaces. All of the above works are temporary and removable. Limited site enabling works are also proposed. The existing entrance accessing Lugg Woods from Slade Road will provide vehicular access for the public.		
SD18B/0066	Demolition and disposal of existing rear dilapidated steel shed and building a replacement shed on site to same overall dimensions and in same location.	17/04/2018	'Lannanaria', Mount Seskin, Saggart, Co. Dublin. c. 1 km east
SD20B/0326	Internal alterations to basement and ground floor plan layouts; minor alterations and modifications to elevations at basement level and ground floor level on south east elevation, north east, south west and north west elevations; Retention of external stairway on south east elevation and all associated site development works	27/10/2020	Verschoyles Hill, Saggart, Co. Dublin c. 1.3 km north
SD21B/0496	Excavation of a basement level (54sq.m) and construction of an extension (151sq.m) to the eastern side of the existing house. The development will accommodate a home theatre at basement level, domestic swimming pool, sauna and gym at ground floor level increasing the area of the dwelling; internal reconfiguration of ground floor rooms to facilitate the internal connection to the side extension; elevational treatments; modification and replacement of first floor window on the south-west side elevation; upgrading the existing wastewater treatment system including provision of an Ecoflo polishing filter; hard and soft landscaping; changes in levels and all other works above and below ground.	16/06/2022	'An Uímh', Slade, Saggart, Co. Dublin c. 1.8 km north
SD23A/0300	Retention of an agricultural shed (measuring c.235 sqm in floor area, ridge height of 6.126 metres and eaves of 4.975 metres), yard and all associated site works.	15/03/2024	Tír na Nóg, Slade Road, Saggart, Co. Dublin c. 1.8 km north
SD21B/0236	Single storey extension to side of existing bungalow and internal alterations comprising of 91sq.m to include new sitting room, bathroom and bedroom with en-suite.	17/06/2021	Tír na Nóg, Slade Road, Saggart, Co. Dublin c. 1.8 km north
SD19B/0267	Front single storey porch to existing single storey house and all associated site development works.	02/09/2019	St Rita's Slade, Saggart, Co. Dublin c. 1.8 km north
SD23B/0041	Demolition of existing sunroom, balcony, external sheds, boiler-house and decking; Construction of new part two storey, part single storey extension to rear and side of dwelling measuring a combined total of 155sq.m additional internal floor area; Construction of new garage to lower ground floor measuring a total of 71sq.m additional internal floor area; Utilisation of existing under croft located on lower ground floor for use as a non-habitable storage and associated	08/08/2023	Lothlorien, Coolmine, Saggart, Co. Dublin c. 2.0 km north-west

Planning Ref No.	Description	Decision Date	Location, Distance / Orientation
	plant measuring a total of 41sq.m internal floor area; Construction of a new dormer to front of property; Construction of new rooflights to rear of property; Installation of PV panels to rear of property; External works including provision of external patio and outdoor pergola; Construction of new external terrace to front of property; Associated site services landscaping, planting, drainage works and site services; Retention is also sought for partially complete works granted under Reg. SD04B/0030; Retention of existing dormers to front of property to include re-cladding; Retention of facade alterations.		
SD18B/0521	(a) Ground floor kitchen extension of 20sq.m; (b) first floor extension of 39sq.m to provide an additional bedroom with walk-in wardrobe and bathroom; total area of extension to house is 59sq.m.	05/04/2019	Redgap, Rathcoole, Co. Dublin c. 2.0 km north-west
SD19A/0149	Retention of 48 metre high telecommunications mast/tower (erected until 26th July 2019 on foot of planning permission Ref. SD08A/0529 and An Bord Pleanala Ref. PL06S.231219) including all existing dishes, antennas, aerials; single storey equipment building (11.5sq.m), metal fence and gate, etc.	20/06/2019	Crockaundreenagh, Rathcoole, Co. Dublin c. 1.85 km west
SD21A/0093	Blockwork structure (Type A) with a flat concrete roof; a second blockwork structure with a pitched tiled roof (Type B) adjacent and right angles to Type A with entrance also from the lower yard level; the structure had been used to accommodate ponies and now to be used for the storage of domestic items.	08/06/2021	Slievethoul, Brittas, Co. Dublin c. 1.6 km south-west
SD21B/0425	Construction of a new single storey flat roof extension at ground floor & enlargement of 2 existing dormers at attic level all to the rear of existing dwelling including all associated site development works.	22/09/2021	McDonaghs Lane, Glenaraneen, Brittas, Co. Dublin c. 2.0 km south-west
SD22B/0117	Construction of a domestic garage to the rear of the existing dwelling	21/10/2022	Raheen, Brittas, Co. Dublin c. 1.8 km south-west
SD20B/0496	Single storey flat roofed extension to the north elevation of an existing dwelling and retention of a window inserted into the western elevation. This extension will primarily consist of the provision of a new utility room for the house, located behind an existing permitted screen wall and other associated minor alterations, all finishes to match existing.	22/04/2021	Falconwood House, Gortlum, Brittas, Co. Dublin c. 1.75 km south-west
SD20B/0496	Single storey flat roofed extension to the north elevation of an existing dwelling and retention of a window inserted into the western elevation. This extension will primarily consist of the provision of a new utility room for the house, located behind an existing permitted screen wall and other associated minor alterations, all finishes to match existing.	22/04/2021	Falconwood House, Gortlum, Brittas, Co. Dublin c. 1.75 km south

4.2.1 Cumulation with Construction Projects

As shown above, approved EIA scale developments are located a significant distance from the project site. There are several sub-EIA scale developments within 2 km of the site, consisting of minor residential extensions/ alterations or agricultural developments.

While it is not known if the identified approved developments within the area commenced construction during construction phase of this project, there would have been a potential for in combination construction effects.

Potential in-combination construction phase impacts would include nuisance (noise, dust, vibration etc.), use of resources and construction traffic. However, the construction phase of each project would be temporary.

The construction phase of the project involved the levelling of the residential area using a tracked excavator; delivery, spreading and compaction of hardcore; delivery and erection of tents; and the delivery and placement of sanitary units. Only the levelling of the residential area would be considered standard construction works, and this was short term and in line with standard construction management practices. There were no noted incidents, complaints or onsite evidence of significant impacts which would have lead to in-combination environmental impacts or nuisance from the project. Individual potential construction phase impacts are discussed in more detail within this report.

Therefore, it is not considered that cumulative environmental effects from the construction phase of the project requires further investigation within an EIAR.

4.2.2 Operational Cumulative Effects

The development is located within secluded grounds in a rural landscape. The majority of buildings in the locality consist of residential and agricultural structures. Additions to these residential and agricultural activities are noted in **Table 4.1** and **Table 4.2** above, and include the significant approved 635 no. residential unit development at Killinarden and Kiltalown, Tallaght, c.3.62km north-east.

These proposed developments, and surrounding residential and agricultural activities, in combination with the development site, have the potential to have an impact on a number of environmental elements and services.

The existing buildings ceased being occupied as a nursing home in 2020 and, aside from security and maintenance staff, the IPAs would be the only persons using the site. The temporary services provided are sufficient to provide for this occupancy.

The development sources its water from the existing onsite wells and electricity from an onsite generator. Wastewater and grey-water from the development is collected by a suitably permitted waste contractor by tanker twice per week for treatment at a municipal WWTP. Waste collection dockets are retained for each collection.

There are several municipal treatment facilities which are available to accept tankered wastewater from the site. Wastewater would be treated to compliance with each facility

discharge licence prior to discharge to receiving watercourses and no significant environmental impacts would be expected.

Table 4.3: Municipal Wastewater Treatment Plants within 30 km (EPAMaps)

Facility Name (Agglomeration)	UWWTP License No	Design Population Equivelent (PE)	Distance via road (km)
Blessington	D0063	9,000	13 km
Ballymore Eustace	D0238	2,000	21 km
Lower Liffey Valley Regional Sewerage Scheme (Leixlip)	D0004	150,000	24 km
Upper Liffey Valley Sewerage Scheme (Oberstown)	D0002	130,000	26 km
Shanganagh-Bray	D0038	186,000	29 km
Ringsend	D0034	164,000	22 km (city centre) 31 km (M50)

Air emissions from the development are not anticipated to have a significant adverse effect on the local air quality or climate. There is no cooking facilities at the site. Heating of tents is provided with electrical heating systems and electricity is provided by an onsite temporary generator. The rental generator is well serviced and air emissions would be minor in the local and regional context. It is not anticipated that there would be a high proportion of resident car ownership over the lifetime of the project, with a subsequent low likelihood of air quality or traffic impacts locally.

Therefore, it is not considered that cumulative environmental effects from the proposed development requires further investigation within an EIAR.

4.3 USE OF NATURAL RESOURCES

Natural resources are considered to be the physical resources in the environment, which may be either of human or natural origin. These include land, soil, water and biodiversity.

The construction process of the project involved the import of hardcore stone (clause 804) for surfacing of the residential area. Tents, sanitary units and the generator at the site are rented and would be returned for further rental once the project ceases or progresses. Therefore, there was no significant use of natural resources for construction of the development.

The development is taking place within the grounds of an existing nursing home operation, much of which is already developed and there is no significant land take.

The operational phase of the residential development would cause no significant use of natural resources beyond the living needs of the residents.

It is not considered that the use of natural resources by the proposed development would require further investigation within an EIAR.

4.4 GENERATION OF WASTES AND BY-PRODUCTS

The management of waste is regulated under the Waste Management Acts, 1996 – 2003, and associated regulations.

No construction wastes were created as part of the project. Removed vegetation and topsoil was retained and used within the site. There was no wastage of clause 804 hardcore material, the only construction material used at the site.

Wastes generated at the site during the operational phase would consist of small volumes of general and recyclable wastes. Ample waste collection wheelie bins are provided throughout the site and are removed weekly.

It is noted that there is no waste segregation currently being operated at the site, with all wastes being disposed of as general waste. It is recommended that a segregation system of general, recycling and biodegradable waste be instituted at the site. It is also recommended that residents are provided information and training on waste segregation.

As waste volumes generated on-site are relatively small, it is not considered that this would require an EIAR for further investigation of potential impacts.

4.5 POLLUTION AND NUISANCE

4.5.1 Pollution

4.5.1.1 Air Pollution

Air quality in the region would be expected to be principally influenced by commercial activities within Dublin City, and urban activity including residential heating systems and traffic.

The development site is located in the Air Zone A (Dublin) and has a current Air Quality Index status of *'2-Good'*. Particulate Matter (PM_{10} and $PM_{2.5}$) and Nitrogen Dioxide (NO_2) are measured at Tallaght Monitoring Site (Zone A) approximately 6.35km north-east of the development site and has a Current Index: 1 (Good).

The main potential sources of air pollutants from the construction of the development would be combustion by-products from the operation of a single excavator and dust generated from excavations. The level of construction works required for the project were very minor and air emissions are considered insignificant.

There would be anticipated to be no significant emissions to air from the site from the operation of the onsite rental generator.

Potential air impacts to human health would not be anticipated to require an EIAR for further assessment.

4.5.1.2 Water Pollution

The proposed development is located within the Liffey_SC_090 sub-catchment which is part of the Liffey and Dublin Bay (Catchment ID: 09). The closest mapped watercourse to the proposed development site is the Camac river (EPA Code: 09C02 – Order 2), which is located approximately 150m to west which flows in a mostly northerly direction. A small unmapped stream runs along the access road to the south of the site, westward, in the direction of the Camac River.

The proposed development is located within the Kilcullen groundwater body (EPA Code: IE_EA_G_003). The area beneath the development is designated as a Locally Important Aquifer (Ll) moderately productive only in local zones. The site is located on an area which has a vulnerability classification of Rock at or near Surface or Karst (X) and Extreme (E).

Rainfall within the project areas percolates directly to ground. The bedrock aquifer beneath the site would predominantly discharge to downslope field drainage or the onsite unmapped watercourse and lead to the Camac River.

No significant volumes of fuels, oils or other chemicals were stored on-site during the construction phase of the development. The area of the site that underwent groundworks for site preparation is not directly upslope of the onsite watercourse and any suspended solids would have been retained as rainwater percolated to ground.

During the operational phase, it is not considered that contamination of waters would be likely. Minor volumes of diesel for the generator and chlorine for the water treatment system would be located on the site. Diesel is stored within a locked shipping container and is not considered a significant spill risk. Dosing chlorine is stored at the housed water treatment system on the northern boundary of the site, remote from residential areas. Onsite maintenance staff are experienced with the use and storage of these materials.

Bunding would be provided for any stored liquid chemicals and be sized so as to provide a holding capacity of 110% of the largest tank within the bund or 25% of the total capacity of all the tanks within the bund, whichever is the greatest.

Wastewater storage tanks on the rental sanitary units are in good condition and are protected from collision by the main structure. The bulk canteen grey-water storage tank is located within a bunded enclosure. These storage units are emptied twice per week. It is therefore considered that there is no significant risk of water pollution due to wastewater storage.

It is not considered that risks of water pollution would require an EIAR for further assessment.

4.5.2 Nuisances

Nuisances can be defined as activities or emissions which are of a nature which can reasonably be expected to cause annoyance. As nuisances are defined on the basis of annoyance and infringement upon amenity, sensitive receptors are typically residences, service or amenity areas.

Typical nuisances which may occur from similar projects would include noise and dust during construction.

Residential properties in the locality are comprised of one off housing, dispersed along local roads. There is some linear development along the N81 and L2005 (Slade Road) to the south of the site. More concentrated housing estates are located within Saggart town, c. 2.5 km north of the site. The closest residence to the proposed works is c. 330m north-west of the development area, adjacent to the N81 road.

The development is located on an area formerly occupied by a nursing home. This development area is bordered by disused buildings, parklands and woodlands. The larger area is bordered by agricultural lands.

4.5.2.1 Noise

Operational

Operational noise from the complete development is be primarily as a result of human activity and the operation of the onsite generator; vehicle operations, raised voices, grass/hedge trimming etc. The onsite electricity generator was operating during the onsite audit and was only dimly audible within 70m without any intervening obstructions. This noise source would not cause a noise nuisance within the site, or at offsite sensitive receptors.

This noise environment would be characteristic of typical residential noise within the existing environment and noise nuisance would not be anticipated.

Construction

This assessment has analysed the potential impacts of the noise generated during the construction phase of the proposed development on local sensitive receptors.

Relevant Noise Legislation & Guidance

Planning and Development Act 2000 (S.I. No. 30 of 2000), as amended
Local authorities are responsible for the planning and environmental regulation of any proposed developments. The current planning and environmental regulatory framework require these developments to comply with the Planning and Development Act (2000) and related regulations.

The local authorities and An Bord Pleanála attach conditions relating to environmental management of these developments to planning permissions granted. Local authorities consider the land use and planning issues associated with the proposed developments in their County Development Plans.

The EPA Act (Noise) Regulations 1994 (S.I. No. 179 of 1994)
The relevant part of the Environmental Protection Agency Act 1992 dealing with noise is Part VI, Sections 106 to 108. These Sections deal with the control of noise, the power of local authorities to prevent or limit noise and the issue of noise as a nuisance.

The 1994 Regulations came into effect in July 1994 and outline the procedures for dealing with noise nuisance. The Regulations allow affected individuals, local authorities or the EPA to take action against an activity causing a noise nuisance.

These Regulations replaced the procedures for noise complaints contained in the Local Government (Planning & Development) Act 1963. Companies must show that reasonable care was taken to prevent or limit the noise from their activities. If the courts decide that a company is responsible for causing a noise nuisance, they can order the company to take measures to reduce, prevent or limit it.

