# EIA SCREENING REPORT & STATEMENT IN ACCORDANCE WITH ARTICLE 299(1)(b)(ii)(II)(C) OF THE PLANNING & DEVELOPMENT REGULATIONS, 2001 (AS AMENDED)

**FOR A**

## STRATEGIC HOUSING DEVELOPMENT

**AT**

## 'TEMPLAR PLACE'
## FORMER MALL SHOPPING CENTRE
## QUAY STREET & HIGH STREET
## BALBRIGGAN
## CO. DUBLIN

**PREPARED BY**

McGill Planning
Chartered Town Planners

**ON BEHALF OF**

## RHONELLEN DEVELOPMENTS LTD.

**AUGUST 2021**

# TABLE OF CONTENTS

# INTRODUCTION

On behalf of the applicant, Rhonnellen Developments Ltd., this Environmental Screening Statement accompanies this planning application to An Bord Pleanála for a proposed Strategic Housing Development at the former Mall Shopping Centre, Balbriggan, Co. Dublin, in accordance with the Planning and Development (Housing) and Residential Tenancies Act 2016.

The Environmental Screening Report has been prepared to assess the potential impacts on the environment of the proposed development at the subject site. The full details of the scheme are as follows:

- Demolition of existing buildings (including former supermarket building, car park, substation, and outbuildings (partially in retail use)).
- Construction of a Build to Rent (BTR) development comprising 3 no. apartment blocks (Blocks A - C) ranging in height from 3 to 6 storeys (with Block B over 3 no. lower courtyard floors) providing a total of 101 units (19 no. studios, 41 no. 1-beds, 41 no. 2-beds).
- Provision of Resident Support Facilities/Resident Services and Amenities (c.217.03 sq.m)
- Provision of 2 no. retail units (c.110.15 sq.m)
- Provision of 25 no. car parking spaces (at ground floor and accessed from Quay Street), 182 no. cycle parking spaces.
- Provision of ESB substation/switch room, plant areas, bin stores, telecoms areas.
- Provision of open spaces, landscaping, boundary treatments, all associated site works and services provision.

The site is a brownfield, vacant site located within Balbriggan Town Centre with frontage onto Quay Street and High Street. Balbriggan railway station is located c.250m to the north as is Balbriggan harbour and beach.

The statement is prepared with direct input from the design team which includes McGill Planning, MDO Architects, ORS Consulting Engineers, CSR Landscape Architects, Whitehill Ecology, Wildlife Surveys Ireland. This ensures that the possible effects on the environment has been fully examined through the process of an EIAR Screening and an appropriate form of development will be delivered at this site.

# PURPOSE OF THIS STATEMENT

This report comprises of a screening for EIA, to determine if EIA is required for the proposed development

EIA requirements originate from Council Directive 85/337/EEC on the assessment of the effects of certain public and private projects on the environment, as amended by Directive 97/11/EC, 2003/35/EC and 2009/31/EC. The Directive and its amendments were subsequently codified and replaced by Directive 2011/92/EU, as amended in turn by Directive 2014/52/EU. This amending Directive was transposed into national planning consent procedures in September 2018 through the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018).

The objective of the EIA Directive is to ensure a high level of protection to the environment and human health, through the establishment of minimum requirements for environmental impact assessment prior to development consent being given, of public and private developments that are likely to have significant effects on the environment.

EIA is mandatory for certain projects and for other projects that meet or exceed a stated threshold as set out in Annex I and Annex II of the Directive (and Part 1 and Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended). Projects that do not meet or exceed a stated threshold are subject to Screening for the requirement, or not, for 'sub-threshold' EIA.

# EIA SCREENING AND METHODOLOGY

The EIA Screening exercise has been guided by the following documents:

- Planning and Development Act 2000 (as amended);
- Planning and Development Regulations 2018 (as amended);
- Planning and Development (Housing) and Residential Tenancies Act 2016 (as amended);
- Directive 2011/92/EU;
- Directive 2015/52/EU;
- Transposition of 2014 EIA Directive (2014/52/EU) in the Land Use Planning and EPA Licensing Systems – Key Issues Consultation Paper (2017; DoHPCLG);
- Preparation of guidance documents for the implementation of EIA directive (Directive 2011/92/EU as amended by 2014/52/EU) – Annex I to the Final Report (COWI, Millieu; April 2017);
- European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018;
- Guidelines on the information to be contained in environmental impact assessment reports, EPA, 2017 (Draft);
- Environmental Impact Assessment – Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (2018; DoHPLG);
- Guidance for Consent Authorities regarding Sub-threshold Development (2003; DoEHLG)

Using the above documents, it has been possible carry out a desktop EIA Screening using the best available guidance while operating within the applicable legislation. It is noted that Directive 2014/52/EU has been transposed into Irish Legislation through the Planning and Development (Amended) Act and Planning and Development Regulations 2018. The methodology employed in this screening exercise is in accordance with the EIA Guidelines published in August 2018 by the DoHPLG and the contents of Schedule 7 and 7A of the Planning and Development Regulations 2018.

## EIA THRESHOLDS

Schedule 5 of the Planning and Development Regulations 2018 (as amended) sets the thresholds for which if a project exceeds the limits prescribed, it then it must automatically be the subject of an Environmental Impact Assessment.

Part 2 of Schedule 5 (10)(b)(i) identifies developments of more than 500 dwelling units and (iii) identifies urban development which would involve an area of greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built up area and 20 hectares elsewhere.

The number of housing units proposed in this application is 101 which is below the 500 unit threshold, while the site area at c. 0.42 ha is also well below the 2ha threshold for *"urban development"* within a business district.

## SUB EIA THRESHOLD

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

1. **A description of the project, including in particular:**
    - A description of the physical characteristics of the whole project and, where relevant, of demolition works.
    - 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 proposed development.**
3. **A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from:**
    - The expected residues and emissions and the production of waste, where relevant, and;
    - The use of natural resources, in particular soil, land, water and biodiversity.
4. **Compilation of the above information taking into account criteria in schedule 7 as appropriate**

The information as set out above shall also take into account the criteria set out in Schedule 7 of the Regulations which provides a list of criteria for determining whether development listed in part 2 of schedule 5 should be subject to an environmental impact assessment. These can be grouped under broad headings and topics as set out below:

1. **Characteristics of the Proposed Development;**
    a. The size and design of the whole project;
    b. Cumulation with other existing and/or approved projects;
    c. The use of natural resources, in particular land, soil, water and biodiversity;
    d. The production of waste;
    e. Pollution and nuisances;
    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;
    g. The risks to human health (for example due to water contamination or air pollution).

2. **Location of the Proposed Development**;

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

a. The existing and approved land use;
b. The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;
c. The absorption capacity of the natural environment:
    i. Wetlands, riparian areas, river mouth;
    ii. Coastal zones and the marine environment;
    iii. Mountain and forest areas;
    iv. Nature reserves and parks;
    v. Areas classified or protected under national legislation;
    vi. Natura 2000 areas designated by member States pursuant to Directive 92/43/EEC and Directive 2009/147/etc;
    vii. 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;
    viii. Densely populated areas;
    ix. Landscapes and sites of historical, cultural or archaeological significance

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 above, with regard to the impact of the project on the factors specified in Article 3 (1), taking into account:

a. The magnitude and spatial extent of the impact (for example the geographical area and size of the population likely to be affected);
b. The nature of the impact;
c. The trans-boundary nature of the impact;
d. The intensity and complexity of the impact;
e. The probability of the impact;
f. The expected onset, duration, frequency and reversibility of the impact;
g. The cumulation of the impact with the impact of other existing and or approved projects;
h. The possibility of effectively reducing the impact.

