



# Environmental Impact Assessment Screening

Proposed Student Accommodation Development at Prussia  
Street, Dublin 7.

**Client:** Lyonshall Limited

March 2024



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**Connecting places.**



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# Introduction

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## 1.1 Purpose of Statement

This Environmental Impact Assessment Screening has been prepared by HW Planning on behalf of Lyonshall Ltd. to determine whether an Environmental Impact Assessment Report (EIAR) is required for a Large-scale Residential Development (LRD) for a site located on Prussia Street, Dublin 7.

This statement should be read in conjunction with other application documents including the Statement of Consistency, Appropriate Assessment Screening, Landscape Design Report, Landscape Visual Impact Assessment and Construction Management Plan.

Environmental Impact Assessment (EIA) is a procedure under the terms of European Directives on the assessment of the impacts of certain public and private projects on the environment. In accordance with the provisions of Part X of the Planning and Development Act 2000 (as amended), an EIA shall be carried out in respect of an application for development which is specified in Schedule 5 of the Planning and Development Regulations 2001 (as amended) [the Regulations]. A mandatory EIA is required for developments which fall within the remit of Schedule 5.

In addition, a 'sub-threshold' EIA may be required, if the Planning Authority determines that the development would be likely to have significant impacts on the environment. Schedule 7 of the Regulations details the criteria for determining whether a development would or would not be likely to have significant impacts on the environment considering the characteristics of the proposed development, its location and characteristics of potential impacts.

Having regard to the above, the first step in the EIA process is to undertake a screening exercise to determine whether or not EIA is required for a particular project. This report considers same relative to European best practice guidance on such matters.

Article 4(4) of the Directive 2014/52/EU introduces a new Annex IIA to be used in the case of screening determinations. Annex IIA of Directive 2014/52/EU requires that the following information be provided by a developer in respect of projects listed in Annex II:

*"1. A description of the project, including in particular:*

*a) a description of the physical characteristics of the whole project and, where relevant, of demolition works.*

*b) a description of the location of the project, 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 project.*

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

*a) the expected residues and emissions and the production of waste, where relevant.*

*b) the use of natural resources, in particular soil, land, water and biodiversity.*

*4. The criteria of Annex III shall be taken into account, where relevant, when compiling the information in accordance with points 1 to 3."*

Schedule 7 of the Regulations details the criteria the planning authority must consider in determining whether a sub-threshold EIA should be undertaken. This schedule is a direct transposition of Annex III of EU Directive 2011/92/EU. EU Directive 2014/52/EU provides a revised Annex III and its transposition into national legislation is mandatory. Accordingly, the pro-forma included as Appendix A in this report provides a screening statement of the proposed development against the Annex III criteria of 2014/52/EU.

# Project Details

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## 2.1 Description & Characteristics of Proposed Development

Lyonshall Ltd. intend to apply to Dublin City Council for permission for a Large-scale Residential Development at Prussia Street, Dublin 7.

The development will consist of:

*“The demolition of the existing 4 no. warehouse structures to provide for the construction of a 373 bed Purpose-built Student Accommodation development, a ground floor café, and all ancillary site development works.*

*The proposed development will be provided in 2 no. apartment blocks ranging in height from 3-5 storeys over basement and a single terrace of own door studio units, including 43 no. apartments ranging in size from 4-6 bedrooms (250 no. bedspaces), 123 no. studio apartments all served by bicycle parking in a dedicated bike store, bin store, plant rooms, outdoor amenity spaces and internal student amenity facilities, ESB substation, rooftop mounted plant and PV panels.*

*The primary access to the proposed development will be provided from Prussia Street to the east. The proposed development also provides for the alterations of a section of the western boundary wall to facilitate a maintenance access for Dublin City Council from Drumalee Court.”*

## 2.2 Description of Location of Site

The subject site, which is c.0.58 ha in area is located on Prussia Street which is located in proximity to both TU Dublin (Grangegorman Campus) and Trinity College where over 47,400 students attend. The subject site presents a genuine opportunity to contribute to alleviating the prevailing shortage of suitable student accommodation in Dublin and make use of a brownfield vacant and underutilised site within Dublin City.

