



## EIA SCREENING IN RESPECT OF PROPOSED STRATEGIC HOUSING DEVELOPMENT (SHD) AT CITYWEST SHOPPING CENTRE, FORTUNESTOWN, DUBLIN 24

SEPTEMBER 2019

### 1.0 INTRODUCTION

This EIA Screening Assessment has been prepared to aid An Bord Pleanála's determination in respect of the necessity or otherwise for an Environmental Impact Assessment ("EIA") to be carried out and an Environmental Impact Assessment Report ("EIAR") to be prepared in respect of the proposed Strategic Housing Development (SHD) for 290 no. units at Citywest Shopping Centre, Fortunestown, Dublin 24.

### 1.1 Development Introduction

The proposal relates to the development of some 290 no. apartment units within 6 no. blocks on a site of 2.9 ha. In addition to the residential development, it is proposed to provide a mixed use residential scheme (total GFA 26,929 sqm) comprising 6 no. blocks with balconies / terraces to be provided on all elevations at all levels for each block, to provide 290 no. apartment units and associated residential amenity facilities, a childcare facility, 4 no. retail units and 2 no. café / restaurant units, and associated ancillary parking, landscaping and site development works and site services.

### 2.0 CONTEXT OF THIS EIA SCREENING

#### 2.1 Overview of EIA Requirements

EIA requirements are governed by Directive 2014/52/EU, amending the previous EIA Directive 2011/92/EU. The primary objective of the EIA Directive is to ensure that projects that are likely to have significant effects on the environment are subjected to an assessment of their likely impacts.

Various types of projects and associated thresholds are defined in the Directive to classify whether a project is or is not likely to have a significant effect. These are set out as Annex I and Annex II. Annex I projects require mandatory EIA. Annex II projects require EIA if significant effects are likely. The latter is established in two ways:

- Classes of project and associated thresholds whereby 'significant effects' are triggered
- Sub-threshold projects that are likely to have "significant effects on the environment" – Annex III sets out criteria whereby significance of effects is assessed.

Member States are given a certain amount of discretion in respect of establishing thresholds / criteria by which Annex II projects will be required to undergo EIA.



It is noted, however, per Article 2(a)(1) of the 2014 EIA Directive, that projects should be subject to EIA if, arising from their nature, size, or location, they are likely to have significant effects on the environment.

Article 1(2) of the Directive defines “project” as:

*“the execution of construction works or of other installations or schemes, other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources”.*

Annex II projects are transposed into the Irish Planning Code by Schedule 5 Part 2 and Schedule 7 of the *Planning and Development Regulations 2001* (as amended). Directive 2014/52/EU was transposed into *The European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018* (S.I. No. 296 of 2018) on 1<sup>st</sup> September 2018.

## 2.2 2014 Directive

The 2014 Directive has redefined EIA as a process, whereby an Environmental Impact Assessment Report is a key informing element (this replaces the previous Environmental Impact Statement – EIS). Among the key changes introduced by the 2014 Directive are the following:

- Additional environmental factors to be considered (e.g. population and human health)
- More stringent screening procedures (e.g. Annex III)
- Maximum timeframes set for responses to scoping requests
- Environmental Impact Statement (EIS) replaced by Environmental Impact Assessment Report (EIAR)
- EIAR must be prepared by competent experts

As noted above, the transposition of the EIA Directive into Irish Planning Codes has been completed and *The European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018* (S.I. No. 296 of 2018) transposes the requirements of the 2014 EIA Directive into existing planning consent procedures.



### 3.0 SCREENING

Given the nature, location, and scale of the project, the project is not Annex I. The project is assessed under Annex II / Part 2, and Annex III / Schedule 7. The pertinent references from Schedule 5 of PDR, 2001, as amended by *The European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018*, are as follows:

#### 3.1 Part 2 Class 10 – Infrastructure Projects

In particular, subsection 10(b)(i):

*“Construction of more than 500 dwelling units”*

##### **Comment**

The subject proposal comprises a proposed residential development located within the overall Citywest Shopping Centre site and will comprise 290 no. residential units arranged in 6 no. Blocks ranging in height from four storeys to seven storeys comprising 106 no. 1 bedroom apartments; 144 no. 2 bedroom apartments; and 40 no. 3 bedroom apartments.