BS 5228:2014 Methodology

There is currently no statutory guidance relating to the maximum permissible noise level for a project's construction phase. Current guidance on permissible noise levels is therefore considered somewhat limited. In the absence of any statutory guidance or other specific limits prescribed by local authorities, an appropriate best practice measure has been adopted as the standard for this project.

Table 4.4: Threshold of Potential Significant Effect at Dwellings (BS 5228)

Assessment category and threshold value period	Threshold value, in decibels (LAeq, T)		
	Category A[(a)]	Category B[(b)]	Category C[(c)]
Night-time (23.00−07.00)	45	50	55
Evenings and weekends[(d)]	55	60	65
Daytime (07.00−19.00) and Saturdays (07.00−13.00)	65	70	75

NOTE 1: A potential significant effect is indicated if the LAeq, T noise level arising from the site exceeds the threshold level for the category appropriate to the ambient noise level.
NOTE 2: If the ambient noise level exceeds the Category C threshold values given in the table (i.e. the ambient noise level is higher than the above values), then a potential significant effect is indicated if the total LAeq, T noise level for the period increases by more than 3 dB due to site noise.
NOTE 3: Applied to residential receptors only.

a) Category A: threshold values to use when ambient noise levels (when rounded to the nearest 5 dB) are less than these values.
b) Category B: threshold values to use when ambient noise levels (when rounded to the nearest 5 dB) are the same as category A values.
c) Category C: threshold values to use when ambient noise levels (when rounded to the nearest 5 dB) are higher than category A values.
d) 19.00–23.00 weekdays, 13.00–23.00 Saturdays and 07.00–23.00 Sundays.

Best practice guidelines are taken from the British Standard BS 5228 – 1: 2009 (+A1 2014): *'Code of Practice For Noise And Vibration Control On Construction And Open Sites – Noise'*. BS 5228 sets out an approach for setting appropriate construction noise limits for residential dwellings, but it does not provide guidance for commercial or office buildings.

The BS 5228 *'ABC Method'* calls for the designation of a noise sensitive location into a specific category (A, B or C) based on existing ambient noise levels in the absence of construction noise. This then sets a threshold noise value that, if exceeded, indicates a significant noise impact is associated with the construction activities as summarised in **Table 4.4**.

Equipment Used

The equipment used for the noise monitoring was a Cirrus CR:171B Sound Level Meter, a MK:224 Microphone and a CR:515 Acoustic Calibrator. Both the CR:171B and MK:224 were

calibrated externally on 04th of June 2024. The CR:515 was calibrated externally on the 04th of June 2024.

A calibration check of 94 dB(A) at 1kHz was carried out on the instrument before and after measurement. The calibrator is a Class 1 grade, which conforms to IEC 60942:2003.

The difference between the initial calibration value, any subsequent calibration check, and a final calibration check on completion of measurements did not exceed 0.5 dB, and the instrument calibration was found to be satisfactory.

Measurement periods were appropriate to establish a typical noise level reading at each location in order to establish a dB(A) LAeq reading.

Ambient Noise Monitoring Locations

Ambient noise monitoring was carried out in general accordance with the EPA, 2016 '*Guidance Note for Noise: Licence Applications, Surveys and Assessments in Relation to Scheduled Activities* (*NG4*)'.

The baseline environmental noise levels at NM1 – NM4 locations were determined by instrumented monitoring of existing noise levels. This was determined by taking broadband noise measurements at these four noise monitoring locations.

It is considered that noise levels measured at each of the NM locations would be representative of typical noise levels at the nearest residential property or noise sensitive receptors.

Table 4.5: Noise Monitoring Locations

Ref.	Grid Ref		Type	Location
	X	Y		
NM1	303864	223899	Noise Monitoring Location	Centre of site.
NM2	303664	223850		Western boundary (equivalent to residence @ 80m set back from N81)
NM3	304674	224496		Residences on Meagan's Lane L7355, north and east of the site

All measurements were taken at:

- 1.25 metres height above local ground level
- >3.5 metres away from reflective surfaces

These monitoring points are mapped in **Figure 4.2** and **Figure 4.3**.

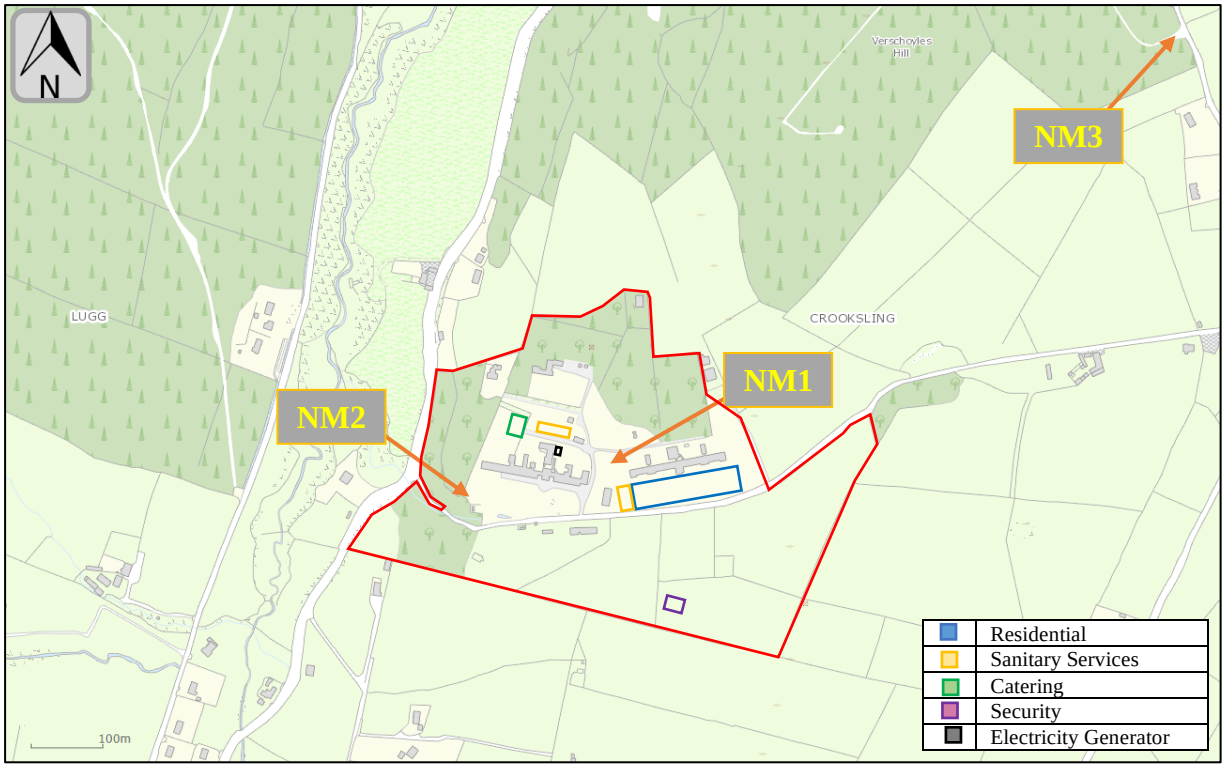

Figure 4.2: Noise Monitoring Locations Map

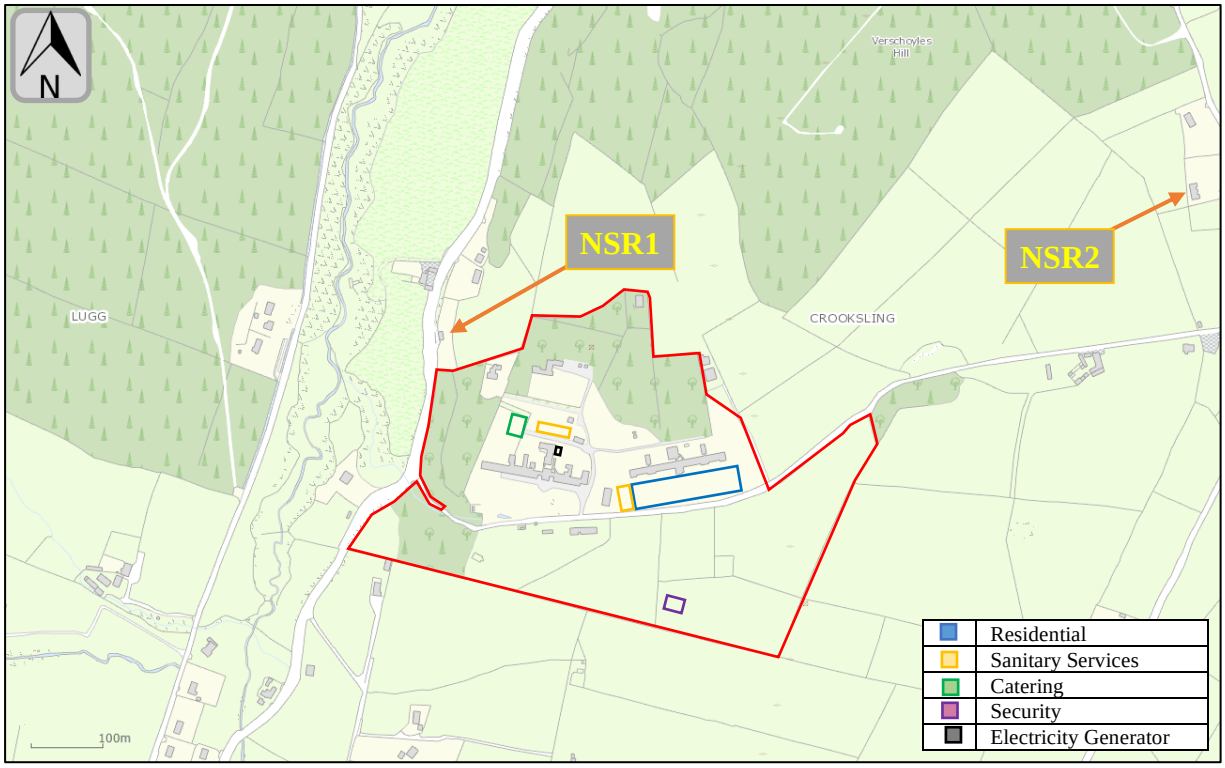

Figure 4.3: Noise Sensitive Locations

Ambient Noise Monitoring Results

The table below show the ambient noise monitoring results taken at the five noise monitoring locations (NM's) outlined above. For this assessment, the daytime monitoring was carried out between 10:00 am and 12:00 pm on Thursday 27th June 2024.

Table 4.6: Ambient Noise Monitoring Results

Ref.	LAeq dB(A)	Rounded to nearest 5 dB
NM1	52.8	55
NM2	50.0	50
NM3	48.8	50
Average	**50.9**	**50**

Table 4.6 shows that, when rounded to the nearest 5 dB, the daytime ambient noise levels taken at NM locations in the vicinity of the existing site ranges between 55 – 50 dB, with an overall rounded average of 50 dB.

Therefore, the site would be designated as *Category A* as defined in **Table 4.4** and a daytime *threshold value* of 65 dB would apply to daytime activities at the site during the construction phase of the development.

Construction Source Noise
As part of these construction works, noise will likely be generated during phases when activities requiring heavy plant machine is required, such as site excavation and the laying of underground pipework.

Table 4.7: Noise Levels from Construction Phase (Ref: BS5228:2009)

Phase	Ref.	Plant/Equipment	Sound Pressure LAeq at 1m	Combined Sound Pressure LAeq at 1m
Phase 1 Site Preparation	C2.1	Wheeled Backhoe Loader (Clearing Site)	88	**97 dB**
	C2.8	Wheeled Loader (Loading)	96	
Phase 2 Installation	C4.43	Wheeled Mobile Crane (Lifting)	90	**90 dB**

$$\text{Combined} = 10.\text{Log}\sum_{i=1}^{n} 10^{Lp/10}$$

Depending upon the ground conditions encountered during construction and the contractor appointed, the methodology for the construction programme may vary. A review of standard noise values for various construction plant and equipment from the British Standard 5228-1:2009(+A1:2014) has therefore been undertaken.

The construction plant and machinery will change as the project develops, with plant and equipment only operating within any particular section of the site for a relatively short period of time.

Table 4.7 contains typical noise levels from various construction plant that would be used during the construction phase. These standard noise emission data, recalculated from 10m to 1m, will be used for the purposes of the worst-case noise assessment of the proposed works.

Noise Discussion

Table 4.6 shows that, when rounded to the nearest 5 dB, the daytime ambient noise levels taken at NM locations in the vicinity of the existing site ranges between 45 – 50 dB, with an overall rounded average of 45 dB.

Therefore, the site would be designated as *Category A* as defined in **Table 4.4** and should operate to the following noise limits:

Table 4.8: Applicable Construction Noise Limits for Columb Barracks Development

Noise Limit and Period	Category A decibels (LAeq, T)
Night-time (23.00−07.00)	45
Evenings (19.00−23.00)	55
Daytime (07.00−19.00) and Saturdays (07.00−13.00)	65

Using the construction noise level of 97 dB (maximum noise within site area) outlined in **Table 4.7** and the reduction of noise as a result of distance, it is possible to calculate the potential noise impact at the closest NSL's during the construction phase.

Table 4.9: Predicted Construction Noise Impact – Site Works

Ref	Construction Source dB	Dist (m)	Adiv dB	LAeq at NSL	ABC Limit	Difference
NSR1	97	330	50.4	46.6	65	-18.4
NSR2	97	725	57.2	39.8	65	-25.2

Note: distances are from sensitive locations to closest potential area of construction.

$A_{div} = 20.\text{Log}\left(\frac{\text{dist}}{\text{do}}\right)$ when d_o = 1m

LAeq at NSL = Construction Source – A_{div}

Difference = Level at NSL – ABC Limit

NSR1 represents residences along the busy N81 road. NSR2 represents residences at a greater distance from the N81 and proposed works, experiencing a lower background noise level.

It is noted that the construction area is set back from the majority of residential locations, and the closest locations experience relatively high background noise levels due to the influence of the N81 road. **Table 4.9** estimates that noise levels would not have the potential to exceed the 65dB limit at these two areas during construction works.

It is not considered that further assessment within an EIAR would be required for nuisance noise risk.

4.5.2.2 Particulate Matter and Depositional Dust

Operational

PM and dust generation as a result of the operational phase would be anticipated to be negligible.

Construction

Particulate matter and dust may arise from loose excavated soils and imported aggregate material. The potential for dust emissions during the project would be expected to be minimised due to the small scale of the development. Therefore, the quantities of materials available to generate dust would be small.

Dust would be generated during site excavation works. The introduction of class 804 gravels, for the creation of hardcore surfaces could also increase the potential for dust to become a nuisance issue.

The impact that dust from the site may have on the surrounding area was assessed with the use of **Table 4.10** below.

Table 4.10: Assessing the Criteria for the Impact of Dust from Construction with Standard Mitigation in place. (National Road Authority)

Source		Potential Distance for Significant Effects from the Source (meters)		
Scale	**Description**	**Soiling**	**PM_{10}***	**Vegetation**
Major	Large construction sites, with high use of haul roads	100m	25m	25m
Moderate	Moderate sized construction sites, with moderate use of haul roads	50m	15m	15m
Minor	Minor construction sites, with limited use of haul roads	25m	10m	10m

* Significance based on the 2005 standard, which allows 35 daily exceedances/year of 50 $\mu g/m^3$

The proposed development would be of minor scale, with limited use of haul roads. Therefore, only receptors within 25m of the works boundaries would be at risk of significant effects. The main potential for dust creation at this site would have occurred from excavation works and handling of gravels and the transportation of the above materials to and from the site.