The subject site is zoned ‘Z4 – Key Urban Villages/Urban Villages’, the objective of which is ‘to provide for and improve mixed-services facilities’, and within which student accommodation is an ‘open to consideration’ use.

## 2.3 Environmental Sensitivities

### 2.3.1 Landscape

While no specific landscape designations apply to the subject site and no scenic routes occur in its vicinity, the subject proposal will introduce increased building height at this location ranging between 3-5 storeys. Nonetheless, a Townscape and Visual Impact Assessment accompanies this



application and is informed by a series of photomontages prepared by Modelworks. It concludes the following:

*"In conclusion, considering the varying impacts on the different receptors in the receiving environment, the assessment has found that the net townscape effects of the proposed development would be of moderate significance (EPA definition: "An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends") and positive."*

### **2.3.2 Amenity**

As with any new development within an existing built-up area, there is the potential for overlooking and overshadowing arising from and within the proposed scheme. To address this potential issue a suite of technical reports in relation to the daylight and sunlight reception of the existing and proposed habitable rooms and amenity areas has been undertaken by ARC Architectural Consultants. Based on this analysis, the design of the proposed development has been rigorously tested against a number of key assessments and the proposal will provide future occupants with high quality amenity while protecting that of existing residents in the area.

### **2.3.3 Biodiversity & European Sites**

A Report in Support of Appropriate Assessment Screening has been prepared by Altemar Environmental Consultants. This examined the likelihood of significant effects to a European site arising from the proposed development based on several indicators including:

- Loss of habitat
- Impacts from noise and disturbance
- Potential Impacts of Surface Water Run-off
- Potential Increase in the Discharges from Ringsend WWTP (Indirect Impact)
- Spread of Invasive Species
- Cumulative Impacts

This report concludes that:

*"It is concluded that no significant effects on Natura 2000 sites will occur due to the proposed development in combination with other projects. No in-combination effects are foreseen."*

### **2.3.4 Traffic Impact**

Limited vehicular access is proposed off Prussia Street to serve the development. Possible operational stage impacts will be significantly less than the previous use of the site. The potential impact for operational traffic to impact human health from increased volumes and associated road safety implications is not likely.

The construction phase has the potential to increase traffic congestion and/or public safety hazard, with the significance of impacts likely to be low given the limited number of car parking spaces proposed. Please refer to the Construction Management Plan prepared by Clancy Construction for further details.

### **2.3.5 Flood Risk**

A site-specific flood risk assessment was carried out by Horgan Lynch Consulting Engineers, as part of the Engineering Report. It noted that the site is located in a Flood Zone C, so flooding therefore it can be concluded that the subject site is not at risk from tidal or pluvial flooding.

It concludes that due to all these factors no significant risk of flooding applies to the subject site.

### **2.3.6 Air Quality**

During the construction phase the primary air quality issues are associated with the demolition of the existing buildings on site, the construction of the new development and associated construction traffic from which short term increases in dust and exhaust emissions could result. A Construction Management Plan prepared by Clancy Construction accompanies this application outlining measures to address any potential impacts in this regard.

The operational phase of the proposed development does not have the potential to result in an impact on local air quality primarily as there will be a reduction of traffic movements associated with the development when compared with its existing use. Given the emphasis that is being placed on sustainable travel in the design of the scheme, with measures being put in place to promote and improve the attractiveness of using public transport, cycling, walking, car sharing there could potentially be further improvements in air quality as a result of the proposed development.

### **2.3.7 Noise**

The noise generated from construction activities and related powered mechanical equipment has the potential to pose adverse noise impacts to existing surrounding sensitive receivers. The Construction Management Plan prepared by Clancy Construction, accompanies this application and outlines standard best-practice construction measures to address this, therefore the impact is considered to be low.

### **2.3.8 Heritage**

The subject lands are within an existing industrial yard with no recorded archaeological monuments or heritage features in the vicinity. The site is brownfield in nature, contains existing buildings which cover a sizable footprint of the site and has been in use mainly as a steel works for decades. It is considered that the interventions to the ground including the infilling of a portion of the site to make way for the existing buildings on site have reduced the archaeological potential of the subject lands to a negligible level. As a result, the potential for unrecorded, sub-surface archaeological features is considered to be very low.