The development will also include a childcare facility (c.265 sq m); 4 no. retail units (c. 285 sq m in total); 2 no. café / restaurant units (c. 206 sq m in total), resident amenity uses (c.339 sq m); 153 no. new car parking spaces, relocation of 29 no. existing car parking spaces, and 298 no. bicycle spaces. Access to the site will be from Citywest Road and Fortunestown Lane.

The proposal provides for 290 no. residential units which is below the mandatory EIA threshold of 500 units. Therefore, it is considered that a mandatory EIA is not required.

##### **Conclusion – EIA NOT REQUIRED**

#### 3.2 Part 2 Class 10 – Infrastructure Projects

In particular, subsection 10(b)(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.)”*

##### **Comment**

The subject proposal comprises urban development within ‘other parts of a built-up area’ which provides a threshold of 10 hectares in order to trigger a mandatory EIA. The subject site is c. 2.9 ha. which is below the 10 hectare threshold and therefore EIA is not triggered by the site area.

##### **Conclusion – EIA NOT REQUIRED**



### 3.3 Part 2 Class 15

*“Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.”*

#### **Comment**

It is considered that the subject proposal comprises a development type which is listed within Part 2 but does not exceed the specified limits, and is therefore considered to be a ‘sub threshold’ development. Therefore, notwithstanding that the development does not trigger a mandatory EIA, it is considered prudent to investigate if the proposal would be likely to have significant effects on the environment thus requiring a sub-threshold EIA. This is examined in more detail in Section 3.4 of this Screening Report.

#### **Conclusion – SUB THRESHOLD EIA MAY BE REQUIRED**

#### **SUMMARY**

TYPE / CLASS	SUMMARY	COMMENT	EIA REQUIRED?
Part 2 Class 10(b)(i)	<i>Construction of <b>more than 500 dwellings</b></i>	Proposal involves construction of 290 no. dwellings	NO
Part 2 Class 10(b)(iv)	<i>Urban development on <b>area greater than 10 ha in built-up area</b></i>	Site area is c.2.9 ha.	NO
Part 2 Class 15	<i>Any project not meeting thresholds of Part 2 but would still be likely to have significant environmental impacts having regard to criteria in <b>Schedule 7</b></i>	Proposal should be examined with regard to potential significant impacts on the environment	REQUIRES FURTHER ASSESSMENT

### 3.4 Sub Threshold Screening

At the outset it is noted that the 2014 Directive requires the following:

*In order to ensure a high level of protection of the environment and human health, screening procedures and environmental impact assessments should take account of the impact of the whole project in question, including, where relevant, its subsurface and underground, during the construction, operational and, where relevant, demolition phases.*

Schedule 5 Part 2 Class 10 (b) (i) and (iv) may or may not be triggers for EIA depending on whether the development would be likely to have significant effects on the environment, by reference to the criteria of Schedule 7.



For the purposes of this screening, the updated criteria set out in Schedule 7 and Schedule 7A of the Planning and Development Regulations, 2001 – 2018 (as amended) will be considered. The following section assesses the proposed development as per the information required under Schedule 7A:

*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.*

1. Characteristics of the Project

The characteristics of the project must be considered with particular regard to be given to:

Criteria	
(a) the size and design of the whole project;	<p>The subject proposal comprises a proposed residential development located within the overall Citywest Shopping Centre site and will comprise 290 no. residential units arranged in 6 no. Blocks ranging in height from four to seven storeys comprising 106 no. 1 bedroom apartments; 144 no. 2 bedroom apartments; and 40 no. 3 bedroom apartments.</p> <p>The development will also include a childcare facility (c.265 sq m); 4 no. retail units (c. 285 sq m in total); 2 no. café / restaurant units (c. 206 sq m in total), resident amenity uses (c.339 sq m); 153 no. new car parking spaces, relocation of 29 no. existing car parking spaces, and 298 no. bicycle spaces. Access to the site will be from Citywest Road and Fortunestown Lane.</p>