There are no receptor surfaces where soiling within 25m could have caused significant nuisance. Vegetation within 10m could be impacted by soiling, however, there was no evidence of negative impacts during the onsite audit.

Impacts associated with dust during construction are considered to be insignificant and would not be considered to require further assessment through EIAR.

4.6 RISKS OF MAJOR ACCIDENTS AND RISKS TO HUMAN HEALTH

As noted in the EIA Directive 2014/52/EU, precautionary actions need to be put in place for certain projects which, "*due to their vulnerability to major accidents and/or natural disasters (such as flooding, sea level rise or earthquakes) are likely to have significant adverse effects on the environment*".

It is not anticipated that there would be a significant risk of environmental impacts as a result of accidents during the operational phase due to the nature of activities that will be taking place (residential accommodation provision).

The scale of the site preparation works were small, with limited quantities of pollution materials present. Typical construction methods and practices would have adequately mitigated against accidents or risks to human health.

The site does not fall within the Seveso III Regulations or European Communities (Control of Major Accident Hazards involving Dangerous Substances) Regulations 2015, as no dangerous substances are being used at the site.

All potentially polluting substances, including chemicals and fuels, are appropriately stored and bunded within the site.

It is not considered that the site is at a significant risk of natural disasters.

OPW National Catchment Flood Risk Assessment and Management (CFRAM) and National Indicative Fluvial flood mapping shows the site is not located within any fluvial, pluvial or groundwater flood zones. It is understood that, due to the deterioration of an onsite culverted stream, there is intermittent minor flooding on the access road and lower areas of the site. This flooding does not effect the project area and would not prevent access to the site for services.

The nearest area which has a medium probability of fluvial flooding occurring is located c.250m to the south-east of the site and 40-50m OD below the ground level at the nursing home.

The proposed site is not designated as susceptibility to landslides, as per GSI mapping (https://dcenr.maps.arcgis.com/apps/MapSeries/index.html?appid=a30af518e87a4c0ab2fbde2aaac3c228). The nearest recorded landslide event occurred at Rathgun Reservoir, Co. Wicklow approximately 4.6 km east of the development site.

Risks to human health would not be expected to change significantly as a result of the construction or operational phase of the development. There are no recorded drinking water abstractions in close proximity to the site.

Therefore, risks associated with major accidents or human health would not be considered to require and EIAR for further assessment.

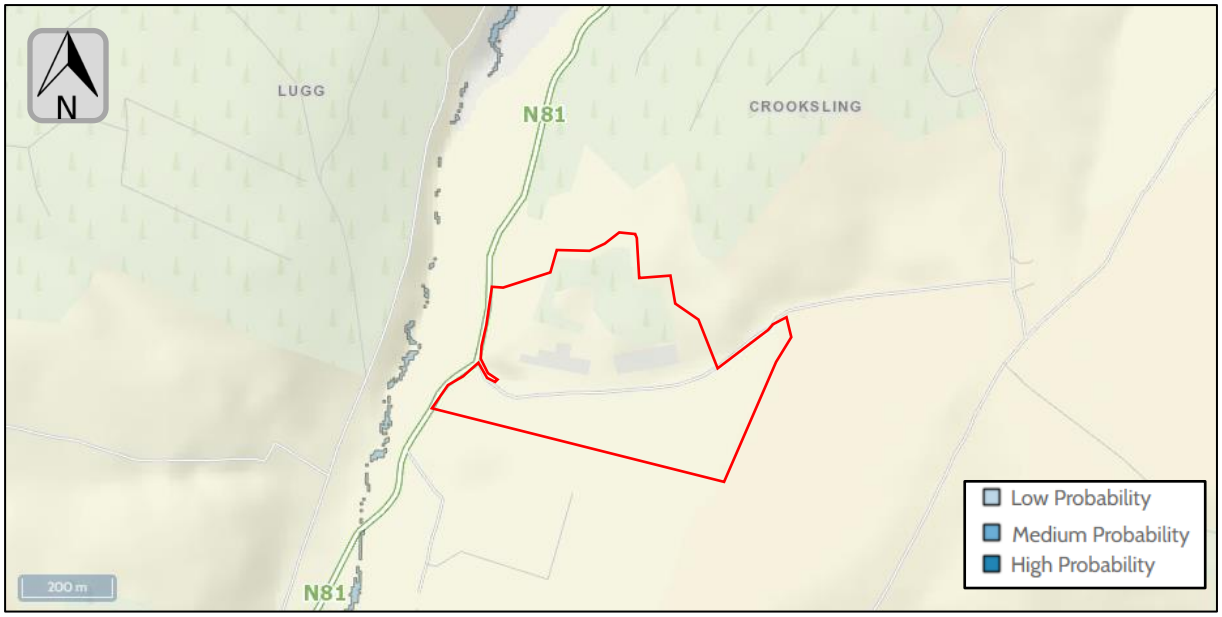

Figure 4.4: OPW CFRAM River Flood Extents Map

5.0 PART II – LOCATION OF THE DEVELOPMENT

This section assesses the potential impacts of the development due to the sensitivities of the proposed location.

5.1 EXISTING AND APPROVED LAND USE

The development is located within the north-western part of the South Dublin Co Co administrative area and area planning is outlined within the South Dublin County Development Plan 2022 – 2028. As can be seen from the land use zoning map provided in **Figure 5.1**, the area within the development boundary is zoned as follows:

Rural Area

CS11 *Recognise that the rural area of South Dublin County is an area under strong urban influence for housing and restrict the spread of dwellings in the Rural 'RU', Dublin Mountain 'HA-DM', Liffey Valley 'HA-LV' and Dodder Valley 'HA-DV' zones based on the criteria set out in the Rural Settlement Strategy contained within Chapter 6: Housing.*

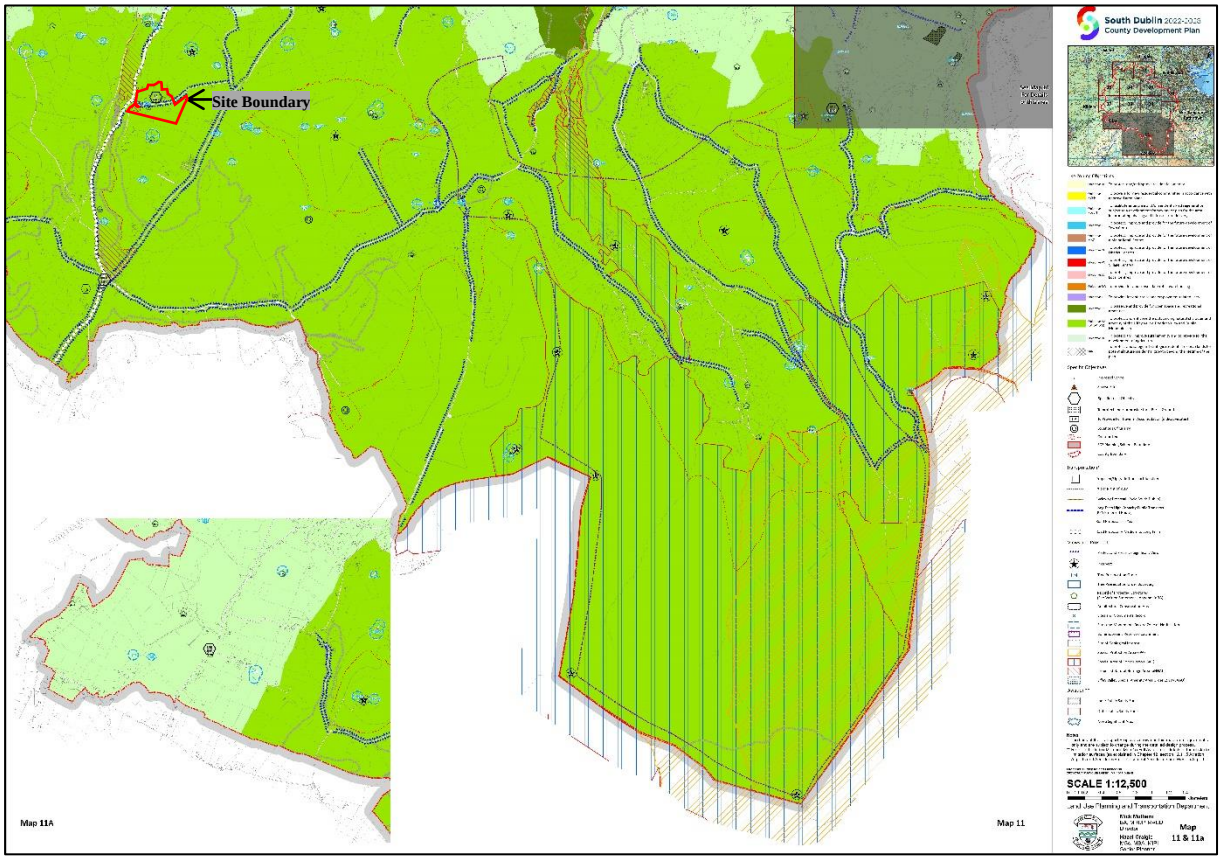

Figure 5.1: South Dublin County Development Plan 2022 - 2028 - Land Use Zoning Map

The CORINE 2018 data series shows that the land within the development boundary is primarily 231: *Pastures* (Agricultural Areas), as per **Figure 5.2**. The surrounding area also includes 243: *Land principally occupied by agriculture with significant areas of natural vegetation* (Agricultural Areas), 311: *Broad-leaved forests* (Forest and semi-natural areas) and 312: Coniferous Forest (Forest and semi-natural areas). During the onsite survey it was noted that the land within the site consists of 112: Discontinuous Urban Fabric and parkland.

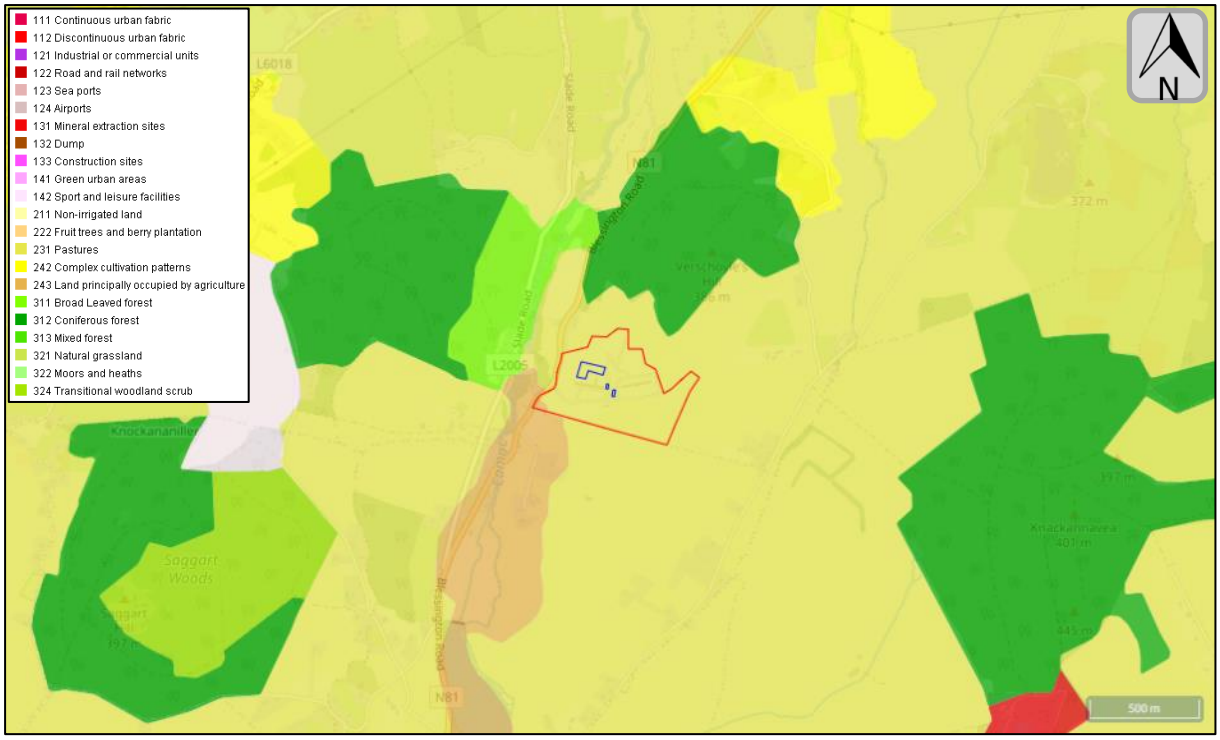

Figure 5.2: CORINE 2018, Land Use Map of The Region (EPA Maps)

The land use change of the site would be for the temporary use as emergency accommodation. Albeit temporary, this residential land use is consistent with the previous use of the site. The development would not significantly hinder or alter the future development of the site once this emergency use has ended. The proposed development would not have a significant impact upon the surrounding residential and agricultural land-uses.

Therefore, it is not considered that an EIAR would be required in order to further assess potential impacts on land use.

5.2 NATURAL RESOURCES

This section assesses the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground.

5.2.1 Soil & Bedrock

Topsoil and overburden which has been excavated at the site was used in site levelling and landscaping. Due to the light nature of the construction, excavations were be shallow.

The site contains a soil described as Bedrock at surface-Non calcareous (RckNCa) / Shallow well drained mineral (Mainly acidic) (AminSW) in the northern area, and Deep well drained mineral (Mainly acidic) (AminDW) in the southern area, as per **Figure 5.3**.

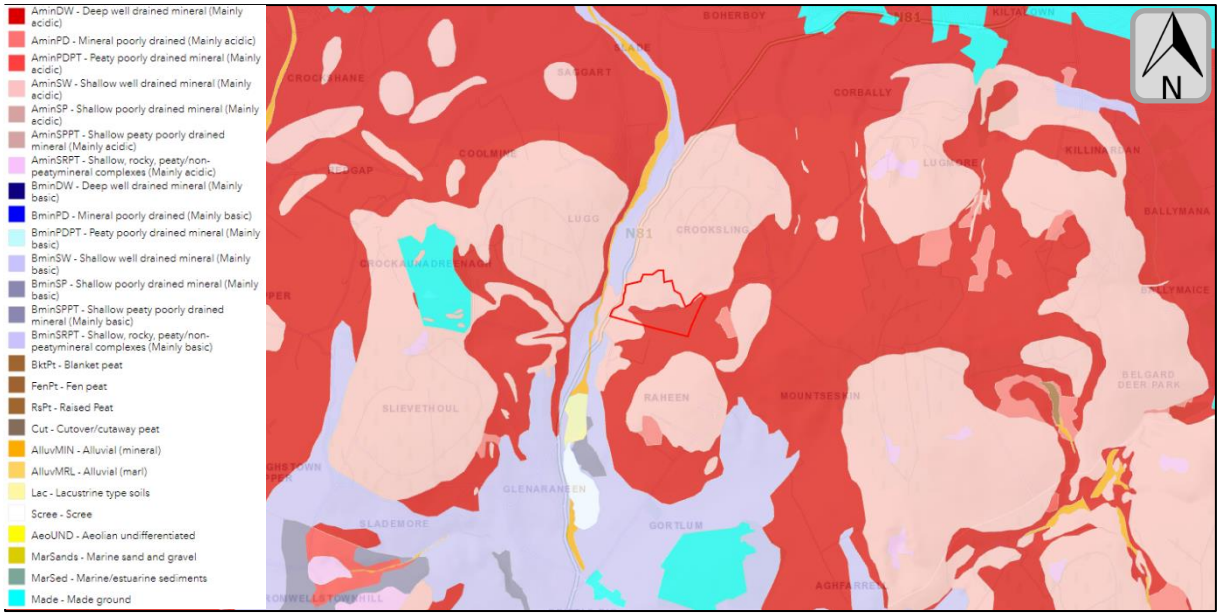

Figure 5.3: Teagasc Soils (GIS Maps)

The bedrock geology (100k) within the Butter Mountain Formation (OABUTT) which the site is located is described as *Dark slate-schist, quartzite & coticule*. Fault lines all along the western, southern and eastern boundaries of the site.