### **2.3.9 Soil**

The Geological Survey of Ireland (GSI) classes the site within an area of high to extreme groundwater vulnerability rating. The GSI database shows the bedrock geology underlying the site is the Lucan formation with dark limestone and shale. There are no karst landforms or rock outcrops indicated on the site. Potential impacts on land, soil and geology in the absence of appropriate construction phase measures include the following:

- Soils have the potential to become polluted by spillages during construction.
- Soils have the potential to be compacted by plant and machinery during construction.

- No potential impacts on land, soils, geology, surface water or groundwater during the operational phase of the proposed development, are envisaged.

### 2.3.10 Cumulative Impacts

This screening assessment has also considered potential cumulative impacts that could arise from the proposed development in combination with other known projects in the area. A desktop review of other local projects in the vicinity was undertaken using the Dublin City Council planning enquiry system. 3 no. recent applications were identified for significant projects which is summarised in Table 2.2 below. We consider that that no significant direct, indirect or cumulative impacts will arise.

Reference	Applicant	Address	Date Received	Description
ABP - 309657	The Park Shopping Centre Limited	The Park Shopping Centre and 42-45 Prussia Street, Dublin 7.	10 <sup>th</sup> of March 2021	Demolition of the existing Park Shopping Centre and nos. 42-45 Prussia Street, construction of 175 no. residential units (3 no. houses, 29 no. Build to Rent apartments and 584 no. student bedspaces) and associated site works.
ABP - 305519	Viridis Real Estate Services Limited and Prussia Properties Limited	29b, 30 and 31 Prussia Street, Dublin 7.	31 <sup>st</sup> of December 2021	Demolition of industrial sheds and workshops, construction of 236 no. student bedspaces and associated site works.
4035/16 <sup>1</sup>	Balark Investments Ltd	Land to the rear of 84-87, Prussia Street, Stoneybatter, Dublin 7.	2 <sup>nd</sup> of November 2016	Demolition of single storey building, construction of a series of 1,2,3 and 4 storey buildings for 32 no. student units and all associated works.

Table 2.1 - Nearby Plans and Projects

## 2.4 Description of Aspects of the Environment likely to be affected by the project

most significant possible negative impacts on the environment, without appropriate mitigation measures in place, are likely to be:

- Construction traffic contributing to traffic congestion and road safety hazards on the local road network.

<sup>1</sup> As amended by Reg. Ref: 2500/20.

- Adverse health and amenity impacts arising from noise and air quality pollution during demolition and construction phase.
- Possible residential amenity and visual impacts.
- Increased demand on recreation and amenity services in the vicinity.
- Possible impacts include a risk of inadequacy or malfunction of the sewage system resulting in contamination, odor and potential human health impacts. A lack of capacity in the water or sewer network, could result in a lack of supply to residential units.

These matters have been considered in full as part of the design and assessment of the subject proposal, with a range of positive measures produced in response, including:

- Provision of a detailed Landscape Design Strategy and Landscaping Proposals.
- Preparation of Sunlight and Daylight Analysis Report.
- Provision of an AA Screening Report.
- Preparation of a Construction Management Plan.
- Preparation of a Townscape and Visual Impact Assessment.

## **2.5 Expected Residues/Emissions/Production of Waste**

It is expected that there will be some normal residues/emissions during the construction stage. Standard dust and noise prevention reduction measures as per the majority of planning applications of all scales will be employed and monitored. As such, pollution and nuisances are not considered likely to have the potential to cause significant impacts on the environment. Construction will be guided by a Construction Management Plan. There will be some waste produced in the construction of the proposed scheme, but this will be subject to normal controls. This will be disposed of using licensed waste disposal facilities and contractors. The scale of the waste production in conjunction with the use of licensed waste disposal facilities and contractors does not cause concern for likely significant impacts on the environment.

During the operational phase, everyday waste and recycling from the student accommodation will be disposed of by approved licensed waste disposal contractors. There are no significant mitigations measures or methods to be undertaken in order to reduce likely significant impacts on the environment in order to complete the proposed scheme. Any measures to manage noise, dust and/or pollution during the construction and operational phases are subject to standard policies and practices.