	<p>The site area is c. 2.9 ha. The size and design of the project is not likely to cause significant effects on the environment.</p>
<p>(b) cumulation with other existing and/or approved projects;</p>	<p>The proposed development is located within an established residential area adjacent to the Citywest Shopping Centre. Permission was granted on 26/03/2018 for 526 no. units (Ref. ABP-300555-18) at Fortunestown Lane and Garter Lane, Saggart, Co. Dublin. Permission has also been granted for 459 no. dwellings Cooldown Commons and Fortunestown, Citywest, Dublin 24. Each permitted development has been subject to environmental assessment procedures and will be undertaken in line with best practice measures.</p>
<p>(c) the use of natural resources, in particular land, soil, water and biodiversity;</p>	<p>The site comprises unused lands, roads and landscaping adjacent to the Citywest Shopping Centre. The proposed development will require the removal of some soil from the site to facilitate the semi-basement construction, however quantities required for removal are not considered to result in any significant adverse impact.</p> <p>There will be some removal of trees and hedgerows which will be appropriately compensated by the additional tree planting to take place as part of the overall landscaping plan for the development.</p> <p>A comprehensive landscaping plan has been prepared by Parkhood Landscape Architects and provides for a range of new planting and open spaces which will provide the opportunity to support new habitats on the site.</p> <p>No significant impacts arising from the use of land, soil or water are anticipated.</p>
<p>(d) the production of waste;</p>	<p>Construction waste will be disposed of using licensed waste disposal facilities and contractors.</p> <p>During operation, household and commercial waste will be disposed of by licensed waste disposal contractors.</p> <p><b>Stormwater Drainage</b> The proposed surface water drainage network will collect surface water run off from the site via a piped network prior to discharging off site via the attenuation tank, flow control device and separator arrangement.</p>



	<p>SuDS measures will be utilised throughout the development via permeable pavements and green roofs.</p> <p><b>Foul Water Strategy</b> It is proposed to discharge the wastewater from the proposed development into the existing 225mm gravity sewer main which is located within the northern portion of the site and which runs along the west of the shopping centre.</p> <p>The production of waste is not likely to cause significant effects on the environment.</p>
(e) pollution and nuisances;	<p>Best practice methods will be utilised during construction to mitigate potential impacts from pollution on the local environment during construction.</p> <p>There will be some potential for short-term noise and vibration impacts during construction, and prevention measures to reduce nuisance will be set out in the <i>Construction Management Plan</i> which will accompany the planning application.</p> <p>Significant impacts are unlikely to arise.</p>
(f) the risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge;	<p>Best practice construction measures will be employed throughout the construction phase. It should be noted that the subject lands are not proximate to any Seveso site.</p> <p>A Site Specific Flood Risk Assessment (SSFRA) has been prepared by DBFL and accompanies this planning application. The SSFRA demonstrates that the site is located within Flood Zone C, within which the proposed development, which is deemed 'highly vulnerable' in the 'Planning and Flood Risk Management Guidelines' is deemed appropriate.</p> <p>The overall flood risk is considered low.</p> <p>The proposed development has been designed to account for the potential impact of climate change. Proposed surface water design allows for a 10% increase in rainfall intensities. Significant effects are not anticipated.</p>



<p>(g) the risks to human health (for example due to water contamination or air pollution).</p>	<p>Foul water will discharge to the existing public sewer. Surface water will discharge to the existing surface water sewer network and attenuation tank.</p> <p>No impact on air quality is envisaged due to the nature and scale of the project.</p>
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## 2. Location of the Project

The environmental sensitivity of geographical areas likely to be affected by projects must be considered, with particular regard to:

Criteria	
(a) the existing and approved land use;	The subject site is zoned 'District Centre' and residential development is permitted in principle.
(b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;	The site is generally vacant in nature with some streets, landscaping and open space. The proposal will require the removal of soil to facilitate semi-basement construction, however significant impacts are not envisaged.
<p>(c) the absorption capacity of the natural environment, paying particular attention to the following areas:</p> <p>(i) wetlands, riparian areas, river mouths;</p> <p>(ii) coastal zones and the marine environment;</p> <p>(iii) mountain and forest areas;</p> <p>(iv) nature reserves and parks;</p>	<p>Surface water will drain by gravity to the existing surface water network or directly into an attenuation system.</p> <p>There is a hydrological connection to Natura 2000 areas in Dublin Bay via the Camac and Liffey rivers however due to the distance separating the site and the SPA/SAC there is no pathway for loss or disturbance of important habitats or important species associated with the features of interest of the SPA.</p> <p>The proposed development site is not within or directly connected to any mountain or forest areas.</p> <p>The proposed development is not within or directly connected to any nature reserves or parks.</p>