# ABP PRELIMINARY EXAMINATION AND EIA SCREENING OF SUB-THRESHOLD DEVELOPMENT

Under Article 299B of the Planning & Development Regulations, 2001 (as amended), on receipt of an SHD application for sub-threshold development, which is not accompanied by an EIAR, the Board are required to carry out a preliminary examination of the nature, size or location of the development proposed.

Where the Board concludes, following preliminary examination, there is no real likelihood of significant effects on the environment arising from the proposed development, it shall conclude that an EIA is not required.

Where the Board concludes, following preliminary examination, that there is "*significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development",* it shall then satisfy itself that the applicant has provided, as part of the SHD application the following:

- the information specified in Schedule 7A of the Regulations.
- any further relevant information on the characteristics of the proposed development and its likely significant effects on the environment.
- a statement indicating how the available results of other relevant assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive have been taken into account.

In addition, this information may be accompanied by a description of the features of the proposed development and the mitigation measures *"envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment of the development."*

Where the above information is provided by the applicant as part of the SHD application then the Board shall carry out an examination of, at the least, the nature, size or location of the development for the purposes of a screening determination, to determine whether there is a real likelihood of significant effects on the environment arising from the proposed development. In carrying out its screening determination the Board must have regard to the matters set out in Article 299C(1)(a).

If, having carried out a screening determination, the Board determines that there is no real likelihood of significant effects, an EIA is not required and the application for SHD can be determined without an Environmental Impact Assessment Report (EIAR) having been submitted.

This report has been prepared to provide the information necessary to enable The Board to carry out its preliminary examination of the proposed development and also, if necessary, an EIA screening determination as to whether EIA is required.

The following section contains the EIA Screening Statement with information as required under Section 7A of the Planning & Development Regulations and including relevant information on the characteristics of the proposed development and its likely significant effects on the environment.

Furthermore, in accordance with Article 299B(1)(b)(ii)(II)(C), Appendix A contains a statement indicating how the available results of other relevant assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive have been taken into account.

# EIA SCREENING STATEMENT

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

## 1. A DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposal seeks to carry out the following:

- Demolition of existing buildings (including former supermarket building, car park, substation, and outbuildings (partially in retail use)).
- Construction of a Build to Rent (BTR) development comprising 3 no. apartment blocks (Blocks A - C) ranging in height from 3 to 6 storeys (with Block B over 3 no. lower courtyard floors) providing a total of 101 units (19 no. studios, 41 no. 1-beds, 41 no. 2-beds).
- Provision of Resident Support Facilities/Resident Services and Amenities (c.217.03 sq.m)
- Provision of 2 no. retail units (c.110.15 sq.m)
- Provision of 25 no. car parking spaces (at ground floor and accessed from Quay Street), 182 no. cycle parking spaces.
- Provision of ESB substation/switch room, plant areas, bin stores, telecoms areas.
- Provision of open spaces, landscaping, boundary treatments, all associated site works and services provision.

| **Development Proposal** | **Statistics** |
|---|---|
| **No. of apartments** | 101 apartments |
| **Site Area** | 0.42 ha |
| **Residential Density** | 240 units per ha |
| **Site Coverage** | 59% |
| **Building Height** | Up to 6 storeys facing the public streets with Block B over 3 lower courtyard floors |
| **Communal Open Space** | 1,400 sq.m (33%) |
| **Carparking** | 25 (0.25 per unit) |
| **Cycle parking** | 182 (1.8 per unit) |


*Figure 1 Proposed Site Layout Plan. Source: MDO Architects*

## Location of the Proposed Development

The site is located within Balbriggan town centre and the Balbriggan Historic Centre Architectural Conservation Area (ACA). None of the buildings within the applicant site are protected structures. There are 2 No. existing buildings on site; the former Mall Shopping Centre to the north and an existing shed building to the east containing a Cycling and Angling Store.

Along Quay Street there is currently a pedestrian access into the former "Mall Shopping Centre" along with delivery vehicle access into a small service yard to the north. The primary vehicular access for the site is from High Street onto a rooftop car park. There is a very steep embankment to the north-east of the site, with a difference in level from High Street to Quay Street of c. 9m.


*Figure 2 Site Location*

High Street slopes upwards from North to South and consists of primarily residential development. A terrace of single storey cottages is situated along the north-east boundary of the site. Across the road are double storey terraced houses. Bounding the site to the south is a 4 storey apartment building containing a setback penthouse level. Directly beside it is Balbriggan Library which consists of the 18th century 2-storey Carnegie Library, a protected structure and a contemporary 3 storey extension with a frontage onto St. George's Square.

Along Bridge Street, next to Balbriggan Library is the Bracken Court Hotel, a stepped 5 storey building with a formal street frontage. Bridge street is one of the busiest streets in Balbriggan Town, containing a variety of shops, cafes, banks and other civic and commercial amenities. The heights of the buildings on Bridge Street, that share a boundary with the site vary from 2- 5 storeys.

## 2. A DESCRIPTION OF THE ASPECTS OF THE ENVIRONMENT LIKELY TO BE SIGNIFICANTLY AFFECTED BY THE PROPOSED DEVELOPMENT.

This section examines the possible effects on the environment under the topics prescribed by Directive 2014/52/EU. This approach provides a comprehensive description of the aspects of the environment likely to be affected by the proposed development and outlines relevant mitigation measures where relevant.

The following section should be read in conjunction with the detailed reports and assessments which accompany the planning application, as follows:

- Ecological Impact Assessment (Whitehill Environmental 2021)
    - This report examines in detail the impact of the development on the flora and fauna of the site and surrounding area.
- Appropriate Assessment Screening (Whitehill Environmental 2021)
    - This considers the potential impacts of the development on European Sites
- Construction & Environmental Management Plan (ORS 2021)
    - This plan outlines the proposed approach to ensure that construction activities have the least impact on the surrounding environment.
- Construction & Demolition Waste Management Plan (Traynor Environmental 2021)
    - This plan provides the information necessary to ensure that the management of construction and demolition waste at the site is undertaken in accordance with current legal and industry standards.
- Operational Waste Management Plan (Traynor Environmental 2021)
    - This plan demonstrate how the proposed development will employ sustainable methods for waste and recycling control, management, and monitoring during its operation in accordance with current national legislation.
- Transport Assessment (ORS 2021)
    - This report provides an assessment of the impact the proposed development will have on traffic and transport in the area
- Flood Risk Assessment (JBA 2021)
    - This report provides a detailed assessment of the likely flood risk associated with the Development
- Landscape and Visual Impact Assessment (CSR Landscape Architects 2021)
    - This provides an assessment of the likely impacts of the scheme on the receiving environment, in terms of both townscape character and visual amenity.
- Architectural Heritage Impact Assessment (Molloy & Associates 2021)
    - This provides an assessment of the likely impacts of the scheme on the architectural heritage of the area in particular the ACA and protected structures in the vicinity.
- Photomontages & CGIs (D3D 2021)
    - The photomontages provide a visual representation of the proposed development, showing the existing and proposed context for the development.
- Sunlight and Daylight Assessment (IN2 2021)
    - This provides a detailed assessment of the likely impact of the proposed development in terms of Daylight and Sunlight for the proposed development and the existing neighbouring properties
- Microclimatic Wind Analysis and Pedestrian Comfort Report
    - This report summarises the analysis undertaken, and conclusions determined from sophisticated Building Simulations performed with regards to Wind/ Pedestrian Comfort, in all cases validating results in accordance with robust best practice guidelines to ensure compliance.
- Architectural Design Report (MDO Architects 2021)
    - This sets out the proposed works in detail.
- Statement of Consistency (McGill Planning 2021)

- This report provides detail on the planning rationale, the compliance with existing planning policy and guidance and any material contraventions.