The groundwater rock or hydro-stratigraphic rock is described as *Ordovician Metasediments* (OM), Granites & other Igneous Intrusive rocks (GII) on the eastern boundary, and Silurian Metasediments and Volcanics (SMV) on the western boundary.

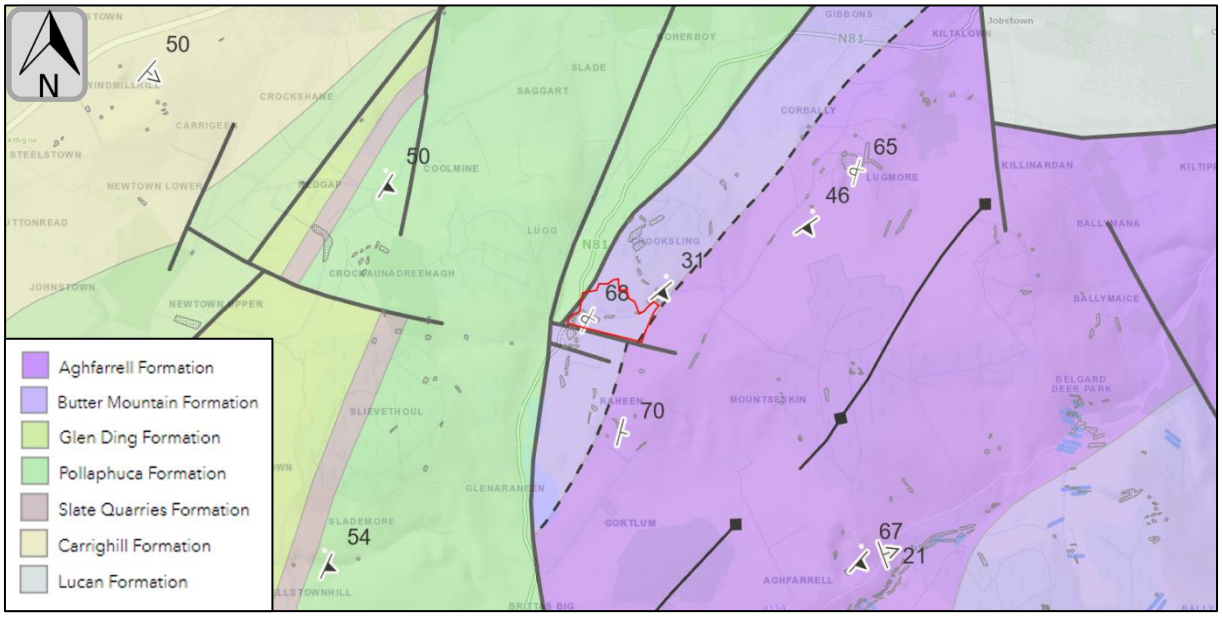

Figure 5.4: Bedrock Geology 100k (GIS Maps)

There would be expected to be no significant impact to bedrock as no excavations penetrated deep enough to cause adverse effects.

There was no generation of waste soil, as this was used in the levelling of the site. There was no soil sealing or significant alterations soil permeability as the residential area was surfaced in permeable 804 hardcore.

Therefore, it is considered that there is no significant impacts to soils and bedrock resources as a result of the proposed project and further assessment in an EIAR would not be required.

5.2.2 Water

Water is currently supplied to the existing buildings from two existing wells at a pump house in the northern area of the site. The water treatment plant also services water to 5 dwellings / neighbours.

The GSI provide records for a spring in the southern area of the site (Ref: 2921NWW006) designated Tobragh Spring [ING 303690, 223780]. This appears to be the original water source for the site, which is no longer in use. There are no other records for springs, wells or boreholes within 1 km.

No significant quantities of water were required during the construction phase of the project.

During the operational phase of the development, water would be sourced from the onsite pumphouse. As the nursing home ceased operation in 2020, there would be an expected increase in water usage as a result of the operational phase of the completed development. It is noted that services for existing tented accommodation source water from the onsite supply, and no issues with supply have occurred. There have been no reported issues of a lack of supply to offsite residences.

The increase in water usage as a result of the development is not anticipated to pose a significant risk to water resources and further assessment in an EIAR would not be required.

5.3 ABSORPTION CAPACITY OF THE NATURAL ENVIRONMENT

5.3.1 Surface Water Environment

The proposed development is located within the Liffey_SC_090 sub-catchment which is part of the Liffey and Dublin Bay (Catchment ID: 09). There are no watercourses or drainage ditches within the project boundaries. The closest mapped watercourse to the proposed development site is the Camac river (EPA Code: 09C02 – Order 2), which is located approximately 150m to west which flows in a mostly northerly direction. A small unmapped stream runs along the access road to the south of the site, westward, in the direction of the Camac River.

Other watercourses within the area include the Corbally stream (EPA Code: 09C10 – Order 2) located approximately 895m east of the development, Fortunestown (EPA Code: 09K07 – Order 1) and Kingswood Stream (EPA Code: 09K07 – Order 3). From Brittas pond, the Camac river flows for approximately 8.00km in a northern direction until it confluences with Corbally stream. Then, it flows for another 12.6km towards the north-east where it joins River Liffey (EPA Code: 09L01 – Order 6).

The Environmental Protection Agency (EPA) undertake surface water monitoring along the River Camac. Distances are relative to the confluence of the onsite stream with the River Camac [ING 303481, 224032]. The results for the nearest active monitoring station (as per **Table 5.1**) with available monitoring results for the period 2005 – 2022 is summarised in **Figure 5.6** below for indicative purposes.

Table 5.1: Active Monitoring Stations of the River Camac

STATION NO.	STATION LOCATION	EASTING	NORTHING	RELATIVE LOCATION
RS09C020100	Br 1 km SW (u/s) of Saggart	303418	226063	2.48 km downstream
RS09C020250	Br SE of Baldonnell Ho	304913	229242	3.66km downstream
RS09C020310	Riversdale Estate Br	307222	231611	8.24km downstream

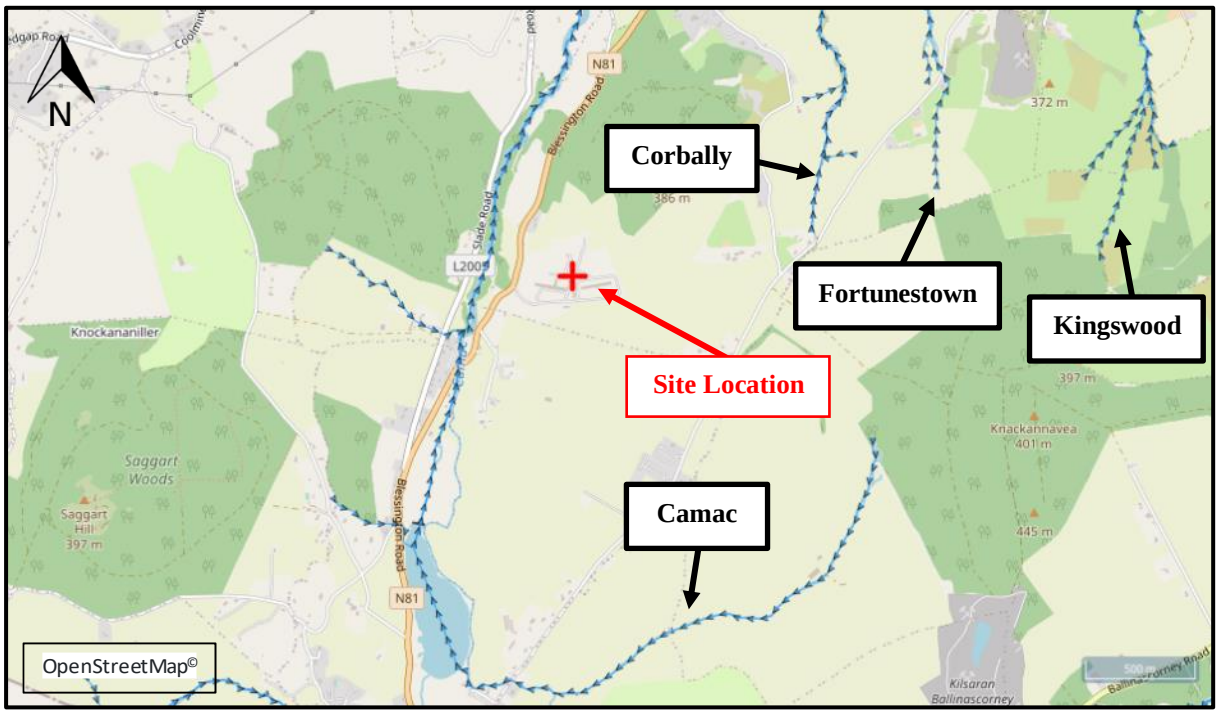

Figure 5.5: Surface Water Features (EPA Maps)

As can be seen in **Figure 5.6**, the River Camac is mainly achieving a water quality status between Q3 (Poor) and Q4 (Good) at the nearby monitoring locations. EPA comments on the most recent monitoring results for the Camac river as follows; "*In June 2022 poor ecological conditions continued at stations 0310 and 0500. Significant coverage of sewage fungus was noted at Station 0310 suggesting organic pollution upstream. Stations 0100 and 0250 both improved to moderate and good conditions, respectively. The improvements at station 0250 (Br SE of Baldonnell Ho) to good ecological quality is a first for this station since surveys started in 1988.*"

There are no direct discharges to surface or groundwater as part of the project. The project areas are located on permeable surfaces and rainwater would percolate directly to groundwater. The groundwater from this upland are is expected to primarily discharge to local streams and field drainage within the Camac River catchment. There would be no materials onsite which would pose a significant risk of contamination of waters.

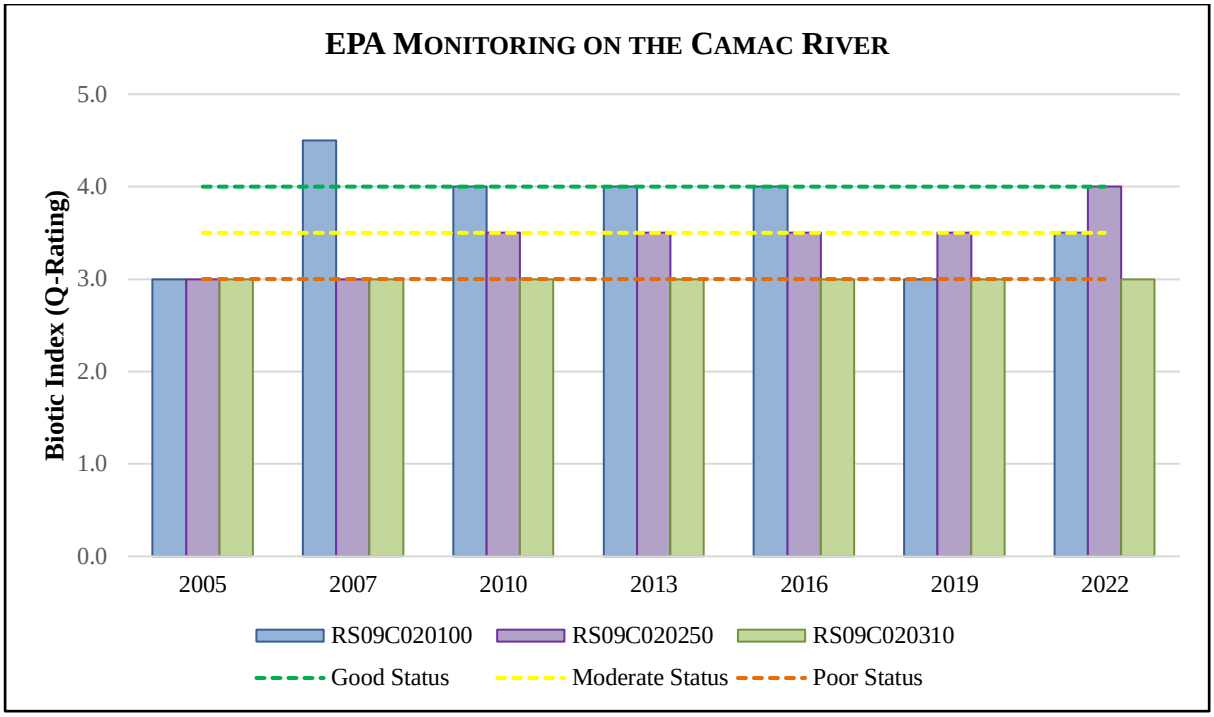

Figure 5.6: EPA Ecological Monitoring of the River Brosna 2005 – 2022

Wastewater and grey-water from the development is collected by a suitably permitted waste contractor by tanker twice per week for treatment at a municipal WWTP. Wastewater would be treated to compliance with each facility discharge licence prior to discharge to receiving watercourses and no significant environmental impacts would be expected.

It is considered that there is no significant risk to surface water environment as a result of the proposed project and further assessment in an EIAR would not be required.

5.3.2 Groundwater Environment

The proposed development is located within the Kilcullen groundwater body (EPA Code: IE_EA_G_003). The area beneath the development is designated as a Locally Important Aquifer (Ll) moderately productive only in local zones. Kilcullen GWB is designated to have "*good*" overall WFD water quality status 2016-2021 and are considered to have an overall risk status of "*at risk*".

Groundwater vulnerability is classified as follows: Rock near surface or karst (X) Extreme (E) High (H) Moderate (M) Low (L). Assessing the risk of contamination to groundwater is complex. It is assessed by the aquifer category, the proximity to down-gradient targets such as a well or ecosystem and the preventive measures taken. These measures will be dependent on the land-use practices and potential for pollution.

The site is located on an area which has a vulnerability classification of Rock at or near Surface or Karst (X) and Extreme (E).

The gradient of the site generally is east and north-east to west, and groundwater flow would be expected to generally follow this direction from the site.