<p>(v) areas classified or protected under national legislation; Natura 2000 areas designated by Member States pursuant to Directive 92/43/EEC and Directive 2009/147/EC;</p>	<p>The site is not located within such an area.</p>
<p>(vi) areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure;</p>	<p>The site is not located within such an area.</p>
<p>(vii) densely populated areas;</p>	<p>The site is located within a reasonably dense residential area. Procedures will be put in place at construction stage to minimise potential adverse construction impacts to the local population in terms of vehicular movements, noise or vibration. There is not considered to be any likely operational impact to the local population given the existing residential nature of the area.</p>
<p>(viii) landscapes and sites of historical, cultural or archaeological significance.</p>	<p>The site is located within an urban, primarily residential area with no specific landscape designations.</p> <p>No protected structures are located proximate to the subject site. A desktop Archaeological Assessment has been undertaken by IAC. The Assessment concludes that due to previous disturbance across the site resulting from construction work, there is unlikely to be any undisturbed archaeological remains.</p>



### 3. Type and Characteristics of the Potential Impacts

The likely significant effects of projects on the environment must be considered in relation to criteria set out in points 1 and 2 of this Annex, with regard to the impact of the project on the factors specified in Article 3(1), taking into account:

Criteria	
(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;	The proposal relates to a generally vacant site including existing roads, landscaping and some open space, with little to no existing ecological value. During the construction phase, the proposal will have a moderate impact in terms of noise and vibration on the local population.
(c) the transboundary nature of the impact;	There are no transboundary impacts.
(d) the intensity and complexity of the impact;	No impacts of significant complexity or intensity are foreseen.
(e) the probability of the impact;	The impacts are likely to occur, however are not considered to be significant.
(f) the expected onset, duration, frequency and reversibility of the impact;	Some temporary disruption may occur during the construction phase. The ecological value of the site will be improved at operational stage as a result of proposed landscaping and open spaces.
(g) the cumulation of the impact with the impact of other existing and/or approved projects;	It is considered that cumulative impacts with other existing and/or approved projects are not likely to cause significant effects on the environment.
(h) the possibility of effectively reducing the impact.	In overall terms, the impact of the project will be positive as the proposed development will facilitate a range of habitats on a currently vacant site.



Questions to be considered per Annex III of Directive 2014/52/EU	Yes / No / ? . Briefly describe	Is this likely to result in a significant effect? Yes/No/? – Why?
1. Will construction, operation or decommissioning of the Project involve actions, which will cause physical changes in the locality (topography, land use, changes in waterbodies, etc)?	<p><b>Yes</b> It will involve the construction of 290 no. apartments on a generally vacant site adjacent to the Citywest Shopping Centre.</p> <p>An existing open ditch (approx. 30m long) originates within in the southern portion of the site. This ditch is to be infilled / culverted as part of the proposed development.</p>	<p><b>No</b> The construction phase of the project will have some temporary impacts in the immediate locality, and there will be long term impacts in terms of land use and visual impact / physical changes in the locality following completion of construction.</p> <p>It is considered that the operation of a Construction Management Plan will limit any short term construction impacts. Long term land use and visual impacts are considered to be positive in nature due to the urban character of the local context and the current vacant nature of the subject site which is suitable for residential development.</p>
2. Will construction or operation of the Project use natural resources such as land, water, materials or energy, especially any resources which are nonrenewable or in short supply?	<p><b>Yes</b> The proposed development will use land and construction materials.</p>	<p><b>No</b> The construction materials will have to be imported. While some of these materials are non-renewable, they are not in short supply. No significant effects on the environment are anticipated.</p>
3. Will the Project involve use, storage, transport, handling or production of substances or materials, which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health?	<p><b>Yes</b> Some materials used in construction, e.g. concrete, stone, bituminous pavement, etc. could be harmful if released into the environment.</p>	<p><b>No</b> The development will be constructed in accordance with best practice and specific controls will be put in place to manage hazardous materials.</p>
4. Will the Project produce solid wastes during construction or operation or decommissioning?	<p><b>Yes</b> Waste will be generated during the construction and operational phases.</p>	<p><b>No</b> The construction process will result in some generation of waste which will be disposed of in accordance with the provisions of a <i>Construction Waste Management Plan</i>. It is not anticipated that there will be any significant effects on the environment. Operational phase waste will generally be domestic in nature with some commercial waste resulting from the childcare facility, retail units and 2 no. café / restaurant units. Waste will be disposed of by a licensed waste contractor.</p>