## **2.6 Use of Natural Resources – Soil/Land/Water/Biodiversity**

There will be no significant likely impacts on the environment in relation to natural resources in the area. The main use of natural resources will be land. However, the land is a brownfield site in an urban context. The scale of natural resources used both in construction and operation is not such that would cause concern in terms of significant likely impacts on the environment. The development will not result in high demand for water use.

As outlined in the prepared Appropriate Assessment screening, there is no likelihood of significant impacts on the nearest European sites.

# Assessment of EIA Requirement

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## 3.1 Schedule 5 Criteria

Article 93 and Schedule 5 of the 2001 Planning and Development Regulations sets out the classes of development for which a planning application must be accompanied by an Environmental Impact Assessment Report (EIAR).

Part 1 and Part 2 Schedule 5 of the Planning and Development Regulations, 2001 defines the categories and thresholds of developments requiring EIA. The subject proposal does not come under any of the stipulated categories contained in Part 1.

The proposed development for a residential and employment scheme and ancillary works falls within the category of an 'Infrastructure Project' under Schedule 5 (10) (b) of the Planning and Development Regulations, which provides that a mandatory EIAR must be carried out for the following projects:

*"b)*

*(i) Construction of more than 500 dwellings*

*(ii) Construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.*

*(iii) Construction of a shopping centre with a gross floor space exceeding 10,000 square metres.*

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

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

The proposed development does not trigger a requirement for mandatory EIA because:

- At 0.58 ha, the site area is below the threshold that would trigger a mandatory EIA.
- At 233 the number of individual residential units falls below the threshold of 500 dwellings.

# Schedule 7 Screening

## 4.1 Schedule 7 Criteria

Schedule 7 of the Regulations details the criteria the planning authority must consider in determining whether a sub-threshold EIA should be undertaken. This schedule is a direct transposition of Annex III of EU Directive 2011/92/EU. EU Directive 2014/52/EU provides a revised Annex III and its transposition into national legislation is mandatory. Accordingly, the following provides a screening statement of the proposed development against the Annex III criteria of 2014/52/EU.

## 4.2 Construction Phase

Criteria for assessment of EIA sub-threshold	Impacts during Construction Phase
<b>1. Characteristics of proposed development</b>	
The characteristics of the proposed development, in particular:	
The size of the proposed development	<p>The site area is 0.58 ha. It will be constructed as a single phase over a period of 18 months. The construction works themselves will be confined to the site and will be informed by a Construction Management Plan to mitigate potential impacts.</p> <p>No significant negative impact likely.</p>
The cumulation with other proposed development	<p>This screening assessment has also considered potential cumulative impacts that could arise from the proposed development in combination with other known projects in the area. A desktop review of other local projects in the vicinity was undertaken using the Dublin City Council planning enquiry system and the An Bord Pleanála planning enquiry system. We consider that that no significant direct, indirect or cumulative impacts will arise.</p> <p>No significant negative impact likely.</p>

The Nature of any demolition works

The proposed development includes the demolition of the existing buildings on site to make way for the proposed development. Demolition will be guided by the procedures set out in the Construction Management Plan. The contractor will submit and have agreed a Construction and Environmental Management Plan providing details of demolition practice. Best practice guidance in relation to demolition will be adhered to.

No significant negative impact likely.

The use of natural resources, in particular land, soil, water and biodiversity

Energy, including electricity and fuels, will be required during construction phase. Rock and soil resources to be excavated. Construction will use various raw materials typical of the construction of residential and employment developments.

Considerable numbers of new trees and planting will be planted as part of the landscaping plan for the new development. This new planting will result in a net gain in tree and hedge numbers across the site when compared to the existing conditions on site. Overall the development will impact on low value habitats. While the loss of habitat may lead to a localised and short-term disturbance impacts during construction, no significant impacts on fauna, including birds, are envisaged. There will be a net gain by planting of grass areas, flowerbeds, hedging and treelines.

No out of the ordinary use of natural resources is likely during the construction process.

No significant negative impact likely.