## Population & Human Health

The site is located within a town centre with a broad mix of uses in the immediate area including residential, retail, employment, tourism, health services, community services and amenities. It is located within 250m of Balbriggan train station and a number of bus services.

During the construction phase there is the likelihood of some short-term nuisances to human beings living in the area from noise and dust during construction.

A Construction Environmental Management Plan (CEMP), prepared by ORS Consulting Engineers, is submitted with the application, which outlines the following commitments:

- Ensure appropriate measures to prevent or mitigate nuisance emissions of noise and dust and uncontrolled discharges to water during construction.
- Ensure that all activities on site are effectively managed to minimise the generation of waste and to maximise opportunities for reuse and recycling of waste materials.
- Ensure that all wastes generated onsite are removed from site by an appropriately permitted waste contractor and that all wastes are disposed of at an appropriate licensed/permitted facility in accordance with the Waste Management Act 1996 as amended.
- Ensure that an adequate system is in place for the management, storage, segregation and recycling of waste.
- Minimise the impact on local traffic conditions resulting from construction activities.
- Outline how the measures proposed above shall be implemented.

With the implementation of these mitigation measures it is not anticipated that the construction works would result in significant environmental impacts for the local population and human health.

There are no impacts associated with the operational phase of this residential development that would be likely to cause significant negative effects in terms of population and human health. The increased population resulting from the development is a positive impact that will provide additional support for existing services in the area.

The Sunlight & Daylight Assessment and the Microclimatic Wind Analysis prepared by IN2 demonstrates that the impact on existing and future residents will be acceptable.

## Biodiversity

The existing site is a brownfield, town centre site that comprises two existing buildings and hardstanding covering the majority of the site, apart from the overgrown planting along the boundary with the High Street cottages to the east.

On 26th and 27th May 2021, Whitehill Environmental and Wildlife Surveys Ireland carried out a field-based assessment of the site.

The site does not contain any discernible habitats of note. No part of the application site lies within any area that is designated for nature conservation purposes. All proposed development works within the application site will take place on areas of low biodiversity value. The habitats within the study area are limited and mainly consist of buildings and artificial surfaces, with some areas of scattered trees and shrubs along with pockets of recolonising bare ground.

Overall, the biodiversity of the application site can be considered as low. There are no botanical features on the site of any scientific interest and there are no habitats of biodiversity value in the site.

In terms of flora, no protected species were found within the application site. There is no evidence that the site is used by mammal species and there are no habitats within the site suitable for use by any of these protected species.

During the survey no signs of bats were found. Two species of bats were seen feeding and commuting around the building - a Leisler's bat was recorded flying over the carpark, and a common pipistrelle was also recorded flying over the car park. The bat report concluded that there are low levels of bat activity in the area. No bats were found to be roosting within the buildings.

Five pairs of nesting herring gulls were surveyed nesting on the roof of the shopping centre building. A swallows nest in one of the buildings on the car park roof was also noted.

In terms of potential impacts of the proposed development the following was noted:

**Construction Stage**

- Habitat loss and fragmentation – The site preparation and construction of the buildings and the associated hard surfaces and landscaping will lead to the loss and fragmentation of the majority of the habitats within the site. Overall, these habitats are artificial and of low biodiversity value. There may be small impacts upon local populations of birds and small mammals as some nesting sites in the existing trees will be lost but overall, these impacts will be negligible.
- Disturbance to local wildlife – During site preparation and construction, local populations of birds and mammals may be disturbed by the increase in noise, traffic and human activity. However, there is already an existing level of background level of noise on the site from traffic etc and the impacts upon wildlife locally are likely to be negligible, given the low level of wildlife that use the site. The bat report concluded that there is low potential for bat roosts within the buildings, and therefore impacts upon bats will be negligible. There will be negligible impacts upon bats arising from loss of feeding opportunity, given the paucity of habitats on the site. Herring gulls were recorded nesting on the roof of the shopping centre. Demolition of the building could lead to direct mortality of these birds and loss of eggs or chicks if done at an inappropriate time. However, the overall the loss of this building won't have a significant effect upon these birds when done at an appropriate time. There is a high availability of similar nesting sites for gulls in the Balbriggan area.
- Pollution – There are no water bodies on site that are likely to be impacted upon from run-off from the site. However, best practice measures will be undertaken on site during all phases of construction.

**Operational Stage**

- Disturbance to local wildlife – Once operational, the development will facilitate replacement buildings, all of which will be associated with increased human activity. This will deter wildlife from the site. In addition, the new lighting schemes associated with the development may disturb the feeding habits of bats and other nocturnal mammals. However, given the existing habitats in the site and the overall existing baseline level of noise and light in the area, this impact will not be significant.
- Landscaping – Inappropriate landscaping of the application site may inadvertently result in the introduction of non-native and invasive plant species. However, appropriate landscaping could also provide beneficial habitats for wildlife if it is done with suitable trees and shrubs that provide nesting and foraging opportunities for birds. The management of the green areas for wildlife would also be beneficial for local pollinators.

A series of mitigation measures are outlined to address the above potential impacts:

- All works associated with the development should be confined to the proposed development site. All site development works should adhere to best practice.
- The removal of the existing vegetation on site should only take place outside of the bird nesting season (March – August).
- The demolition of the building must only be done upon confirmation that there are no nesting gulls on the roof. Nesting times for gulls extends from March-August, therefore the building should not be demolished in this period unless it can be confirmed that gulls are not nesting.
- Prior to demolition, the location of the Japanese knotweed dead canes should be checked once again for any new growth.
- As recommended in the bat report prepared by Brian Keeley, four 1FF Schwegler bat boxes with built-in timber panel bat boxes must be put in place. These should be placed on the building, at least 3m high, with a clear drop below (as bats need to drop to start their flight). These can be purchased from www.nhbs.com. They must be placed in a dark area.
- All bats are sensitive to light pollution. Dark skies areas (under 3 Lux) must be maintained to the north and south of the buildings.
- Lighting design will be in accordance with
    - Bats and Lighting – Guidance Notes for Planners, Engineers, Architects, and Developers (Bat Conservation Ireland, 2010).
    - Bats and Lighting in the UK – Bats and the Built Environment Series (Institute of Lighting Professionals, September 2018).
    - Guidance Notes for the Reduction of Obtrusive Light GN01 (Institute of Lighting Professionals, 2011).
    - All In addition, two swift boxes should be placed on the new building or outbuildings. These can be purchased from https://birdwatchireland.ie/shop/.
    - During construction, run-off from construction and demolition must not be allowed to emit onto the streets or into gullies on the streets.
    - During construction, fuels, oils, greases and hydraulic fluids must be stored in bunded compounds. Refuelling of machinery, etc., should be carried out in bunded areas. Any bulk fuel storage tank should be properly bunded with a bund capacity of at least 110% of that of the fuel tank.
    - All waste associated with the development should be disposed of in an environmentally friendly manner. Registered contractors should only be used.

- Fuels, oils, greases and hydraulic fluids must be stored in bunded compounds well away from local watercourses / drains. Refuelling of machinery, etc., should be carried out in bunded areas.
- Any bulk fuel storage tank should be properly bunded with a bund capacity of at least 110% of that of the fuel tank.
- Native trees and shrubs should be used in the landscaping where possible, followed by non-native plants that are of benefit to pollinators. Planting should follow the guidelines within the All-Ireland Pollinator Plan, available at https://www.biodiversityireland.ie/wordpress/wp-content/uploads/Pollinator-friendly-planting-code-temporary-draft.pdf

With the recommended mitigation measures, it can be concluded that the proposed development in Balbriggan will have a neutral impact upon local ecological receptors. The creation of new habitats on the site will be a positive benefit to local ecology and with proper management of the site and its green areas, then local areas of biodiversity will be allowed to develop.