<p>5. Will the Project release pollutants or any hazardous, toxic or noxious substances to air?</p>	<p><b>Yes</b> Release of air pollutants as a result of construction and vehicular construction traffic.</p>	<p><b>No</b> The development will be constructed in accordance with best practice and specific controls will be put in place to manage the release of pollutants, particularly dust management practices.</p>
<p>6. Will the Project cause noise and vibration or release of light, heat energy or electromagnetic radiation?</p>	<p><b>Yes</b> Noise and vibration will be generated during construction phases.</p>	<p><b>No</b> The development will be constructed in accordance with best practice and specific controls will be put in place to manage noise and vibration during the construction phases. Transport of construction materials will be necessary but will be subject to normal conditions and working hours to protect existing residential amenity.</p>
<p>7. Will the Project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?</p>	<p><b>Yes</b> During the construction stage there is potential for polluting matter to enter onto land, water and ground water.</p>	<p><b>No</b> During construction, standard preventative measures to avoid any impacts on the local ground and/or surface and ground water environment.</p>
<p>8. Will there be any risk of accidents during construction or operation of the Project, which could affect human health or the environment?</p>	<p><b>Yes</b> During the construction stage there is a potential for accidents that could affect human health or the environment.</p>	<p><b>No</b> Standard preventative measures are provided as part of the project, which will be carried out in accordance with best practice; and specific controls will be put in place to manage risks.</p>
<p>9. Will the Project result in social changes, for example, in demography, traditional lifestyles, employment?</p>	<p><b>Yes</b> It will involve the construction of 290 no. residential units, a childcare facility, 4 no. retail units and 2 no. café / restaurants.</p>	<p><b>No</b> There will be an increase in population within the area, with additional employment created by the ancillary commercial uses. However, given the existing built-up residential character of the area, it is considered that the proposal is consistent with existing land uses and will not result in significant impacts.</p>



<p>10. Are there any other factors, which should be considered such as consequential development, which could lead to environmental effects or the potential for cumulative impacts with other existing or planned activities in the locality?</p>	<p><b>YES</b> There are a number of permitted residential schemes located within the local area. These schemes have been assessed for environmental impacts and have been approved.</p>	<p><b>No</b> All permitted residential development has been assessed with regard to potential environmental impacts and have been approved in line with best practice environmental measures. No significant impacts are likely.</p>
<p>11. Are there any areas on or around the location, which are protected under international or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the project?</p>	<p><b>No</b></p>	<p><b>No</b></p>
<p>12. Are there any other areas on or around the location, which are important or sensitive for reasons of their ecology, e.g. wetlands, watercourses or other waterbodies, the coastal zone, mountains, forests or woodlands, which could be affected by the project?</p>	<p><b>Yes</b> There are no Natura 2000 sites within a 2km radius of the development site. There is a small watercourse running close to the north of the site and a tributary of the Corbally stream flows through a portion of the south of the site, both flow north to join the Camac river which flows to the Dublin Bay SPA / SAC.</p>	<p><b>No</b> Due to the distance separating the site and the Dublin Bay SPA/SAC there is no pathway for loss or disturbance of important habitats or important species associated with the features of interest of the SPA / SAC.</p>
<p>13. Are there any areas on or around the location which are used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting, overwintering, migration, which could be affected by the project?</p>	<p><b>No</b></p>	<p><b>No</b></p>
<p>14. Are there any inland, coastal, marine or underground waters on or around the location, which could be affected by the project?</p>	<p><b>Yes</b> There is a small watercourse running to the north of the site and a tributary of the Corbally stream flows through a portion of the south of the site, both flow north to join</p>	<p><b>No</b> Due to the distance separating the site and the Dublin Bay SPA/SAC there is no pathway for loss or disturbance of important habitats or important species associated with the features of interest of the SPA / SAC.</p>