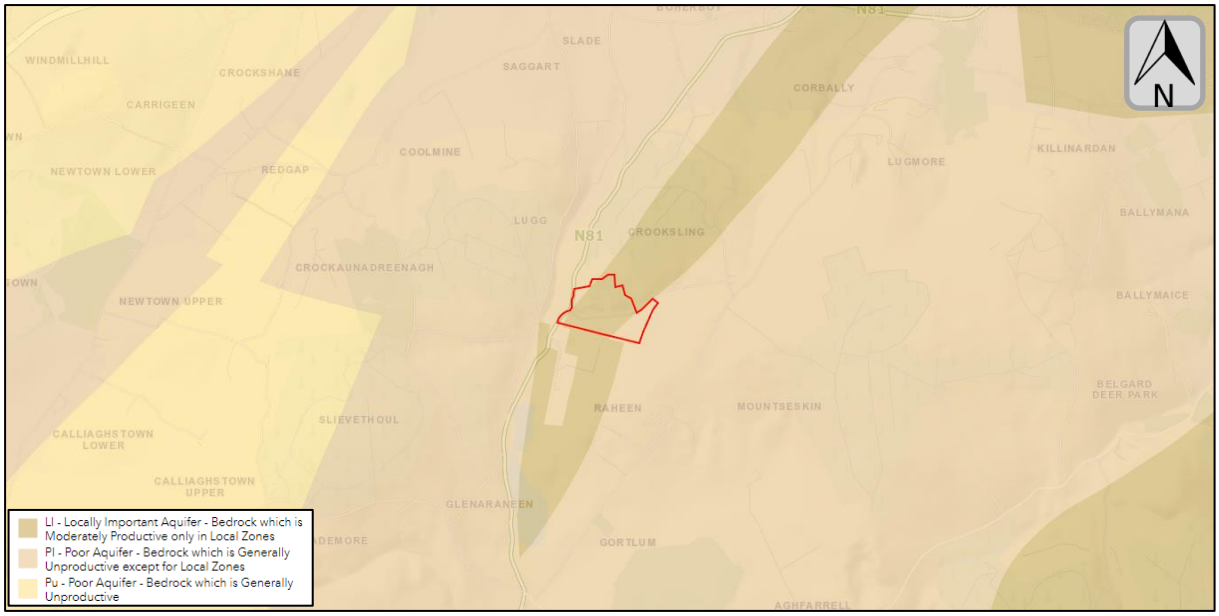

Figure 5.7: Bedrock Aquifer & Gravel Aquifer (GIS Maps)

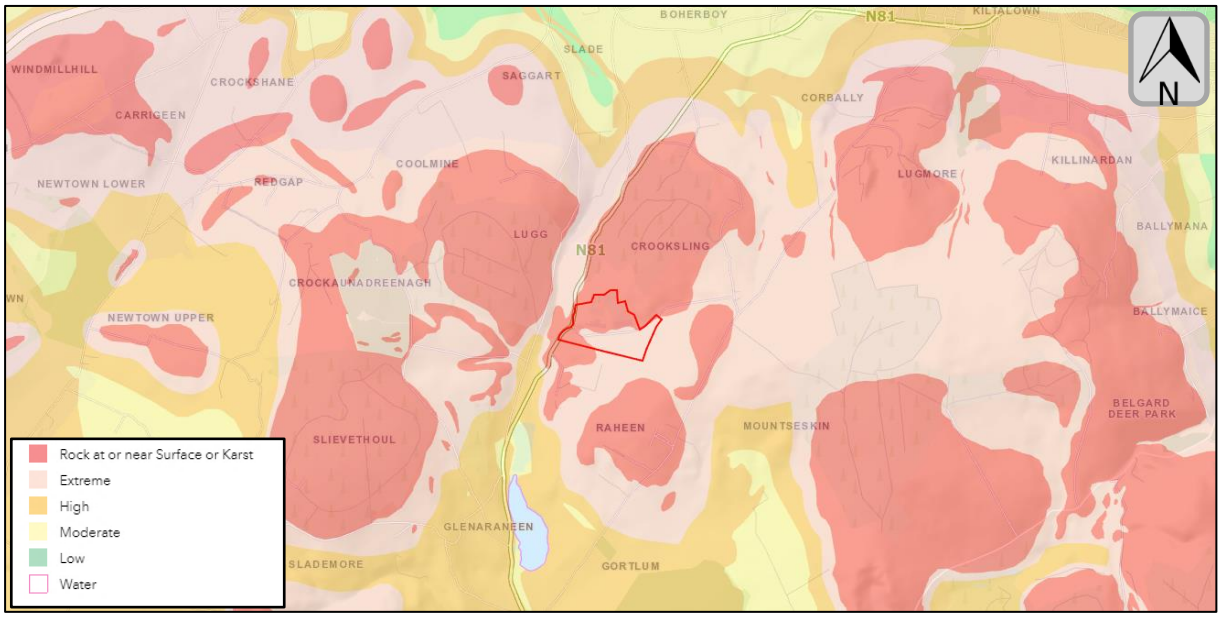

Figure 5.8: Groundwater Vulnerability (EPA Maps)

The nearest groundwater source protection zone is the Kilteel Public Water Scheme (PWS), which is located 3.65 km to the south-west. Other source protection zones in the area include Ballyfolan Group Water Scheme (GWS), which is located 4.65km south. There is no direct hydraulic connectivity to these groundwater source protection zones from the site.

There are no recorded third-party groundwater abstractions within 1km of the site.

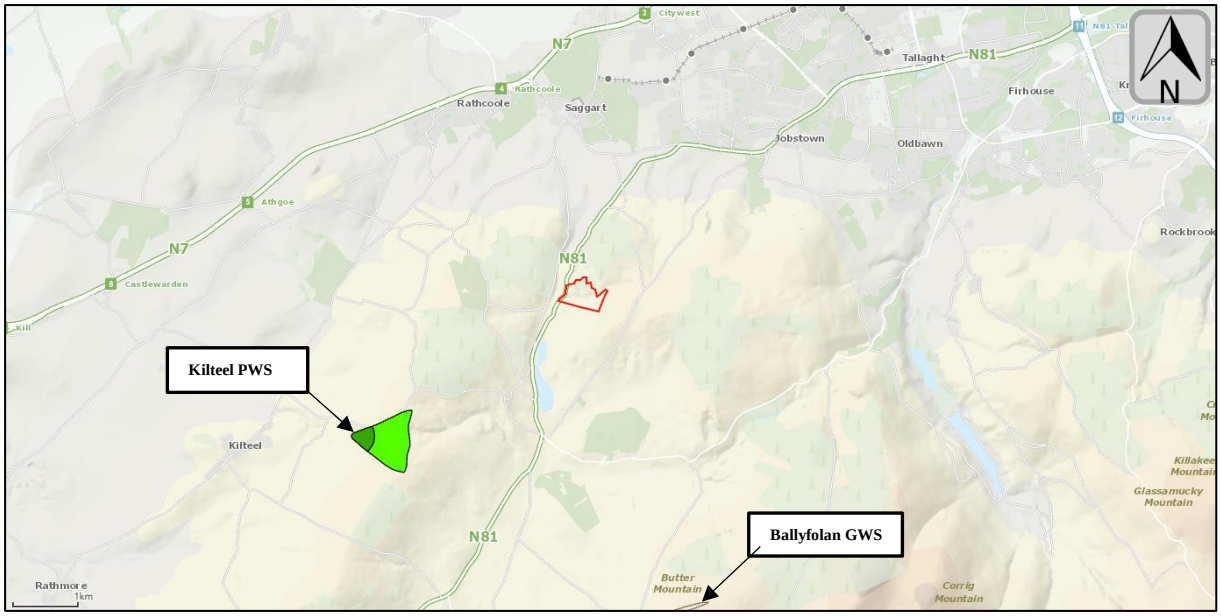

Figure 5.9: Groundwater Source Protection Areas (GSI Maps)

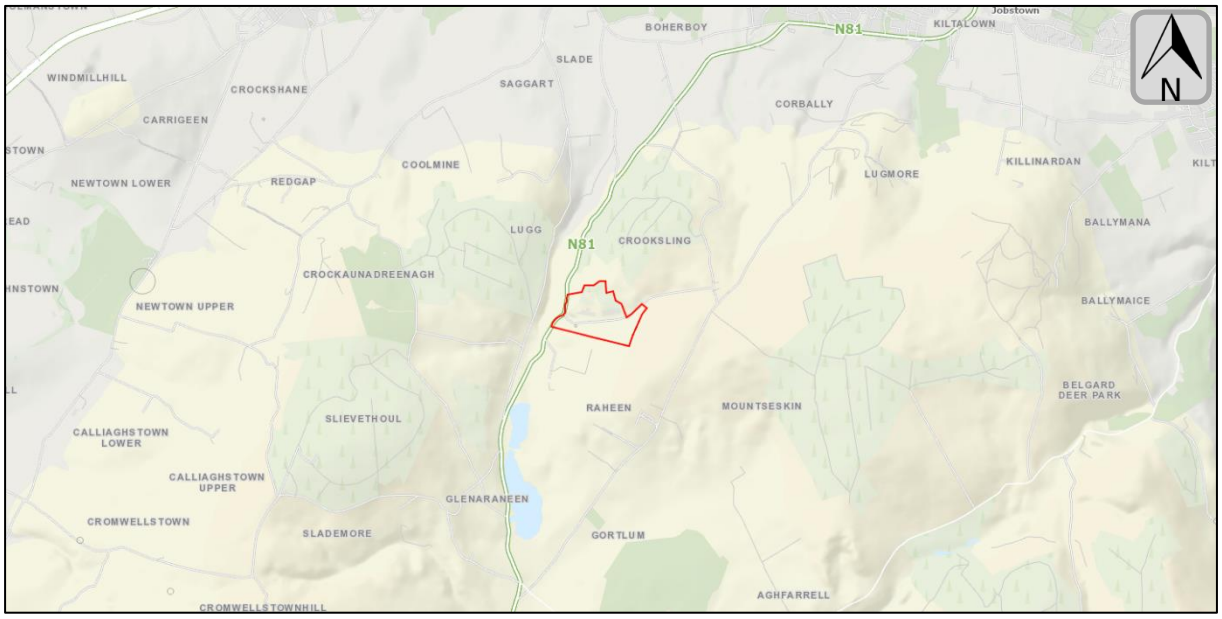

Figure 5.10: Groundwater Wells, Springs and Karst Data (GSI Maps)

No significant volumes of fuels, oils or other chemicals were stored onsite for construction works and there was no significant risk to groundwater during the construction phase.

No significant volumes of chemicals or potentially hazardous liquids are present at the site during the operational phase. Wastewater and grey-water storage are emptied twice per week for offsite treatment, and storage facilities are considered adequate.

It is not considered that the proposed development would require further assessment within an EIAR in terms of groundwater resource vulnerability.

5.3.3 Bio-Diversity and Designated Sites

The location of the site in relation to Natura 2000 sites is shown in the map in **Figure 5.11** below. An Appropriate Assessment Screening Report (Ref: PE_AA_10205-1) has been submitted with this planning application. The project impact sources, environmental pathways and protected site characteristics were screened to identify European sites potentially within the zone of influence of the project and are detailed within **Table 5.2** below.

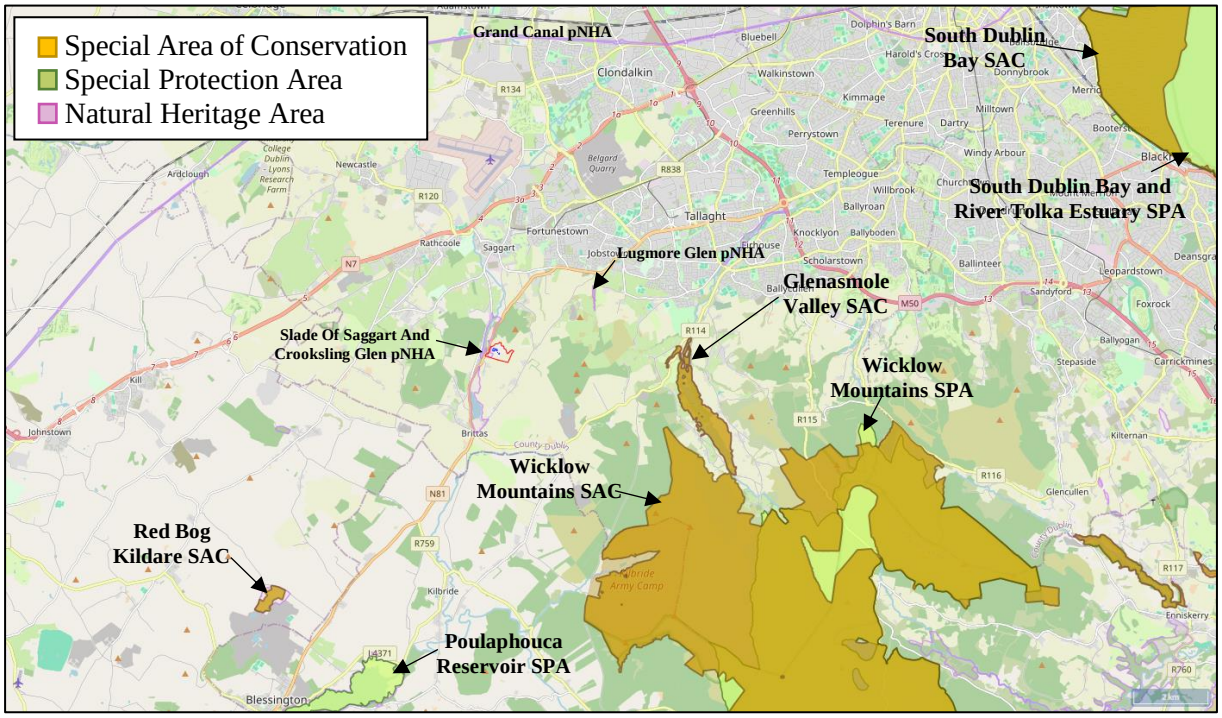

Figure 5.11: Special Area of Conservations and Special Protected Area

Table 5.2: Special Areas of Conservation and Special Protection Area

SITE NAME	DESIGNATION	SITE CODE	DISTANCE
Glenasmole Valley	SAC	001209	4.21km E
Wicklow Mountains	SAC	002122	4.61km SE
Wicklow Mountains	SPA	004040	7.99km SE
Red Bog, Kildare	SAC	000397	8.19km SW
Poulaphouca Reservoir	SPA	004063	8.51km S
Rye Water Valley/Carton	SAC	001398	12.1km N
South Dublin Bay	SAC	000210	17.2km NE
South Dublin Bay and River Tolka Estuary	SPA	004024	17.2km NE
North Dublin Bay	SAC	000206	20.9km NE
North Bull Island	SPA	004006	20.9km NE
North-West Irish Sea	SPA	004236	21.9km NE

Following a review of these sites within the Appropriate Assessment Report, the sites considered to be within the potential zone of influence of the proposed development are Glenasmole Valley SAC (Site Code: 001209), Wicklow Mountains SAC (Site Code: 002122), due to proximity, and the South Dublin Bay and River Tolka Estuary SPA (Site Code: 004024) and the North Bull Island SPA (Site Code: 004006) due to the presence of grassland habitats

within the site. The screening report determined that no significant effects arising from the project are likely to occur in relation to Natura 2000 sites.

The surrounding area is predominantly rural and agricultural in nature. The site is a disused nursing home compound, the landscaped areas have been unkept for quite some time and have transitioned into scrub and grassland habitats.

The buildings, roads, walls and carparks is classified as a **buildings and artificial surfaces (BL3)** habitat. This habitat was quite species poor, however, the flora identified were, Ivy (*Hedera helix*), Bramble (*Rubus fruticosus*), Moss (*Bryophyta*), Meadow grasses (*Poa* spp.), Daisy (*Bellis perennis*), Dandelion (*Taraxacum* agg.), Willowherb (*Epilobium* spp.), Butterfly-bush (*Buddleja davidii*), Ragwort (*Senecio jacobaea*), Thistle (*Cirsium* spp.), Sowthistle (*Sonchus oleraceus*), Groundsel (*Senecio vulgaris*), Herb-Robert (*Geranium robertianum*), Chickweed (*Stellaria media*), Hard Fern (*Blechnum spicant*), Spurge (*Euphorbia* spp.). The majority of the garden areas was classified as a **Scattered trees and parkland habitat (WD5)**, species identified were, Tulip tree (*Liriodendron tulipifera*), Laburnum (*Laburnum* spp.), Maple (*Acer* spp.), Whitebeam (*Sorbus aria*), Oak (*Quercus* spp.), Birch (*Betula* spp.), Sycamore (*Acer pseudplatanus*), Rowan (*Sorbus aucuparia*), Cyprus (*Cupressus* spp.), Willow (*Salix* spp.), Holly (*Ilex aquifolium*), Chilean Pine (*Araucaria araucana*) and Fir (*Abies* spp.). The understory comprised of dry meadows and grassy verge species however, this grassland had been recently mowed. **Ornamental/non-native shrub (WS3) habitat** was identified to the south of the site, these were intentionally planted but had been neglected. Species identified were, Viburnum, Barberry (*Mahonia* spp.), Cyprus (*Cupressus* spp.), Heather (*Calluna* spp.), Buddleia (*Buddleja* spp.) and Red Valerian (*Centranthus ruber*). Some native plants were also identified indicating the unkept nature of this habitat. These were, Ivy (*Hedera helix*), Bramble (*Rubus fruticosus*), Creeping Buttercup (*Ranunculus repens*) and Yorkshire Fog (*Holcus lanatus*) were also identified.