## Lands and Soils

A topographical survey was carried out on the site in August 2020. There is a significant change in levels across the site, the street level fronting the site at High Street is approximately 13.6mOD while at Quay Street it is approximately 4.2mOD. This results in a level change of approximately 9.4m across the site.

Ground conditions at the site have been reviewed based on a desk study of publicly available information taken from the historical mapping of the site and from the Geological Survey of Ireland (GSI) database. Local investigations were also carried out to determine ground conditions at the site.

Sources informing the desk study include –

- Site walkover
- Geological plans and Geological Survey of Ireland database
- Historical ordnance survey mapping,
- Aerial photographs,
- Any other information.

From a site walkover, it is evident that the site has been largely developed with the majority of the site now paved, making it difficult to assess ground conditions. Around parts of the site perimeter there has been vegetation growth such as along the embankment on the eastern boundary of the site. Ground conditions are generally dry and there are no signs of settlement or subsidence to the existing buildings.

From a review of the GSI database, bedrock in the area is identified as *Andesite, pillow breccia, mudstone, tuff* from the Bedrock Geology 1:100,000 mapping. Overlaying soils are described in the Quaternary Deposits information as *Irish Sea Till derived from Lower Palaeozoic sandstones and shales*. Along and within the northern boundary of the site, a band of *Alluvium* is identified, which generally follows the course of the Bracken River which flows from west to east, immediately north of Quay Street to the north of the site. Recorded borehole locations are identified in the vicinity of the site, with the closest borehole being 130m to the west. Although borehole logs are not available, information available indicates that the closest borehole was 0-5m deep and did not meet bedrock.

Historical mapping of the site is available through the geohive facility (http://map.geohive.ie/mapviewer.html) and has been reviewed. From the 25-inch mapping of 1888-1913, some development along the boundaries of Quay St and High St can be seen. Some local vegetation is indicated on this mapping. There are no indications of poor or soft ground within the site. Several embankments are identified in the centre of the site, indicating how site levels varied from Quay St to High St. From the 6-inch mapping of 1837-1842 a lower level of development is evident, with much of the site undeveloped.

Aerial photography of the site is available through the geohive facility (http://map.geohive.ie/mapviewer.html) and from "Google Earth" and has been reviewed. Photography from 1995 indicates development on the site which appears to match the current day development, with no changes from this point to the most recent aerial photography dated 2019.

A local investigation was carried out at the north-eastern corner of the site in June 2021. Access limitations given the presence of buildings on site and a significant number of buried services meant the locations of trial holes were restricted to this area. Investigations found a 200mm concrete slab, underlain by made ground to 0.6m below ground level (bgl) which was underlaid by a thin layer of silt to 0.8m bgl and clays to a depth of at least 1.8m bgl. Ground water level was encountered at a depth of 1.7m bgl.

The initial stages of development of the site will include enabling works to clear the existing buildings. At this stage, a more intensive site investigation will be possible which will provide further information on the existing ground conditions.

Based on the desk study and local investigations, ground conditions are generally expected to be reasonable with soils overlaying bedrock expected to be a mixed 'till' type material, currently covered with a thin layer of made ground associated with the existing development of the site.

Based on the extent of the proposed development, it is anticipated that foundations for the buildings and podium slab areas will be piled. Given the site location within an urban area, a form of augured pile solution would be appropriate as this will mitigate construction noise generated by driven pile solutions. This will also provide sufficient load carrying capacities required for the development and the height of structures proposed.

The lower base slab is likely to be ground bearing given the results of site investigations carried out to date.

Further site investigation works carried out following demolition of the buildings on site will inform the design of these foundations. This design will be carried out by a specialist piling contractor in conjunction with a suitably qualified geotechnical engineer.

Embedded retaining walls will be required around parts of Block B and the podium area to the centre of the site where sufficient space for battering excavations is not available. In some areas, where space is available for forming batters, the site can be excavated initially, with reinforced concrete retaining walls constructed ahead of infilling between the retaining walls and the site boundary.

There is an existing embankment present along the eastern boundary of the site. Construction works in this area will require specialist geotechnical design to ensure this boundary is stable through all stages of the works including demolition of the existing buildings and construction of piling and retaining walls.

Final construction methodologies and detailed design of piled foundations and temporary and permanent retaining structures will need to be developed following completion of site clearance and follow-on site investigation and engagement of a specialist geotechnical engineer.

Project works will result in the excavation of soils as part of the site development. The Principal Contractor will, prepare a project-specific Soil Management Plan, which will detail the following as a minimum:

- Detail in-situ (prior to excavation) and ex-situ (post excavation) methodologies to classify waste soil for appropriate disposal, in accordance with relevant Irish and EU legislation and guidance,
- Identify reuse requirements and soils suitable for reuse on site in consultation with the design team, including assessment methodology to determine which soils are suitable for re-use onsite,
- Site management procedures, including waste minimisation, stockpile management, temporary storage

A Soil Waste Classification will be produced ahead of works. The Principal Contractor will detail relevant procedures, including further environmental sampling, testing and assessment requirements, sampling protocols and sample density targets. Where any hotspots of potential contamination are encountered, and prior to excavation, further assessment will be undertaken by a suitably qualified environmental scientist to determine the nature and extent of remediation required.

Where the Principal Contractor proposes to reuse excavated soil within the works e.g., as backfill, and where reuse is permitted in accordance with the relevant legislation and provided that the reuse meets the engineering requirements for material used within the works, the Principal Contractor shall set out their proposal for its management, documentation, and reuse. This shall include:

- Delineation of areas where excavated soil is intended for disposal off-site as waste, and where it is intended for re-use on site.
- Identification and recording of the location from where the soil will be excavated and its proposed re-use location and function.
- Engineering assessment to confirm its suitability for re-use.
- Any proposed treatment or processing required enabling its reuse, as well as any associated treatment permits or licences; and
- Determination of by-product or end-of-waste status with the EPA under Article 27 or Article 28, where applicable (not anticipated).

Where appropriate, excavated soil and material intended for recovery or disposal off-site shall require Waste Assessment Criteria (WAC) testing and subsequent waste classification in order to select an appropriate receiving facility for the waste.

Waste soil and material intended for off-site disposal, recycling or recovery shall not be removed from site prior to appropriate waste classification and receiving written confirmation of acceptance from the selected waste receiving facility. While waste classification and acceptance at a waste facility is pending, excavated soil for disposal shall be stockpiled in an appropriate manner.

## Water

The Civil Engineering Infrastructure Report prepared by ORS Consulting Engineers outlines the existing and proposed water drainage, foul drainage and water supply systems.

The proposed water supply for Blocks A and C will connect to the existing 101.6mm cast iron watermain in Quay Street while the water supply for Block B will connect to the existing 101.6mm cast iron watermain in High Street.

It is proposed to make a single wastewater connection to the existing 525mm diameter gravity sewer in Quay Street which will serve the entire development.

There is an existing Local Authority owned surface water drainage manhole and dedicated 225mm diameter gravity surface water drainage pipe within Quay Street near the northmost point of the subject site. This surface water sewer appears to outfall directly to the Bracken River.