The production of waste

Waste will be generated during the construction phase and these will be typical of development of this nature. The Construction and Environmental Management Plan includes provisions for handling waste in full accordance with statutory legislation and associated guidance.

No significant negative impacts are likely.

<p>Pollution and nuisances</p>	<p>Development of site will increase traffic in the area for the duration of the construction phase. Temporary noise, dust and vibration impacts, as well as any potential for water pollution, will be addressed as part of standard best practice controls.</p> <p>No significant negative impacts are likely.</p>
<p>The risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge</p>	<p>No significant risks on the proposed development site are foreseen, subject to strict compliance with standard environmental controls.</p> <p>No significant negative impacts are likely.</p>
<p>The risk to human health (for example due to water contamination or air pollution)</p>	<p>Additional noise and dust from temporary construction works may be experienced by residents and other property users in the vicinity. This can be effectively managed, having regard to the nature of the project and measures proposed in the Construction Management Plan. On completion of works, noise and dust levels will return to background levels. Standard water control measures will ensure that run-off of sediment or other pollutants will not enter the watercourse therefore the proposed project will not have any impact on water quality.</p> <p>No significant negative impacts are likely.</p>
<p><b>2. Location of proposed development</b> The environmental sensitivity of geographical areas likely to be affected by proposed development, having regard to:</p>	
<p>The existing land use</p>	<p>The site is presently vacant and is zoned as 'Z4', therefore the proposed development is consistent with the land use objective.</p> <p>No significant negative impacts are likely.</p>
<p>The relative abundance, quality and regenerative capacity of natural resources in the area</p>	<p>The site is not located within or in proximity to any designated area or Natura 2000 sites.</p> <p>An Appropriate Assessment (AA) Screening Report will be prepared at application stage to actively consider the potential for adverse impacts on qualifying interests, arising from the</p>



	<p>construction phase. However, it is noted by the Ecologist that proposed development either alone or in-combination with other plans and/or projects, does not have the potential to significantly affect any European Site, in light of their conservation objectives</p> <p>No significant negative impact likely.</p>
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<p>The absorption capacity of the natural environment, paying attention to the following areas:</p> <ul style="list-style-type: none"> <li>• wetlands,</li> <li>• coastal zones,</li> <li>• mountain and forest areas,</li> <li>• nature reserves and parks,</li> <li>• areas classified or protected under legislation, including special protection areas designated pursuant to Directives 79/409/EEC and 92/43/EEC,</li> <li>• areas in which the environmental quality standards laid down in legislation of the EU have already been exceeded,</li> <li>• densely populated areas,</li> <li>• landscapes of historical, cultural or archaeological significance</li> </ul>	<p>The site is not located within or in the vicinity of a statutory designated area. The Appropriate Assessment (AA) Screening Report considered the potential for adverse impacts on qualifying interests, arising from the construction phase, and concluded that it will not impact on the receiving environment.</p> <p>There are no Record of Monuments and Places (RMP) in the vicinity of the vicinity of the subject site.</p> <p>Best practice standards, environmental guidelines measures will be adhered to during the construction phase in order to avoid potential impacts on natural resources and likely significant impacts are not anticipated.</p> <p>Any interaction with the existing population can be effectively managed, having regard to the nature of the project and measures proposed in a Construction Deomlition Wate Management Plan which will be submitted at application sitage. On completion of works, noise and dust levels will return to background levels.</p> <p>No significant negative impact likely.</p>
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**3. Types and Characteristics of potential impacts**  
 The potential significant effects of proposed development in relation to criteria set out under paragraphs 1 and 2 above, and having regard in:

<p>The magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected)</p>	<p>The site is located off an urban road in an inner city location. A Construction Traffic Management Plan will be put in place prior to commencement of development at the site to mitigate any potential negative impacts on traffic flow.</p>
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	No significant impacts are likely.
The nature of the impact	<p>Potential for the environment to be impacted negatively during the construction phase by way of traffic disruption, noise and dust issues etc. Any impacts will be localised and temporary in nature and are not deemed to be significant. These will be proactively managed via standard environmental protection measures.</p> <p>No significant impacts are likely.</p>
The transboundary nature of the impact	No significant impacts arising from construction of the development.
The intensity and complexity of the impact	<p>The intensity and complexity of the construction phase is in keeping with modern construction projects.</p> <p>No significant negative impacts are likely.</p>
The probability of the impact	<p>Some level of construction impacts is highly probable, but these will be mitigated by standard best practice techniques identified in the Construction Management Plan.</p> <p>No significant negative impact likely.</p>
The expected onset, duration, frequency and reversibility of the impact.	<p>The construction phase of the development is expected to commence within approximately 6 months of any grant of permission and extend for a duration of 18 months. Any impacts will be short-term and restricted by planning conditions in terms of the hours of operation. No permanent negative impacts are anticipated as a result of the construction phase of the project.</p> <p>No significant negative impacts are likely.</p>
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	There is potential for impacts caused by one as of yet unknown project to combine with the subject proposal to give rise to a cumulative effect. This will be considered in full as part of the final pre-commencement Construction and Environmental Management Plan and the

Impact Assessment Directive by or under any other enactment.	<p>potential for such unforeseen impacts will be mitigated accordingly as part of focused response measures.</p> <p>No significant negative impacts are likely.</p>
The possibility of effectively reducing the impact	<p>There is a strong possibility of reducing potential impacts arising from the construction phase through appropriate project management and the application of identified best practice construction and environmental protection methods.</p> <p>No significant negative impacts are likely.</p>

### 4.3 Operational Phase

Criteria for assessment of EIA sub-threshold	Impacts during Operational Phase
<p><b>1. Characteristics of proposed development</b> The characteristics of the proposed development, in particular:</p>	
<p>The size of the proposed development</p>	<p>The site area is 0.58 ha. The development will change the use of the land to residential which is consistent with the zoning of the site. The developed design has been tested relative to key policy and guidelines, as well as landscape and visual considerations. Collectively, the size and design of the project will deliver significant positive benefits relative to the 'do-nothing' scenario including:</p> <ul style="list-style-type: none"> <li>• Delivery of Housing.</li> <li>• Delivery of Employment Use.</li> <li>• Improved Connectivity.</li> <li>• Road safety enhancements through introduction of traffic calming measures.</li> </ul> <p>No significant negative impact likely.</p>
<p>The use of natural resources, in particular land, soil, water and biodiversity</p>	<p>Water, consumption of electricity, energy related to the proposed residential and creche uses. No out of the ordinary use of natural resources is likely during the operational phase.</p>

	No significant negative impacts are likely.
The production of waste	<p>The Operational Waste Management Plan prepared by AWN, will ensure measures to avoid and / or reduce pollution from an operational waste perspective will be implemented. With these measures in place, no significant negative impacts are likely. Domestic and commercial waste will be generated from the development, the disposal of which will be informed by a waste/refuse management strategy for the site. Related practices are unlikely to cause unusual, significant or adverse impacts.</p> <p>No significant negative impacts are likely.</p>
Pollution and nuisances	<p>The site is currently in commercial use and previously generated greater vehicular movements to what will be generated by the proposed development, therefore generating less pollution and nuisances.</p> <p>The Operational Waste Management Plan will be put in place prior to the occupation of the development with measures to avoid and / or mitigate pollution from operational waste.</p> <p>Surface water management proposals for the site have been designed in accordance with best practice measures including SuDS measures to ensure that there is minimal run-off from the site.</p> <p>No significant negative impacts are likely.</p>
The risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge	<p>None foreseen, subject to compliance with building and fire regulations.</p> <p>No significant negative impacts are likely.</p>
The risk to human health (for example due to water contamination or air pollution)	<p>None. The development will not involve the use, storage, transport, handling or production of substances or materials which could be harmful to people and the environment. It is considered that this proposal has the potential to have a long-term beneficial impact on human health as a consequence of facilitating sustainable urban development incorporating communal and private open space areas on lands zoned for residential development.</p> <p>No significant negative impacts are likely.</p>

**2. Location of proposed development**

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

The existing land use

The relative abundance, quality and regenerative capacity of natural resources in the area

The proposed operational phase will not have any out of the ordinary impact on natural resources.