The open grassland areas were classified as **Dry meadows and grassy verges (GS2)** habitat. This was comprised of areas that had been left unmanaged for quite some time. During the second site assessment in 2024, there was evidence that this habitat had been mowed however, the taller meadow grasses were still present. Species identified were, Yorkshire Fog (*Holcus lanatus*), Meadow grasses (*Poa* spp.), Fescue (*Festuca* spp.), Ryegrasses (*Lolium* spp.), Cock's foot (*Dactylis glomerata*), Clover (*Trifolium* spp.), Creeping Thistle (*Cirsium arvense*), Daisy (*Bellis perennis*), Dandelion (*Taraxacum* agg.), Ragwort (*Senecio jacobaea*), Thistle (*Cirsium* spp.), Vetch (*Vicia* spp.), Willowherb (*Epilobium* spp.), Gorse (*Ulex europaeus*), Coltsfoot (*Tussilago farfara*), Bracken (*Pteridium aquilinum*), Fleabane (*Erigeron* spp.), Sedge (*Carex* spp.) and St. John's Wort (*Hypericum perforatum*). This habitat has links to the Lowland Hay Meadows (*Alcopecurus pratensis, Sanquisorba officinalis*) [6510] however, it is absent of the characteristic high quality and positive indicator species. A Grassland to the south-east has been classified as **Dry calcareous and neutral grassland (GS1)**. It is managed less intensively and grazed by sheep. Some areas were not as intensively grazed as others creating different swards in vegetation height. The grassland also slopes from east to north-west. This grassland fits more within the characteristics of a neutral grassland given its management and the species identified. It was somewhat species diverse. Species include Cocksfoot grass (*Dactylis glomerata*), Meadow Foxtail (*Alopecurus pratensis*), Sweet Vernal Grass (*Anthoxanthum odoratum*), False-oat Grass (*Arrhenatherum elatius*), Yorkshire Fog (*Holcus lanatus*), Creeping Buttercup (*Ranunculus repens*), Dock (*Rumex* spp.), Clover (*Trifolium* spp.), Speedwell (*Veronica* spp.), Nettle (*Urtica dioica*) and Common Milkwort (*Polygala vulgaris*) with some areas of scrub (WS1) habitat dominated by Gorse (*Ulex* spp.).

Hedgerow (WL1)/ Treeline (WL2) habitats were identified throughout the site, this consisted of old boundary lines, internal landscaping features and treelines along the road network to the east. In addition, hedgerows bordered the field to the south-east. Species identified were, Cherry Laurel (*Prunus laurocerasus*), Beech (*Fagus sylvatica*), Oak (*Quercus* spp.), Sycamore (*Acer pseudoplatanus*), Cyprus (*Cupressus* spp.), Ash (*Fraxinus excelsior*), Holly (*Ilex aquifolium*) and Hawthorn (*Crataegus monogyna*) with an understory of Herb Robert (*Geranium robertianum*), Dandelion (*Taraxacum* spp.), Ragwort (*Jacobaea vulgaris*), Cocksfoot Grass (*Dactylis glomerata*) and Clover (*Trifolium* spp.). A **mixed Broadleaved Woodland (WD1)** habitat was identified towards the north and south-west of the site. Species identified were, Ash (*Fraxinus excelsior*), Holly (*Ilex aquifolium*), Cherry Laurel (*Prunus laurocerasus*), Beech (*Fagus sylvatica*), Oak (*Quercus* spp.), Sycamore (*Acer pseudoplatanus*), Horse Chestnut (*Aesculus hippocastanum*), Beech (*Fagus* spp.) and Willow (*Salix* spp.). The understory was comprised of, Herb-Robert (*Geranium robertianum*), Creeping Buttercup (*Ranunculus repens*), Wood Sorrel (*Oxalis acetosella*), Gorse (*Ulex europaeus*), Bracken (*Pteridium aquilinum*), St. John's Wort (*Hypericum perforatum*), Ivy (*Hedera helix*), Bramble (*Rubus fruticosus*), Hard Fern (*Blechnum spicant*), Nettle (*Urtica dioica*), Ribwort Plantain (*Plantago lanceolata*), Cleavers (*Galium aparine*), Snowberry (*Symphoricarpos albus*) and Hogweed (*Heracleum mantegazzianum*).

A watercourse was identified to the south of the site, this was classified as an **Eroding/upland rivers (FW1)** habitat. During the initial site assessment in 2023, the watercourse had a strong flow and was 0.5 – 1m wide, the substrate was comprised of bolder and cobble. Fool's watercress (*Apium nodiflorum*) was identified growing within the watercourse, Rushes (*Juncus* spp.) and Sedges (*Carex* spp.) were identified growing on the banks. This watercourse is potentially connected to groundwater or drains surface water run-off from the land. It should also be noted that there was no rainfall during the site assessment and therefore, the source of the water remains unclear. This watercourse is not a mapped watercourse on the online EPA maps. The watercourse onsite is potentially hydrologically connected to the Camac River to the west. During the second site assessment in June 2024, a dry drainage ditch to the south was observed and is potentially connected to this watercourse. This drainage ditch was 0.5m in width but had no water. As there is no water to support aquatic plants, it does not fit within the FW4 Fossitt classification, yet is it an unnatural feature within the landscape. This drain had been partially piped underground or culverted under some access routes. Where a section of this drain is culverted underground at an access route, there was no water in the drain.

Table 5.3: Summary of Habitats Identified at the Proposed Development Site

HABITAT CLASSIFICATION HIERARCHY		
LEVEL 1	**LEVEL 2**	**LEVEL 3**
F - Freshwater	**FW -** Watercourses	**FW1 –** Eroding/upland rivers
G – Grassland and marsh	**GS –** Semi-natural grassland	**GS1 –** Dry calcareous and neutral grassland
		GS2 – Dry meadows and grassy verges
B – Cultivated and built land	**BL –** Built land	**BL3 –** Buildings and artificial surfaces
W – Woodland and scrub	**WD –** Highly modified/ non-native woodland	**WD1 –** Mixed broadleaved woodland
	WS – Scrub / transitional woodland	**WS3 –** Ornamental/non-native shrub
	WL – Linear woodland / scrub	**WL1 -** Hedgerows
		WL2 – Treelines

No Third Schedule invasive or protected flora were noted during the site assessment.

Bird species noted during both site walkovers included Blackbird (*Turdus merula*), Jackdaw (*Corvus monedula*), Robin (*Erithacus rubecula*), Jay (*Garrulus glandarius*), Hooded Crow (*Corvus cornix*), Rook (*Corvus frugilegus*), Magpie (*Pica pica*), Pied Wagtail (*Motacilla alba*), Woodpigeon (*Columba palumbus*), Wren (*Troglodytes troglodytes*), Goldfinch (*Carduelis carduelis)*, Chaffinch (*Fringilla coelebs*), Great Tit (*Parus major*), Raven (*Corvus corax*), Buzzard (*Buteo buteo*) and Thrush (*Turdus* spp.). No species is red listed or amber listed under the BoCCI classification. None of the bird species recorded are listed under Annex I of the E.U. Birds Directive. The watercourses onsite would not offer foraging and breeding habitat for waterfowl. There are also no watercourses or wetlands adjacent the proposed development that would offer suitable habitat.

Evidence of mammals (footprints and snuffle holes) were observed within the woodland to the south-west of the proposed development. However, no setts, burrows, scat or latrines were observed. There was evidence of Sika Deer (*Cervus nippon*) during the site assessment which consisted of tracks and droppings. Due to the features of paw prints and as there is a residential dwelling close-by, the mammal prints more than likely belong to a dog than other fauna.

Other fauna, typical of that found throughout the rest of Ireland, which would be expected to be found in the area include Bat species, Badger (*Meles meles*), Fox (*Vulpes vulpes*), Otter (*Lutra lutra*), Wood Mouse (*Apodemus sylvaticus*), Rabbit (*Oryctalagus cuniculus*), Pine Marten (*Martes martes*), Stoat (*Mustela erminea hibernica*), American Mink (*Mustela vison*), Irish Hare (*Lepus timidus hibernicus*), Hedgehog (*Erinus europaeus*), Red Squirrel (*Sciurus vulgaris*), Grey Squirrel (*Sciurus carolinensis*) and Brown Rat (*Rattus norvegicus*).

In addition to the site walkover, flora and fauna records were reviewed on the National Biodiversity Data Centre (NBDC) website for the proposed development site and vicinity. No protected plant species under the Flora (Protection) Order, 2022 (S.I. No. 235 of 2022) were recorded within the 10km square (O02) in which the proposed development site is located. There are four endangered, vulnerable and near-threatened flora within this 10km square grid: Green-flowered Helleborine (*Epipactis phyllanthes*), Upright Brome (*Bromopsis erecta*), Yellow Bartsia (*Parentucellia viscosa*) and Round-fruited Flapwort (*Jungermannia sphaerocarpa*). Ten invasive plant species listed in the Third Schedule of the European Communities Birds and Natural Habitats) Regulations 2011 (S.I. No. 477 of 2011) are American Skunk-cabbage (*Lysichiton americanus*), Curly Waterweed (*Lagarosiphon major*), Fringed Water-lily (*Nymphoides peltata*), Giant Hogweed (*Heracleum mantegazzianum*), Giant Knotweed (*Fallopia sachalinensis*), Indian Balsam (*Impatiens glandulifera*), Japanese Knotweed (*Fallopia japonica*), New Zealand Pigmyweed (*Crassula helmsii*), Three-cornered Garlic (*Allium triquetrum*) and *Rhododendron ponticum*.

Protected fauna species of note are Common Frog (*Rana temporaria*), Smooth Newt (*Lissotriton vulgaris*), Freshwater White-clawed Crayfish (*Austropotamobius pallipes*), Common Lizard (*Zootoca vivipara*), Brown Long-eared Bat (*Plecotus auritus*), Daubenton's Bat (*Myotis daubentonii*), Eurasian Badger (*Meles meles*), Eurasian Pygmy Shrew (*Sorex minutus*), Eurasian Red Squirrel (*Sciurus vulgaris*), European Otter (*Lutra lutra*), Lesser Noctule (*Nyctalus leisleri*), Natterer's Bat (*Myotis nattereri*), Pine Marten (*Martes martes*), Pipistrelle (*Pipistrellus pipistrellus sensu lato*), Red Deer (*Cervus elaphus*), Soprano Pipistrelle (*Pipistrellus pygmaeus*) and West European Hedgehog (*Erinaceus europaeus*).

High impact invasive species include Brown Rat (*Rattus norvegicus*), Eastern Grey Squirrel (*Sciurus carolinensis*), Fallow Deer (*Dama dama*) and Sika Deer (*Cervus nippon*).

Bird species of note include Barn Owl (*Tyto alba*), Barn Swallow (*Hirundo rustica*), Black-headed Gull (*Larus ridibundus*), Coot (*Fulica atra*), Goldeneye (*Bucephala clangula*), Kestrel (*Falco tinnunculus*), Kingfisher (*Alcedo atthis*), Linnet (*Carduelis cannabina*), Pheasant (*Phasianus colchicus*), Pochard (*Aythya ferina*), Sandpiper (*Actitis hypoleucos*), Snipe (*Gallinago gallinago*), Starling (*Sturnus vulgaris*), Swift (*Apus apus*), Wood Pigeon (*Columba palumbus*), Curlew (*Numenius arquata*), Teal (*Anas crecca*), Tree Sparrow (*Passer montanus*), Wigeon (*Anas penelope*), Woodcock (*Scolopax rusticola*), Great Black-backed Gull (*Larus marinus*), Great Cormorant (*Phalacrocorax carbo*), Great Crested Grebe (*Podiceps cristatus*), Greylag Goose (*Anser anser*), Herring Gull (*Larus argentatus*), House Martin (Delichon urbicum), House Sparrow (*Passer domesticus*), Lesser Black-backed Gull (*Larus fuscus*), Little Egret (*Egretta garze*tta), Little Grebe (*Tachybaptus ruficollis*), Mallard (*Anas platyrhynchos*), Merlin (*Falco columbarius*), Mew Gull (*Larus canus*), Mute Swan (*Cygnus olor*), Lapwing (*Vanellus vanellus*), Northern Wheatear (*Oenanthe oenanthe*), Peregrine Falcon (*Falco peregrinus*), Red Grouse (*Lagopus lagopus*), Rock Pigeon (*Columba livia*), Sand Martin (*Riparia riparia*), Sky Lark (*Alauda arvensis*), Spotted Flycatcher (*Muscicapa striata*), Tufted Duck (*Aythya fuligula*), Whooper Swan (*Cygnus cygnus*) and Yellowhammer (*Emberiza citrinella*).

Discussion

There were no habitats of high ecological value within the project areas. The habitats within the landscaped residential area, prior to the works, were **Dry meadows and grassy verges (GS2)** and **Scattered trees and parkland habitat (WD5) / Ornamental/non-native shrub (WS3) habitat**. There was no significant biodiversity loss due to these works as **Dry meadows and grassy verges (GS2)** is represented throughout the site, and the small garden and tree areas were non-native species. The modular sanitary units have been located on pre-existing internal roads (**buildings and artificial surfaces (BL3)**) or on grass areas (**Dry meadows and grassy verges (GS2)**). The canteen tent has also been established on a grass area. These are temporary structures and there would be no long term loss of habitat or species.

There were no protected fauna or evidence of their presence noted during the site assessment. Due to unoccupied buildings surrounding the site, the presence of bats may be expected. However, as the development does not include any works on existing structures, direct effects are not expected. Any provision of lighting within the project area should take cognisance of Bat Conservation Trust (2018) "*Guidance Note 08/18 Bats and Artificial Lighting in the UK*".

Some disturbance and behaviour change may be expected for fauna due to the re-occupation of the site. However, no evidence of protected species were noted during the site assessment and, as this would be a re-establishment of the site characteristics prior to the nursing home closure in 2020, there would be no significant impact to biodiversity.

As noted within section **5.3.1** and **5.3.2**, no effects on surface-water or groundwater quality were evident or expected during the construction or operational phases of the project. Therefore, no significant biodiversity impacts are anticipated to downstream freshwater habitats.

It is not considered that biodiversity and protected sites and species would require further assessment within an EIAR.

5.3.4 Landscapes & Visual Impact

The Landscape Character Assessment for South Dublin County (Appendix 9, South Dublin County Development Plan 2022-2028) defines five Landscape Character Areas (LCAs) within the County as follows:

- LCA 1: Liffey Valley
- LCA 2: Newcastle Lowlands
- LCA 3: Athgoe and Saggart Hills
- LCA 4: River Dodder & Clanasmole Valley
- LCA 5: Suburban South Dublin

The site is located in LCA 3: Athgoe and Saggart Hills.