The surface water drainage from the existing site is not attenuated and is likely to be discharging directly into either the dedicated surface water sewer in Quay Street or into a combined sewer (the existing foul sewer is 525mm diameter in Quay Street and may be acting as a combined sewer carrying both foul and surface water drainage).

To reduce and attenuate the flow, the proposed development has been designed in accordance with the principles of Sustainable Urban Drainage Systems (SUDS) as expressed in the recommendations of the Greater Dublin Strategic Drainage Study (GDSDS).

Interception storage for the development will be provided by the planting on the green and blue roofs which totals approximately 1,350 m2 and the landscaped areas of the podium totalling approximately 500m2. There is a drainage board within the green and blue roof build-ups which stores up to 13.5mm of rainfall, this together with the planting substrate will far exceed the recommendations of GDSDS to intercept the first flush (5 to 10mm).

The paved areas of the ground floor courtyard to the southwest of Block A will be constructed with permeable paving which will be designed for pedestrian loadings only and will consist of selected paving blocks on a 50mm layer of 2/6.3mm laying course, on approved geotextile on a 250mm layer of 4/20mm coarse graded aggregate.

The 250mm coarse graded aggregate layer in the permeable paving will provide an attenuation storage. Based on 30% voids in the material, the 250mm thick layer will provide 75 litres of storage per square metre of paving. the area of paving is approximately 160m2 which equates to approximately 12m3 storage for the entire paved area. As per recommendations of the GDSDS the first flush should be intercepted (i.e. the first 5mm to 10mm of rainfall). Based on 10mm of rainfall, a total storage volume required would be 1.6m3. The volume of storage provided far exceeds the volume of storage required for interception.

Further to the above, based on the storage provided, the permeable paving would be capable of storing up to 75mm of rainfall in the coarse aggregate layer which would cater for the runoff from a 1:100 year storm event of critical duration. The permeable paving will also be provided with an overflow to accommodate any extreme rainfall events which will connect to the proposed surface water drainage gravity pipe system within the carpark.

In relation to Surface Water and Groundwater Protection the main pollutants with the potential to impact water receptors are silt, fuel/oil, concrete and chemicals. There are a number of steps outlined below to eliminate contamination of site surface water runoff. The below recommendations are advised with reference to the Eastern Regional Fisheries Board recommendations for protection of adjacent water courses during the construction phase:

- Monitoring of potential impacts to the Bracken River will be carried out for the duration of the construction programme to ensure there is no impact from site activities.
- The site manager will implement a pollution prevention programme and will ensure daily checks are carried out to ensure compliance.
- An environmental Emergency Response Plan will be put in place for the duration of the construction programme.
- Harmful materials such as fuels, oils, greases, paints and hydraulic fluids must be stored in bunded compounds well away from storm water drains and gullies. Refuelling of machinery should be carried out using drip trays. The site compound will include a dedicated bund for the storage of dangerous substances including fuels oils, solvents etc.
- Runoff from machine service and concrete mixing areas must not enter storm water drains and gullies leading off-site.
- Stockpile areas for sands and gravel should be kept to minimum size, well away from storm water drains and gullies leading off-site.

## Noise and Vibration / Air and Climate

A preliminary risk assessment was carried out for the proposed site location in accordance with the Air Quality Monitoring and Noise Control Unit's Good Practice Guide for Construction and Demolition, produced by the London Authorities Noise Action Forum, July 2016. This assessment took into account factors relating to the proximity of the site to sensitive receptors and rated the level of nuisance anticipated with scheduled work practices.

Following the completion of this risk assessment, the proposed development was determined to be a high-risk site based on its close proximity to residential units, Balbriggan Library, and several local amenity areas. This section outlines suitable measures to minimise nuisance noise, water and dust emissions in order to minimise any impact of the proposed development on surrounding receptors.

**Noise and Vibration**
The Contractor will be required to restrict noise levels to the following levels:
• Daytime (08:00 to 19:00 hrs) – 55dB
• Evening (19:00 to 23:00 hrs) – 50dB
• Night-time (23:00 to 08:00 hrs) – 45dB (measured from nearest noise sensitive location)

A baseline noise monitoring programme will be completed prior to construction works commencing. Noise monitoring will be carried out a several locations within the public realm.

To minimize noise from construction operations, no heavy construction equipment/ machinery (to include pneumatic drills, construction vehicles, generators, etc) shall be operated on or adjacent to the construction site before 08.00 or after 19.00, Monday to Friday, and before 08.00 or after 14.00 on Saturdays. No activities shall take place in site on Sundays or Bank Holidays. No activity, which would reasonably be expected to cause annoyance to residents in the vicinity, shall take place on site between the hours of 19.00 and 08.00. No deliveries of materials, plant or machinery shall take place before 08.00 in the morning or after 19.00 in the evening.

The proposed development will be obliged to comply with BS 5228 "Noise Control on Construction and Open Sites Part 1". The appointed contractor shall implement the following measures to eliminate or reduce noise levels where possible:

- All site staff shall be briefed on noise mitigation measures and the application of best practicable means to be employed to control noise.
- All staff should be briefed on the complaint's procedure, the mitigation requirement and their responsibilities to register and escalate complaints received.
- The site entrance shall be located on High Street.
- Good quality site hoarding is to be erected to maximise the reduction in noise levels.
- Contact details of the contractor and site manager shall be displayed to the public, together with the permitted operating hours.
- Material and plant loading and unloading shall only take place during normal working hours.
- Ensure that each item of plant and equipment complies with the noise limits quoted in the relevant European Commission Directive 2000/14/EC.
- Fit all plant and equipment with appropriate mufflers or silencers of the type recommended by the manufacturer.
- Use all plant and equipment only for the tasks for which it has been designed.
- Locate movable plant away from noise sensitive receptors.
- Avoid the transfer of noise and vibration from demolition activities to adjoining occupied buildings through cutting any vibration transmission path or by structural separation of buildings.
- Ensure at least 4 days' notice is given to Fingal County Council Planning Department when applying for extensions to normal working hours. No out of hours work to be undertaken unless permission to do so has been granted.
- Any construction works that have the potential to cause significant levels of vibration at sensitive receptors will be carried out in accordance with the limit values.

The following limits from continuous vibration are required on this project:

- For vibration sensitive spaces an upper limit of 1mm/s is required. This includes educational and residential buildings;
- For commercial buildings where the activities are not of an especially vibration sensitive nature or for potentially vulnerable unoccupied buildings a vibration limit of 3mm/s is required;
- For all other buildings 5mm/s is required. This includes unoccupied buildings and non-sensitive buildings.

Where unavoidable, exceedance in these levels will only be for short durations and with prior notice to the sensitive receivers of concern. The vibration levels will not exceed 10mm/s at any of the adjacent buildings.

Continuous vibration monitoring will be undertaken on each boundary of the site (North, South, East and West) in line with the active demolition/construction and the nearest sensitive receiver. Vibration monitoring will be undertaken in general accordance with B55228 and reporting to relevant stakeholders in a timely manner. Continuous vibration monitoring will be conducted using a vibration monitor that:

- Includes a tri-axial vibration sensor measuring over a frequency range from 1 to 315 Hz;
- Is capable of sending immediate exceedance alerts to relevant site staff via email and/or SMS;
- Allows for regular reporting of all data as required and/or in response to complaints;
- Is configured with alarms/alerts the relevant to the vibration limits defined earlier;
- Operates continuously during the nominated construction phases.