	the Camac river which flows to the Dublin Bay SPA / SAC.	
15. Are there any areas or features of high landscape or scenic value on or around the location, which could be affected by the project?	<b>No</b>	<b>No</b>
16. Are there any routes or facilities on or around the location, which are used by the public for access to recreation or other facilities, which could be affected by the project?	<b>Yes</b> The site is located adjacent to the Citywest District Park.	<b>No</b> The proposed development will enhance existing routes to the Park.
17. Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	<b>Yes</b> The site is located adjacent to Fortunestown Lane and Citywest Drive which is a primary arterial route for the area. The red line Luas has a stop proximate to the site at Fortunestown.	<b>No</b> The development will be constructed in accordance with best practice and specific controls will be put in place to manage congestion arising from the construction phase. Transport of construction materials will be necessary but will be subject to agreed working hours. A Traffic Impact Assessment has been carried out in respect of the proposal and no significant impact is envisaged.
18. Is the project in a location where it is likely to be highly visible to many people?	<b>Yes</b> The construction works will be visible to people using Citywest Shopping Centre and from the surrounding urban area.	<b>No</b> The visual impact of the construction phase will be temporary and therefore not significant. The proposed design and scale of the development is similar to existing and permitted residential schemes in the area and therefore is not likely to have a significant environmental impact. The site is not considered to be highly visible in the context of the wider area.
19. Are there any areas or features of historic or cultural importance on or around the location, which could be affected by the project?	<b>No</b>	<b>No</b>



<p>20. Is the project located in a previously undeveloped area where there will be loss of greenfield land?</p>	<p><b>Yes</b> The site is comprises a mix of hard and soft landscaping with some open spaces which are not in active use.</p>	<p><b>No</b> The site has been previously been significantly disturbed relating to the construction of the Citywest Shopping Centre.</p>
<p>21. Are there existing land uses on or around the location e.g. homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying which could be affected by the project?</p>	<p><b>Yes</b> The site is located in an existing built-up area with predominantly residential land uses.</p>	<p><b>No</b> There will be temporary impacts to the surrounding area during the construction stage, particularly in terms of visual impact; access; noise and dust. Best practice construction practice and management will ensure no such impacts are significant. Given the existing residential nature of the surrounding area, it is considered that the operational phase will not result in significant impacts.</p>
<p>22. Are there any plans for future land uses on or around the location, which could be affected by the project?</p>	<p><b>Yes</b> The project comprises the development of vacant urban land which has been identified as suitable for residential development. The wider area is being developed in line with a Local Area Plan which sets out guidelines for development.</p>	<p><b>No</b> The proposed development will not impact the future development potential of adjacent sites.</p>
<p>23. Are there any areas on or around the location, which are densely populated or built-up, which could be affected by the project?</p>	<p><b>Yes</b></p>	<p><b>No</b> See Item 21 above</p>
<p>24. Are there any areas on or around the location which are occupied by sensitive land uses e.g. hospitals, schools, places of worship, community facilities, which could be affected by the project?</p>	<p><b>No</b></p>	<p><b>No</b></p>



<p>25. Are there any areas on or around the location which contain important, high quality or scarce resources e.g. groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, which could be affected by the project?</p>	<p><b>No</b></p>	<p><b>No</b></p>
<p>26. Are there any areas on or around the location, which are already subject to pollution or environmental damage e.g. where existing legal environmental standards are exceeded, which could be affected by the project?</p>	<p><b>No</b></p>	<p><b>No</b></p>
<p>27. Is the project location susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?</p>	<p><b>No</b></p>	<p><b>No</b></p>



Arising from the above, it is considered that the proposal is not likely to have a significant impact during construction or operational stages.

In summary, it is considered that a mandatory EIA would not be required and that a sub-threshold EIA is not triggered as appropriate measures are in place to avoid, reduce or mitigate any likely impacts such that it is not likely to be a significant impact on the environment.

#### 4.0 Conclusion

The subject project does not require mandatory EIA under Annex I. Having regard to Annex II (where EIA may be required) and Annex III (sub-threshold EIA) the subject screening has found the following:

##### Annex II (PDR as amended, Schedule 5 Part 2)

TYPE / CLASS	SUMMARY	COMMENT	EIA REQUIRED?
Part 2 Class 10(b)(i)	<i>Construction of <b>more than 500 dwellings</b></i>	Proposal involves construction of 290 no. dwellings	NO
Part 2 Class 10(b)(iv)	<i>Urban development on <b>area greater than 10 ha in built-up area</b></i>	Site area is c.2.9 ha.	NO
Part 2 Class 15	<i>Any project not meeting thresholds of Part 2 but would still be likely to have significant environmental impacts having regard to criteria in <b>Schedule 7</b></i>	Proposal is not likely to have significant impacts	NO

Therefore, based on general terms (and having regard to the broad scope and purpose of the EIA Directive), it is our opinion that by virtue of its nature, size, and location, the subject project would not be likely to have significant impacts on the environment and thus EIA is not required.