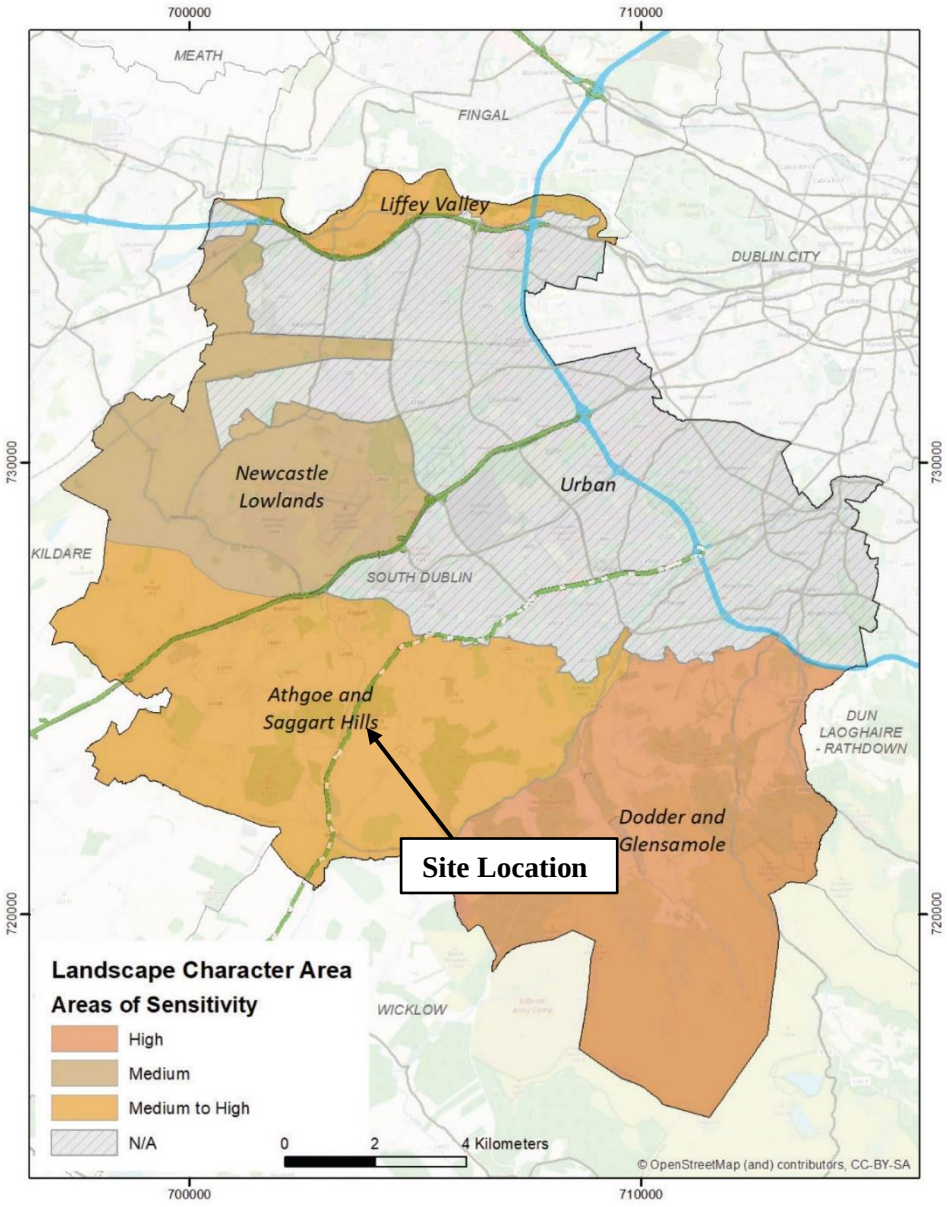

Figure 5.12: Landscape Character Areas of South Dublin County [CDP 2022]

This LCA comprises foothills and hills that form a backdrop and setting for the greater Dublin area. The hills host a variety of uses including agriculture, forestry and recreation as well as important ecological services associated with their habitats. The LCA is diverse and offers access into the more strongly rural areas of the County and beyond. Long views over the lowlands and south to the Wicklow Mountains are an important characteristic. The integrity of the landscape character is derived from agriculture combined with other rural land uses including coniferous plantations. The integrity of its character, and of its value as a landscape setting have been compromised by housing developments in the area and through the use of nonvernacular styles very much in conflict with the local character.

The CDP 2022 includes the following policies:

- Policy NCBH14: Landscapes : Preserve and enhance the character of the County's landscapes, particularly areas that have been deemed to have a medium to high Landscape Value or medium to high Landscape Sensitivity and to ensure that landscape considerations are an important factor in the management of development.
- Policy NCBH15: Views and Prospects: Preserve Views and Prospects and the amenities of places and features of natural beauty or interest including those located within and outside the County.

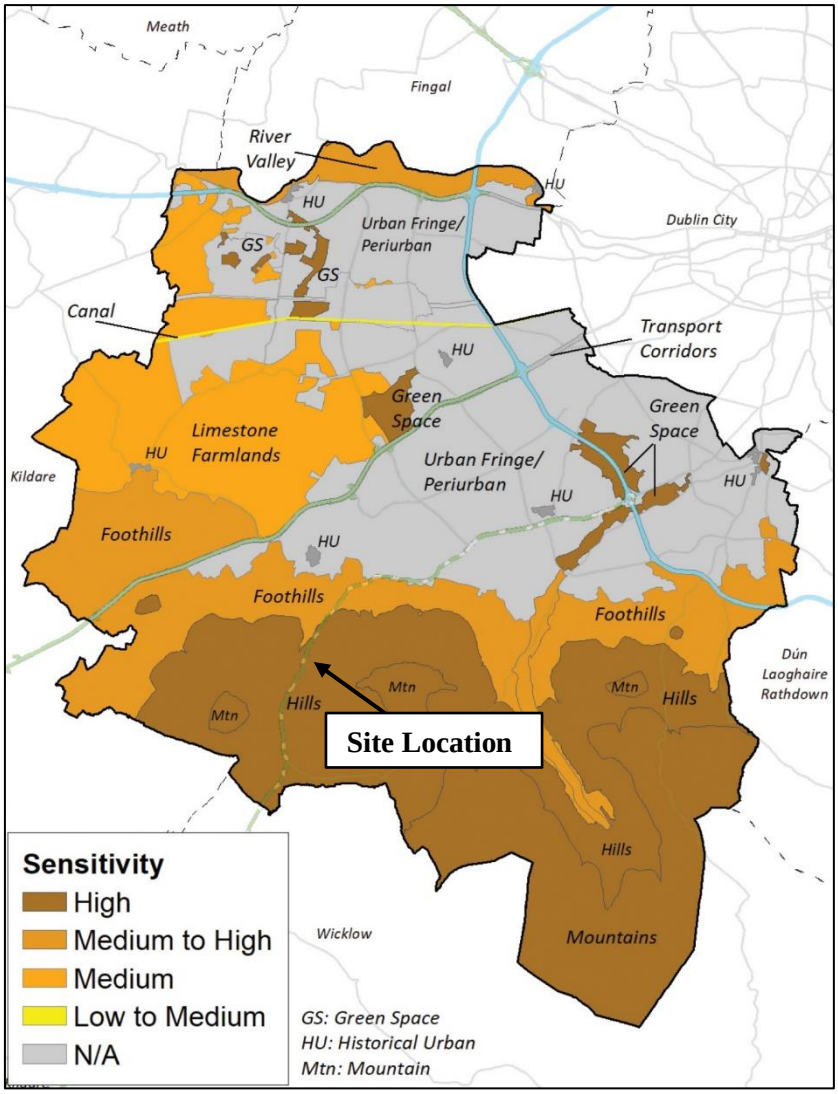

Figure 5.13: Landscape Sensitivity [South Dublin CDP 2022]

The proposed development is located in an area that is designated as having a high landscape sensitivity, and a protected view route passes along the private access road through the grounds, as per **Figure 5.13** and **Figure 5.14**.

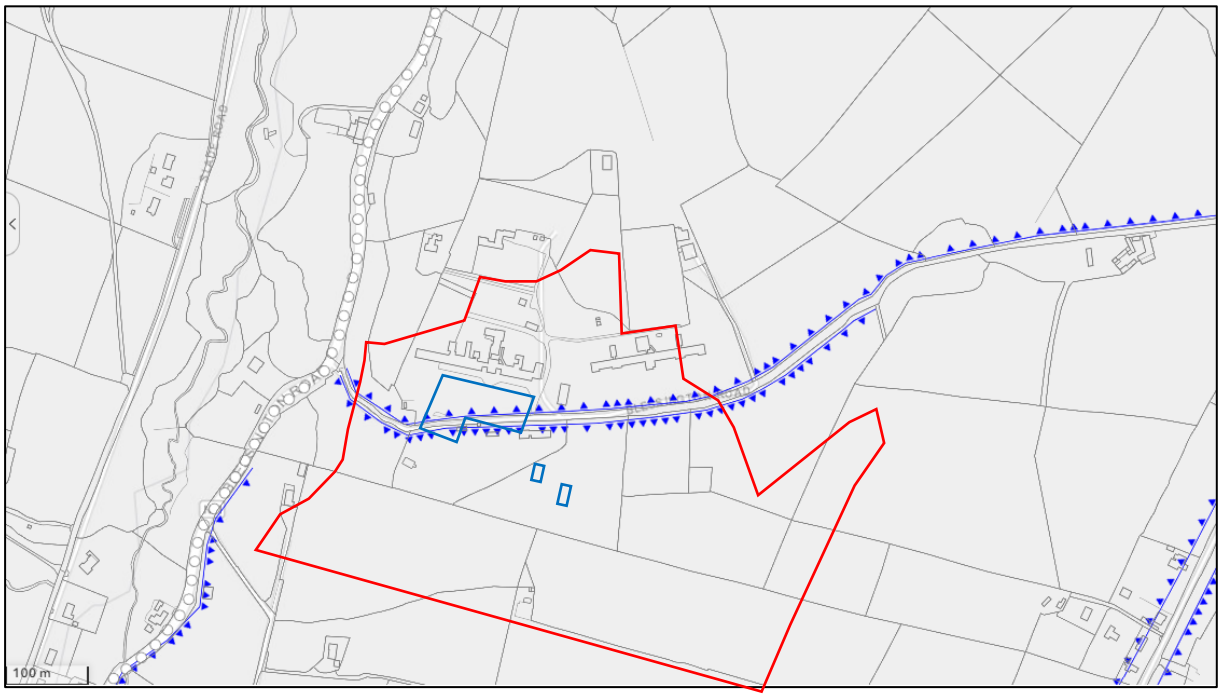

Figure 5.14: Protected Views [South Dublin CDP 2022]

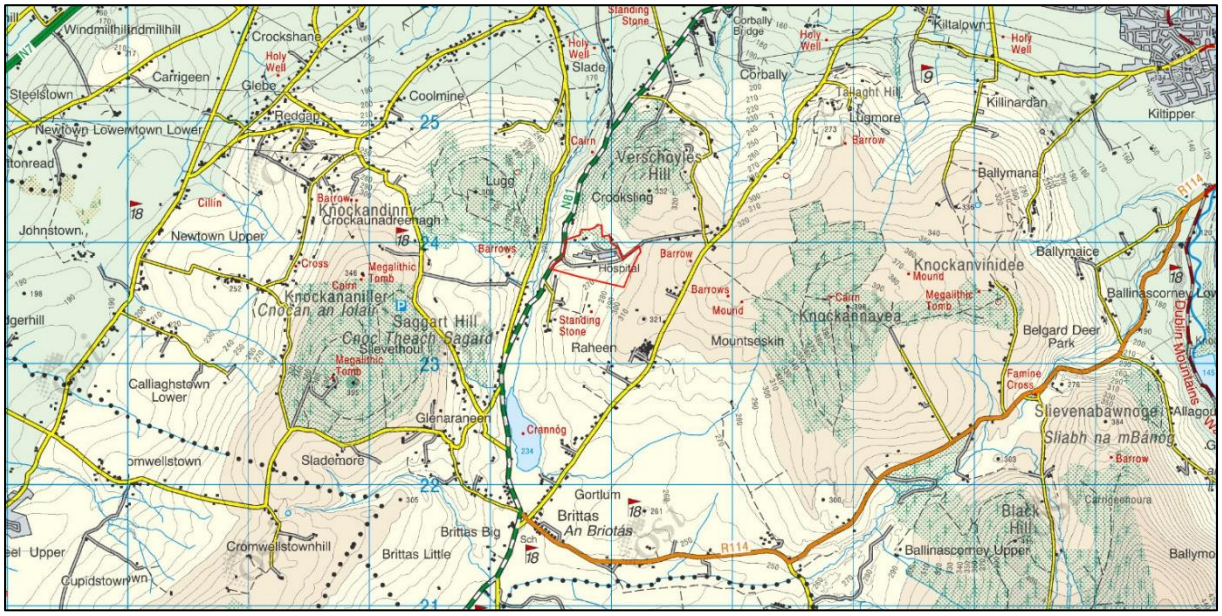

Figure 5.15: Discovery Series Map of the Site and Surrounds

The project site is located on the southern slope of Verschoyles Hill and western slope of Knockannavea within a river valley between the slopes. Topography generally falls north-south, north of the central road, and north-east to south-west, south of the central road (with the central road following the natural course of the river). The site generally falls from heights of c. 300m AOD on the eastern boundary and c. 290m AOD on the northern boundary to c. 240m AOD along the route of the N81 on the western boundary.

The site and is well forested and is not visible from the majority of publicly accessible roads in the area. The only viewpoint where structures are visible are from the L3605 Lynch Park Road on the eastern slope of Saggart Hill, c. 1.3km south-west of the site. However, there are only limited views of existing buildings on the elevated eastern area, and no visibility of the general grounds.

Figure 5.16: Google Streetview (Apr 2023) and Aerial (Sept 2023)

The existing temporary structures are not visible from external areas. While the route of the road passing through the centre of the site is designated as a protected view; this is a private

road and access is not available to the public. Therefore, there would be no visual impacts due to the project. There are no significant alterations to the existing landscape character of the area.

It is noted that the development is temporary in nature, and once this emergency use is complete, the site may be restored to its original state.

It is considered that additional investigation within an EIAR for visual and landscape impacts from the development would not be required.