In addition to monitoring, the following measures are proposed:

- Adjacent residents and businesses will be informed of the progress of the works. As concern from community is generally regarding possibility of building damage, they will be informed that vibration levels causing building damage are much higher than the levels likely to be experienced
- Where vibration compaction works are occurring near to sensitive receivers or structures, the smallest size roller capable of completing the works will be used where practical
- Processes and equipment that generate lower vibration levels will be implemented where feasible
- Where breaking up of building elements using a hydraulic hammer or pulveriser, the size of the debris (broken up building elements) falling from height will be minimised where practical
- Using excavators to lift and drop large/heavy debris items to assist breakage into smaller pieces will be avoided . Pulverisers will be used instead to break large debris pieces into smaller pieces

**Dust and Air Quality**

Dust prevention measures will be put in place for any particulate pollution. The extent of dust generation under construction activities being carried out is dependent on environmental factors such as rainfall, wind speed and wind direction. The most likely sources of dust generation at this site include soil stripping and excavation of foundations for the main building and the sawing of concrete throughout the duration of the project.

Control Measures are outlined as follows:

- Soil will not be exposed until a replacing capping layer is almost ready to be placed. This is to ensure that soil is left exposed for the minimum amount of time possible.
- Material stockpiles will be strategically placed to reduce wind exposure. Materials will be ordered on an ‘’as needed’’ basis to reduce excessive storage.
- The contractor will spray water on the surface of all roads in the vicinity of the site if required in order to minimise dust generation from the construction activities.
- Appropriate dust suppression will be employed to prevent fugitive emissions affecting those occupying neighbouring properties or pathways.
- Restrict vehicle speeds to 15 kmph as high vehicle speeds cause dust to rise.
- Covers are to be provided over soil stockpiles when high wind and dry weather are encountered if required.
- All consignments containing material with the potential to cause air pollution being transported by skips, lorries, trucks or tippers shall be covered during transit on and off site.
- Street and footpath cleaning shall be undertaken during the demolition and ground works phase to minimise dust emissions.
- No materials shall be burned on-site.

## Landscape & Visual

A Landscape & Visual Assessment prepared by CSR Landscape Architects is included with the application. The receiving landscape is classified as Medium Sensitivity - Areas where the landscape has certain valued elements, features or characteristics but where the character is mixed or not particularly strong. The character of the landscape is such that there is some capacity for change in the form of development.

The importance of the proposed development in terms of its effect on the landscape / townscape is considered to be Moderate.

The quality of the effect is primarily visual in the immediate vicinity of the site, where the scale and size of the proposed building contrasts or complements the character and scale of the immediate surroundings.

The development would however replace a currently derelict or underused and visually poor site and would contribute positively to the local urban structure and urban renewal policy objectives. The building cluster although large is designed to reflect the organic and hap-hazard local roofscape and built form arranged on local hills within the centre of Balbriggan. The materials proposed break up a potentially large structure with locally common finishes, renders and brickwork, allowing it to sit comfortably in the receiving environment.

The landscape / townscape is therefore considered Beneficial – in that it improves landscape(townscape)/view quality and character, fits with the scale, landform and pattern and enables the restoration of valued characteristic features or repairs / removes damage caused by existing land uses.

The assessment also includes a visual assessment of the development from 14 different locations across Balbriggan. Two views recorded no change to the view – the development was not visible. Eight recorded Moderate to Important visual effects. Seven of these were Beneficial and one Neutral. Of the remaining three viewpoints, two were of Low Importance and Neutral and one of Low Importance and Beneficial.

The assessment concludes that the proposed design has undergone many iterations to achieve an elegant design in this town centre site. The development is a large intervention in the town however its effects on the local townscape are broadly Beneficial and no Adverse effects predicted.

It therefore represents, from a landscape and visual effect perspective, an appropriate new development within the receiving environment and addition to Balbriggan's distinctive townscape.

## Material Assets

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

In relation to Traffic Impact, a Traffic & Transport Assessment has been carried out by ORS Consulting Engineers.

Following consultation with Fingal County Council, it was agreed that traffic counts would be obtained at 6 No. junctions in order to assess existing and future traffic flows in the vicinity of the Templar Place SHD.

Traffic counts were undertaken on Tuesday, 20th October 2020 at the agreed 6 No. locations near the proposed development. Due to Covid-19, traffic flows on the day of the count were assumed to have been lower than normal in the surrounding network area. ORS also obtained historic traffic counts for

4 No. of the 6 No. junctions to gain an insight into change in background traffic flows due to travel restrictions in the surrounding network area.

The traffic profile likely to be generated by the Templar Place SHD was obtained from the TRICS (Trip Rate Information Computer System) database. Growth factors as specified by the TII have been applied to the existing traffic flows observed on the network during the traffic counts to ensure that the future traffic growth on the road network has been considered in the analysis.

Following the calculation of the traffic flows, junction capacity analysis was carried out using *JUNCTIONS 9*. The results of the analysis showed that the junctions in the vicinity of the site will continue to function below capacity for all future design years up to 2038 with Templar Place SHD in place.

## Cultural Heritage

There are no known archaeological sites, features listed as Recorded Monuments and Places within the boundaries of the subject site. The site is not located within a designated Zone of Archaeological Notification in the Development Plan. The 20th century redevelopment of the site for a shopping centre is also noted.

Nevertheless, archaeological potential is always possible, and archaeological monitoring during construction will be carried out.

An Architectural Heritage Impact Assessment has been prepared which assesses the impact on the development on the ACA designation and on the setting and character of Protected Structures in the area and justifies the removal of an old building on site, most recently used for retail.

The removal of the outbuilding within the site (accessed from High Street) is required to facilitate purposeful redevelopment of the site. The building is not a Protected Structure, nor is it included on the National Inventory of Architectural Heritage (NIAH).

The modest existing structure is a considered an unexceptional example of a vernacular farm building. An additional consideration is that the structure has been significantly altered; the gable walls have been modified to increase the height of the upper floor and to alter the roof pitch. The roof structure and linings are modern, and the exterior has been finished with a cement-based, pebble-dashed render.

It is considered that the building does not meet the criteria of specialist interest in any of the eight categories as set out in Section 51 (1), of the 2000 Planning and Development Act.

The building attached to the east elevation of this structure was constructed in the early 20th century. The ESB substation serving the former supermarket is presently housed within this latter structure, with metal doors set within the gable on High Street.

The loss of any historic fabric is regrettable, but this must be balanced against the wider benefits of the sensitive redevelopment of the site on the ACA. If this outbuilding were to be retained, the location of the building would negatively impact the well-considered urban design rational of the proposed scheme.

The new buildings have been aligned with the established pattern of development to positively contribute to the High Street streetscape.

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

Standard construction practices will be employed throughout the construction phase. The subject lands are not proximate to any Seveso/COMAH designated sites.

In relation to flood risk, JBA Consulting Engineers carried out a Floodrisk Assessment of the proposed development. A review of the available historic information confirms that the site has not experienced historic flooding. However, the Balbriggan has been subject to predictive flood modelling under the FEM FRAM study. The resulting flood maps confirms that the northern boundary of the site with Quay Street during the 1% AEP (Flood Zone A) and the 0.1% AEP (Flood Zone B) events.

Based on the historic and predicted flood risk, a site-specific hydraulic model has been developed to investigate the flood risk to the site and includes the assessment of climate change and residual risks.

The resulting flood maps from the modelling study confirm that all the proposed residential dwellings are at a low risk of inundation and not at risk from the 0.1% AEP flood event. Due to the site location, the site has been assessed for both fluvial and tidal flood sources.

The proposed Finished Floor Levels for Quay Street surpasses the minimum requirements outlined in the Strategic Floodrisk Assessment for the area. The exception is for the two retail units fronting onto Quay Street. It is necessary to comply with Part M building standard requirements therefore the FFL of the retails units needs to tie into the existing levels along Quay Street. A unit is located in Flood Zone C while the other is located in Flood Zone B. This complies with the FRA guidelines.