No significant negative impact likely.

the absorption capacity of the natural environment, paying attention to the following areas:

- wetlands,
- coastal zones,
- mountain and forest areas,
- nature reserves and parks,
- areas classified or protected under legislation, including special protection areas designated pursuant to Directives 79/409/EEC and 92/43/EEC,
- areas in which the environmental quality standards laid down in legislation of the EU have already been exceeded,
- densely populated areas,
- landscapes of historical, cultural or archaeological significance

Proposed use is compatible with the geographical area and zoning, as well as other policy intentions for the area.

The high-quality architectural design will contribute to the urban landscape. Once developed the site will become an integrated part of the urban area consistent with the zoning objectives for the site.

No significant negative impact likely.

**3. Characteristics of potential impacts**

The potential significant effects of proposed development in relation to criteria set out under paragraphs 1 and 2 above, and having regard in:

The magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected)

The site area is 0.58 ha., and is sub-threshold for the purposes of EIA [Schedule 5, Part 2, Section 10 (b)(iv) of 2001 Planning and Development Regulations]. Development will be compatible with its urban context and consistent with zoning objectives.

A Townscape and Visual Impact Assessment for the project has been undertaken by a chartered landscape architect which concludes that the proposed development is an appropriate contribution to both the existing and likely future built fabric of this

	<p>urban area and it will not result in any significant townscape or visual impacts.</p> <p>The existing population likely to be impacted will be residents of the existing residential developments in the immediate vicinity of the site. However, as this is zoned 'Z4' where residential-led development is considered acceptable and is located within an urban area, as such the proposed land use is appropriate and will be compatible with the existing surrounding uses. Increased permeability and enhanced amenity spaces will benefit the existing population.</p> <p>No significant negative impact likely.</p>
The nature of the impact	<p>The proposal will contribute towards the achievement of the development plan target for the delivery of Purpose Built Student Accommodation and impacts will be generally positive in nature.</p> <p>No significant negative impact likely.</p>
The transboundary nature of the impact	<p>Given the scale and nature of the proposed development and the remoteness from the nearest E.U. Member state, no transboundary impacts are expected.</p> <p>No significant negative impact likely.</p>
The intensity and complexity of the impact	<p>The proposed development, by its nature will be of low to moderate intensity and complexity and the impact of the development will be moderate and will actively managed.</p> <p>No significant negative impacts are likely.</p>
The probability of the impact	<p>The operational phase will inevitably change the local environment. Measures will be in place to avoid, reduce, or mitigate any likely negative impacts.</p> <p>No significant negative impact likely.</p>
The expected onset, duration, frequency and reversibility of the impact.	<p>Once constructed, the proposal will result in landscape and visual impacts that will be permanent and non-reversible. These have been assessed as part of a Landscape Visual Impact assessment and have been deemed acceptable.</p> <p>No significant negative impact likely.</p>

Cumulation of the impact with the impact of other existing and/or approved projects.

The development of the subject site is supported by adopted Development Plans and policy objectives which have been subject to Strategic Environmental Assessment. The environmental effect of the proposed development has already been adjudicated on and it has been determined that the types of intended development would be appropriate relative to the subject site and adjacent areas. It is anticipated that the subject proposal will provide for important synergistic and cumulative benefits in the wider area.

No significant negative impact likely.

The possibility of effectively reducing the impact

The proposal is being shaped by a number of proactive design measures to reduce the potential for any negative impacts. This includes the promotion of sustainable travel patterns and the inclusion of Sustainable Urban Drainage Systems. The proposal also includes extensive planting to improve the amenity and enhance biodiversity in the area.

It has been objectively concluded that the proposal will provide for long-term beneficial impacts of varying degrees.

No significant negative impact likely.

# Conclusion

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## 5.1 Summary

Based on the information provided in accordance with Annex IIA and Annex III of the 2014 Directive, it is considered that a sub-threshold EIA is not required for the proposed development, as adequate measures are in place to avoid, reduce or mitigate likely impacts, such that neither the construction nor operational, nor decommissioning phases of the overall development will have a significant negative impact on the environment. The application is accompanied by focused technical reports across various disciplines which confirm no significant environmental impacts, findings which are reflected in this EIA Screening.





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ISO 9001:2015  
ISO 14001:2015  
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