5.3.5 Archaeological and Cultural Heritage

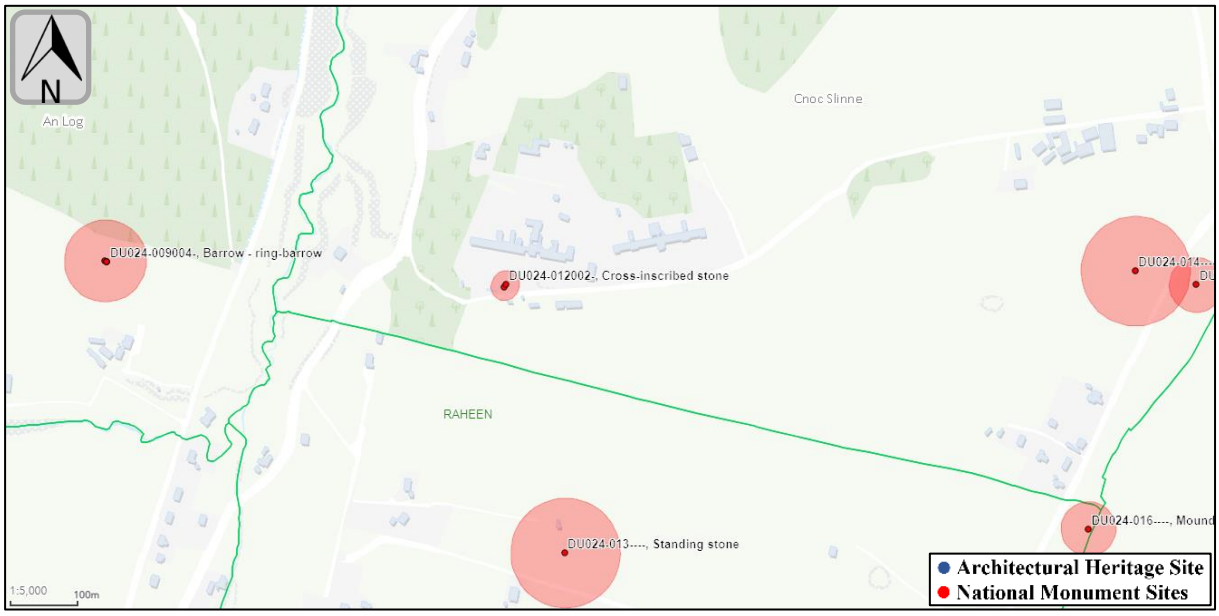

Figure 5.17: National Monument and Architectural Heritage Sites

The following table identifies the nearest recorded archaeological heritage sites and protected buildings as per the National Inventory of Architectural Heritage:

Table 5.4: Archaeological Heritage Sites within 1km of the Site

RMP No.	Class	Townland	Distance
DU024-012002	Cross-inscribed stone	Crooksling	c. 140m W
DU024-012001	Ritual site - holy well	Crooksling	c. 140m W
DU024-013---	Standing stone	Raheen	c. 480m S
DU024-009001	Enclosure	Lugg	c. 595 m W
DU024-009004	Barrow - ring-barrow	Lugg	c. 595 m W
DU024-010---	Barrow - ring-barrow	Crooksling	c. 650m NE
DU021-049---	Cairn - unclassified	Crooksling	c.750m N
DU024-011---	Barrow - ring-barrow	Crooksling	c. 850m NE
DU024-014---	Barrow - ring-barrow	Crooksling	c. 800m E
DU024-015---	Barrow - unclassified	Crooksling	c. 890m E
DU024-016---	Mound	Raheen	c. 865m E
DU024-037---	Cairn - unclassified	Raheen	c.1 km S
DU024-008---	Barrow - ring-barrow	Lugg	c. 770 m NW
DU021-048---	Bridge	Lugg / Slade	c. 860m N

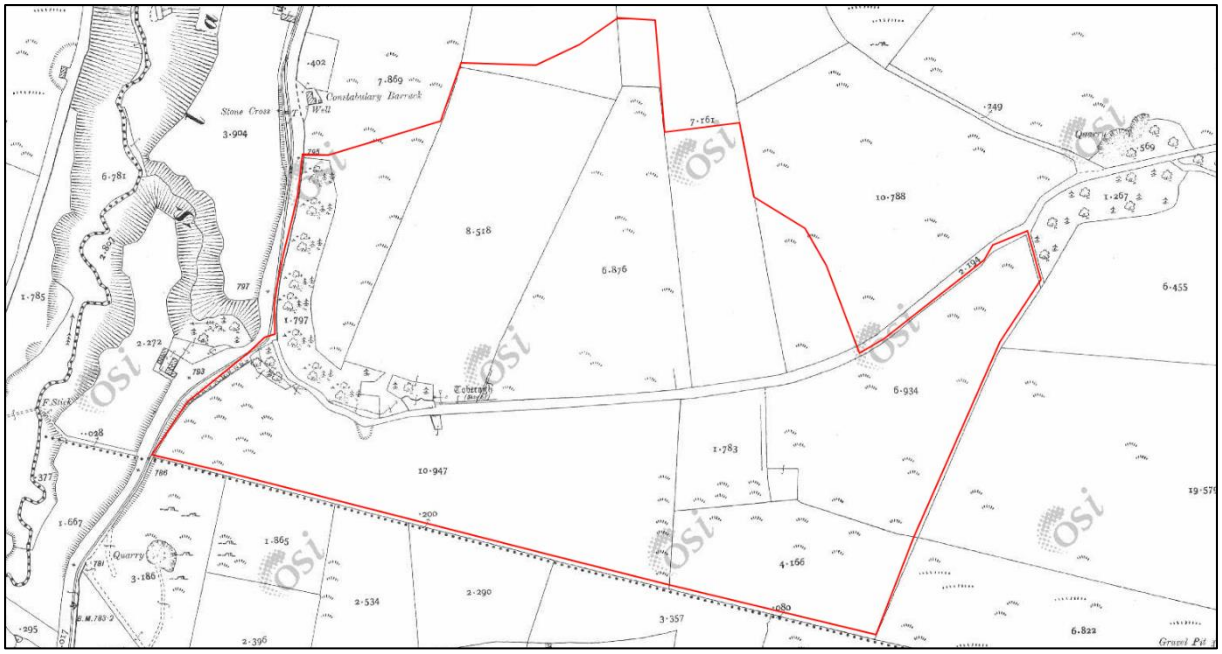

Figure 5.18: 25 Inch B&W (1897-1913)

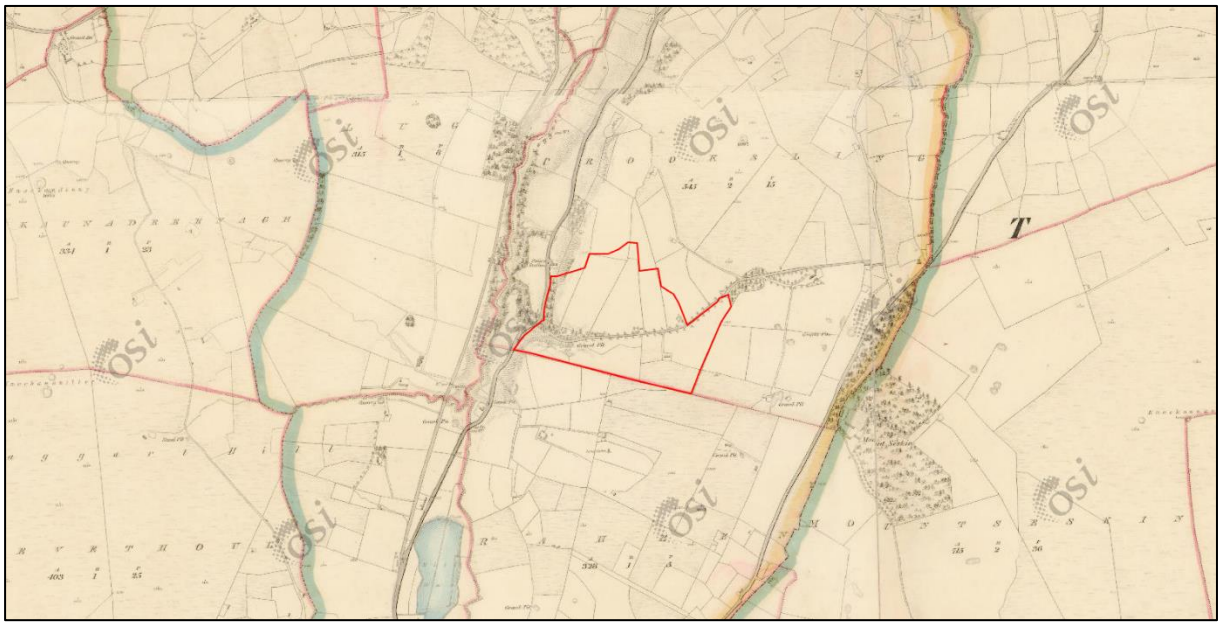

Figure 5.19: 6 Inch Colour (1829-41)

The historical maps provided in **Figure 5.18** & **Figure 5.19**, ranging from 1829 - 1913 indicate that the site upon which the development is located has always been primarily woodland and agricultural. In the 1829-1841 map, a gravel pit is indicated south of the central access road and a small structure, possibly a house is indicated north of the road. The small structure is not indicated in the 1897-1913 map, however, the yard boundaries are indicated and a small outbuilding to the nursing home is currently in place at this location. Both maps indicate the location of Toberagh cross and well.

The development is located on an area formerly occupied by St. Bridget's Nursing Home. Crooksling. The site donated to the community and the main structures were developed in 1911 to serve as a sanatorium for people with tuberculosis. The site was further developed to include including a new day room, doctor's residence, nurses' quarters in 1912. The site was converted

to a nursing home in 1959. The nursing home closed in 2020 as the Health Service Executive (HSE) deemed the site no longer adequate for healthcare provision. Since this time the site was maintained for intended sale.

The works required for the existing temporary tented accommodation and services did not require deep excavations and were located away from the boundaries, structures and Toberagh cross indicated in historical mapping. There were no alterations to existing buildings at the site. It is not considered that there would be any significant impact to archaeological or architectural heritage as a result of the project.

It is considered that additional investigation within an EIAR for archaeological and cultural heritage impacts from the development would not be required.

5.3.6 Traffic & Transportation

This section will address the aspects of the project having regard to traffic and transportation, including the potential for traffic generation. The likelihood of impact would be discussed in the context of the existing traffic environment.

Construction

Construction sites invariably involve a certain amount of HGV movements. These movements are primarily associated with the importation of supply materials, machinery and other plant equipment on to the site.

Traffic impacts may arise via the following:

- Delivery of construction plant and equipment to the site;
- Delivery of raw materials to the site;
- Vehicle movements from staff, sub-contractors and site visitors travelling to and from the site;
- Vehicle movements associated with waste removal at the site.

The site is accessed via the National N81 Tallaght – Blessington road, which is located adjacent to the site's western boundary. There are poor services for pedestrians, with no pavement along the N81. However, the site is serviced by the Dublin Bus (Dublin City-Blessington) on the N81.

Construction traffic for the project involved the import / export of an excavator, import of hardcore surfacing material and the import of generator, sanitary units and shipping containers storing tents, beds, metal fencing etc.

This small sized project is located directly off of a national route and it is not considered that there would have been any significant impact to traffic levels as a result of the project.

Current operational traffic consists of maintenance and security staff vehicles, weekly food delivery, wastewater collection twice per week and waste collection once per week. related to occupants of the modular homes. Residents do not have vehicles and rely on public transport. This equates to an average of 9.14 traffic movements per day, of which 1.14 are HGV's.

Transport Infrastructure Ireland (https://trafficdata.tii.ie/publicmultinodemap.asp) provides continuous traffic count data on the N81 (Station ID: TMU N81 010.0 S), approximately 3.6 km south (by road) of the site. The Average Daily Traffic (ADT) level for the N81 is recorded as 11,103, of which 6.4% is HGV, to date in July 2024. Therefore, site traffic would constitute a 0.08% increase in average daily traffic levels. Therefore, traffic volumes are anticipated to be minimal as a result of the project. The local road network is anticipated to be sufficient to accommodate site related traffic.

It is not considered that further assessment within an EIAR is required for potential traffic impacts.

6.0 PART III – CHARACTERISATION OF THE POTENTIAL IMPACTS

6.1.1 Magnitude and Spatial Extent of the Impact (for example, geographical area and size of the population likely to be affected)

The project is positioned within a rural area within the townland of Crooksling, approximately 3 km south of the satellite village of Saggart. Environmental effects from the development would generally be localised to the area of activities, within rural landscapes, and potentially impacted population numbers would be small.

The project provides provisional accommodation for International Protection Applicants (IPAs) and consists of the existing installation of temporary tented sleeping barracks on an area of c.0.65ha, temporary modular sanitary facilities (shower / toilets) and a temporary tented canteen area, totalling c. 0.22 ha. The total project area is c.0.87 ha. Therefore, the spatial extent of the project is small.

Environmental effects from the development would generally be localised. Electric heating is provided, served by an onsite diesel generator, and electrical generation by fossil fuels would have a minimal local or regional impact. Waste and wastewater are removed from the site for disposal or treatment at appropriately licenced facilities and no significant environmental effects would be expected. There would be expected to be no significant effects on water quality, locally or within the wider catchment, during construction or operation.

6.1.2 Nature of the Impact

The construction phase of the project has been assessed with regard to noise impacts, nuisance airborne dust, potential contamination of surface waters, biodiversity, traffic etc. While such environmental risk can occur from all construction activities, it is considered that these risks were mitigated by the small scale of the site, relative low impact of the activities carried out and the location of the proposed site, as discussed within this report.

The potential for significant environmental impacts as a result of the operational phase have been deemed to be minor and temporary.

6.1.3 Transboundary Nature of the Impact

The proposed development is located a significant distance from international boundaries, and it is unlikely that emissions would have any significant transboundary impacts.

6.1.4 Intensity and Complexity of the Impact

The site as a whole would be considered small in terms of area and low density. Therefore, the potential intensity of impacts are minor.

Potential impacts from the development would not be complex and are amenable to controls or mitigation. The principal environmental risks during the operational phase relate to deliveries and storage of fuels and chemicals, and the storage and removal of wastes. The quantities involved would be minor. These are standard practices for residential and industrial activities throughout Ireland and would not be considered to engender high intensity or complex interactions with the environment.

6.1.5 Probability of the Impact

The construction and installation of the temporary accommodation and services has already occurred and the site is occupied. This desktop screening and onsite assessments have determined that the impacts which have occurred are insignificant. The occurrence of significant environmental impacts during the continued operation of the project is considered unlikely.

6.1.6 Expected Onset, Duration, Frequency and Reversibility of the Impact

Impacts during the construction of the development are temporary and reversible, primarily relating to the removal of grassland and ornamental trees/shrubs.

Impacts during the operational phase of the development are anticipated to be temporary, of unknown duration, but minimal in impacts and reversable.

6.1.7 Cumulation of the Impact with the Impact of other Existing and / or Approved Projects

Approved EIA scale developments are located a significant distance from the project site. There are several sub-EIA scale developments within 2 km of the site, consisting of minor residential extensions/ alterations or agricultural developments. The residential / population density of the area is relatively low.

While it is not known if the identified approved developments within the area commenced construction during construction phase of this project, the screening of project construction impacts has determined that there would have been no likelihood of significant in-combination effects due to the small scale of the project works.

The completed accommodation project would not be anticipated to have significant cumulative effects with existing housing, agricultural or business developments in the area. The operation is relatively small scale, does not have any notable discharges, and services are generally not shared with external developments. Water supply is shared with 5 local residences, however, the supply is not expected to exceed that of the previous site use as a nursing home pre 2020. The in-combination effects from the use of waste disposal and wastewater treatment facilities would be insignificant due to the small scale of the project.

6.1.8 Possibility of Effectively Reducing the Impact

Potential impacts which may occur as part of the operational phase of the development are not anticipated to require ongoing mitigation, beyond existing infrastructural and management controls. This is due to the type of development (residential accommodation), the nature of activities which will be taking place, the location and the small scale of the development.

7.0 CONCLUSION

An EIA Screening exercise was carried out to assess the proposed development in terms of environmental risks and location sensitivity. This exercise has been informed by onsite assessment and desk study of the site based on the best available information.

The completed development would result in the installation of provisional accommodation and services for International Protection Applicants (IPAs).

The development is below the mandatory threshold required for an EIAR.

The potential for the proposed development to cause significant adverse environmental impacts by itself, or in combination with other developments, during the construction and operational phases of the project have been determined to be minimal.

The proposed design and management of the project is considered to pose no significant risk to the environment. It is considered that the development, as proposed, would not significantly impact upon the sensitivities of the existing environment.

Therefore, it is considered that an Environmental Impact Assessment Report would not be required to be completed for this project.