In summary the key areas of the proposed residential dwellings and shared amenity areas will not be impacted by any of the modelled flood events, therefore, are suitable for the development of residential and commercial buildings.

## Inter-relationship between the above factors

It is considered that any of the previously identified relatively minor impacts would not in themselves be considered significant nor would they cumulatively result in a likely significant effect on the environment.

## 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

This includes information available on the environment including:

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

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

As noted above it is expected that there will be some normal residues/emissions during the construction stage associated with the development works proposed which include ground preparation works, development of site infrastructure, construction of buildings and hard standing areas and landscaping of the site including open soft landscaped areas.

There will be some waste materials produced in the construction of the proposed scheme which will be disposed of using licensed waste disposal facilities and contractors. As is standard practice the scale of the waste production in conjunction with the use of licensed waste disposal facilities and contractors will not cause concern for likely significant effects on the environment. These are addressed in the Outline Construction & Demolition Waste Management Plan and in the Construction & Environmental Management Plan, submitted with this application.

An initial Operational Phase Waste Management Plan (OWMP) has been prepared with the application and which outlines the measures to be used to maximise the quantity of waste recycled by providing sufficient waste recycling infrastructure, waste reduction initiatives and waste collection and waste management information to the residents of the development.

There will be no large scale use of natural resources. The main use of natural resources will be land. The subject lands are zoned for residential and retail as proposed and are brownfield, with minimal ecological sensitivities on site.

Other resources used will be construction materials which will be typical raw materials used in construction of residential developments. The scale and quantity of the materials used will not be such that would cause concern in relation to significant effects on the environment. The construction or operation of the scheme would not use such a quantity of water to cause concern in relation to significant effects on the environment. The use of natural resources in relation to the proposed development is not likely to cause significant effects on the environment.

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

It is necessary to determine whether the proposed development is likely to have a significant effect on the environment and if an Environmental Impact Assessment (EIA) is required by reference to the type and scale of the proposed development and the significance or the environmental sensitivity of the receiving environment.

The proposed development is sub-threshold in terms of EIA having regard to Schedule 5, Part 2, 10 (b) (i) and (iv) of the Planning & Development Regulations, 2001-2021.

The number of housing units proposed is 101 and well below the 500 unit threshold, while the site area at c. 0.42 ha is also below the 2ha threshold for *"urban development"* on lands within a business district.

## Sub-Threshold Development

Section 172(b)(i) and (ii) of the Planning and Development Act 2000, as amended, states that the competent authority can also require an EIA where a project is below the specified threshold due to the likelihood of significant effects on the environment.

Article 103(3) of the Planning and Development Regulations, 2001 as amended states that in determining whether a proposed development would or would not be likely to have a significant effect on the environment, regard shall be given to the criteria set out in Schedule 7 of the Regulations.

The following assesses the development against the Schedule 7 criteria:

| **Characteristics of Proposed Development** | |
|---|---|
| The size of the proposed development. | The site is c. 0.42 ha and the development is for 101 residential units. The development is sub-threshold for EIA. |
| The culmination of other proposed development. | This is a brownfield site within a built up urban town centre. There are no other proposed developments in the immediate vicinity of the site. |
| The nature of any associated demolition works | The vacant former retail buildings on site will be demolished as part of the proposed development works. |
| The use of natural resources, in particular land, soil, water and biodiversity. | This is a brownfield site. There are no protected species, either flora or fauna on site. There are no features of biodiversity value on the site and the majority of the site falls into Buildings and Artificial Surfaces habitat category.<br><br>Earthworks will remove some soil from the site to accommodate the car park and buildings. Any excavated material will be reused on the site where possible or disposed of off-site to a licensed facility for land reclamation. |
| The production of waste. | Construction waste produced will be controlled, stored and disposed of in a sustainable manner as per relevant environmental guidance. A Construction & Environmental Management Plan and a Construction & Demolition Waste Management Plan have been submitted with the application and detail how construction waste will be managed.<br><br>Operational waste for the residential development will be controlled by each |

| | |
|---|---|
| | apartment and the apartment's management team. An Outline Operational Waste Management Plan is submitted with the application. |
| Pollution and nuisances | The construction phase will create short term negative impacts particularly in terms of dust and noise.<br><br>The submitted Construction & Environmental Management Plan outlines how construction activities will be properly controlled and mitigated in relation to noise, dust, pollutants, etc. |
| 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 | None. |
| The risks to human health (for example, due to water contamination or air pollution). | Standard construction practices regarding noise and dust management will be implemented throughout the construction phase in accordance with the Construction & Environmental Management Plan. |
| **Location of Proposed Development** | |
| The existing and approved land use | This site is currently a brownfield site which is zoned for residential and retail development. |
| The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground. | This is a brownfield site in a highly sustainable location that will be developed at a high density appropriate to its location. The redevelopment will also ensure good water drainage on the site. |
| The absorption capacity of the natural environment, paying particular attention to the following areas:<br>(i) wetlands, riparian areas, river mouths;<br>(ii)coastal zones and the marine environment;<br>(iii) mountain and forest areas;<br>(iv) nature reserves and parks;<br>(v)areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and;<br>(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;<br>(vii) densely populated areas;<br>(viii) landscapes and sites of historical, cultural or archaeological significance. | (i) The site itself is not located within a wetland, riparian area or river mouth. The river Bracken enters the Irish Sea at Balbriggan Harbour c.250m north of the site.<br>(ii) The subject site is located c.250m from Balbriggan Harbour. The site, as per Balbriggan in general, is located within the Coastal Landscape Character Area designated in the Fingal County Development Plan, 2017-23. The impact of the proposed development on this landscape has been assessed in the Landscape & Visual Impact Assessment submitted with this application.<br>(iii) The subject site is not located in a mountain or forest area.<br>(iv) The subject site is not located in a nature reserve or park.<br>(v) The subject site is not located within a Natura 2000 classified area or protected area. There are 11 Natura 2000 designated |

| | |
|---|---|
| | sites within 15km of the subject site. However, the AA Screening carried out concluded that the proposed development will not have a significant impact on these SACs and SPAs.<br>(vi) The subject site is not located within an area in which there has already been a failure to meet environmental standards.<br>(vii) The surrounding area consists of mixed use development with employment, commercial, residential and retail uses within the immediate vicinity of the subject site.<br>(viii) The subject site is located within an ACA and proximate to a number of Protected Structures. The impact of the proposed development on these has been considered as part of the Architectural Heritage Impact Assessment submitted as part of this application. |
| **Types and characteristics of potential impacts** | |
| The magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected). | It is expected that the proposed development will not have a significant environmental impact beyond the site and immediate vicinity.<br><br>The proposed development is located within a town centre environment and the proposed uses are in accordance with the applicable zoning. The proposed works during the construction phase may have a minor impact on the surrounding environment through noise and dust emissions mainly. However, these are considered to be short term and can be mitigated.<br><br>All construction activities will be controlled in accordance with the Construction & Environmental Management Plan, with a formal CEMP to be agreed with FCC prior to commencement of development. |
| The nature of the impact. | The potential likely and significant impacts arising from the development will be typically those associated with a high density, town centre, residential development located a town or city centre. The nature of the impacts are expected to be of a magnitude that would not be significant, adverse or permanent.<br><br>The potential likely impacts arising from the construction of the development will be |

| | |
|---|---|
| | typically those associated with any town centre apartment development. This will be predominately through the construction works which will generate noise and the potential for dust emissions. These works will be mitigated appropriately through the Construction & Environmental Management Plan.<br><br>The impact of the development at operational stage will be typical of a residential area and will not be significant or adverse. |
| The transboundary nature of the impact. | Any minor impacts will be contained in the immediate vicinity of the site. The subject lands are not located on any geographical or other boundary of relevance to assessment of likely significant effects on the environment. |
| The intensity and complexity of the impact. | The proposed development is not of any significant intensity or complexity such that would be likely to cause significant effects on the environment. |
| The probability of the impact | It is probable that the minor impact of noise and pollution during the construction phase will occur; however, construction works on zoned lands within this town centre site are not unexpected or out of character and working hours will be limited to hours set by the planning conditions.<br><br>It is unlikely that polluted run-off will be directed to any of the 11 SACs and SPAs within 15km of the subject site. |
| The expected onset, duration, frequency and reversibility of the impact | The minor impacts identified would occur predominately during the construction phase in terms of construction related noise, dust and traffic. The frequency of impacts will vary throughout the construction phase but it still not considered to be significant. The minor impacts will be temporary and will not lead to residual impacts. |
| 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. | The subject site is zoned land designated for town centre development, including residential and retail use. The scale of the proposed scheme and any other permitted developments in the vicinity are not such that the characteristic of any potential impacts, in combination with each other, are likely to cause significant effects on the environment. |
| The possibility of effectively reducing the impact. | Standard mitigation measures to manage noise, dust and/or pollution, tree protection during the construction phase will be based on standard best practice, policies and guidance. |

In conclusion, having regard to the criteria specified in Schedule 7 of the Planning and Development Regulations, 2001; the context and character of the site and the receiving environment, the nature, extent, form and character of the proposed development, this Screening Assessment concludes that an Environmental Impact Assessment of the proposed development is not required.

## APPROPRIATE ASSESSMENT SCREENING

Whitehill Environmental carried out an Appropriate Assessment (AA) Screening which identified 11 Natura 2000 designated sites within 15km of the subject site.

The Appropriate Assessment Screening report concludes that the proposed development will have no direct, indirect or cumulative impacts upon any site designated as a Special Area of Conservation or Special Protection Area. It is also considered unlikely that the proposed development will have any impacts upon sites designated as a proposed Natural Heritage Areas. There will be no impacts upon these sites, their habitats or species arising from habitat loss or habitat fragmentation.

## CONCLUSIONS

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

It is considered that a sub threshold EIAR is not required for the proposed development having regard to the extent of the works proposed and the potential impact on the baseline urban environment.

The proposed works have been assessed in the Appropriate Assessment Screening Report, which has concluded that the proposal will not adversely impact Natura 2000 Sites or sensitive habitats either on its own or in combination with other projects.

The development will be connected to public services such as water and foul systems; standard construction practices will be employed to mitigate any risk of noise, dust or pollution; and no identified impact in the screening exercise either individually or cumulatively will have significant impacts on the environment.

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

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

As per Article 299B(1)(b)(ii)(II)(C) of the Planning and Development Regulations the following statement outlines how the results of other relevant assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive (Directive 2014/52/EU) have been taken into account in the assessments prepared as part of this planning application.

| DIRECTIVE | SUMMARY | ASSESSMENTS CARRIED OUT AS PART OF THIS SHD PLANNING APPLICATION | STATEMENT |
|---|---|---|---|
| **Directive 92/43/EEC, The Habitats Directive** | The EU Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Directive 1992) provides protection to designated species and habitats throughout Europe. The Habitats Directive has been transposed into Irish law through the EC (Birds and Natural Habitats) Regulations 2011.<br><br>The Habitats Directive aims to protect some 220 habitats and approximately 1000 species throughout Europe. The habitats and species are listed in the Directives annexes, where Annex I covers habitats and Annex II, IV and V cover species. There are 59 Annex I habitats in Ireland and 33 Annex IV species which require strict | **Ecological Impact Assessment prepared by Whitehill Environmental.**<br><br>**Bat Assessment prepared by Wildlife Surveys Ireland.**<br><br>**Statement of Screening for Appropriate Assessment prepared by Whitehill Environmental.**<br><br>**Construction Environmental Management Plan prepared by ORS Consulting Engineers.**<br><br>**Public Lighting Report prepared by Varming Consulting Engineers** | The application site has no ecological connectivity to any Natura 2000 site and there are no natural habitats within the application site, which consists almost entirely of buildings and artificial surfaces.<br><br>The construction and operation of the proposed development will have no significant effect upon the Natura 2000 sites identified.<br><br>There are no individual elements of the proposed project that are likely to give rise to negative impacts on these sites.<br><br>There is a sufficient distance between the application site and all Natura 2000 sites to ensure that potential direct and indirect impacts will be avoided. There |

| | | | |
|---|---|---|---|
| | protection wherever they occur. The Directive requires the designation of Special Areas of Conservation for areas of habitat deemed to be of European interest. The SACs together with the SPAs from the Birds Directive form a network of protected sites called Natura 2000. | | will be no impacts upon the Qualifying Interests of any designated site.<br><br>In relation to bats, the bat report concluded that there are low levels of bat activity in the area. No bats were found to be roosting within the buildings. The Ecological Impact Assessment and Bat report nevertheless outline a number of mitigations to be incorporated into the future development including provision of bat boxes and bat sensitive lighting (the latter which has been incorporated into the Lighting Report by Varming Consulting Engineers).<br><br>Herring gulls (listed in Annex I of the EU Birds Directive) were recorded nesting on the roof of the shopping centre in the Ecological Impact Assessment, which includes the mitigation that the demolition of the existing building only occurs following confirmation that there are no nesting gulls on the roof. Nesting times for gulls extends from March-August, therefore the building should not be demolished in this period unless it can be confirmed that gulls are not nesting.<br><br>In addition the removal of any existing vegetation on site should only take place outside of the bird nesting season (March – August). |

| | | | |
|---|---|---|---|
| **Directive 2000/60/EC, EU Water Framework Directive** | The EU Water Framework Directive (WFD) 2000/60/EC aims to prevent any deterioration in the existing status of water quality, including the protection of good and high water quality status where it exists. The Directive runs in 6-year cycles with the current cycle from 2016 – 2021. The WFD requires member states to manage their water resources on an integrated basis to achieve at least 'good' ecological status, through River Basin Management Plans (RBMP), by 2027. | **Ecological Impact Assessment prepared by Whitehill Environmental.**<br><br>**Statement of Screening for Appropriate Assessment prepared by Whitehill Environmental.**<br><br>**Construction & Demolition Waste Management Plan prepared by Traynor Environmental.**<br><br>**Operational Waste & Recycling Management Plan.** | The relevant reports prepared as part of the planning application confirm that appropriate surface water management and discharge measures will be undertaken to ensure no significant impacts arise.<br><br>The proposed surface water drainage strategy for the development will include collection and attenuation of surface water runoff from the developed site via a blue and green roof system located on a number of the building flat roofs. The blue roof systems proposed will be planted where appropriate and will be supplemented by green roof systems which will be provided to all non-accessible roof areas.<br><br>The outlets from the blue roof attenuation storage systems will be flow controlled to limit discharge rates to greenfield runoff rates. Following interception and attenuation, surface water will discharge at controlled rates into a piped gravity drainage system which will be installed below the ground floor level carpark and will connect to the existing 225mm diameter surface water drainage sewer in Quay St. |

| | | | |
|---|---|---|---|
| | | | The attenuation storage volume provided has been sized to cater for the runoff from a 1:100-year storm event of critical duration and includes a 20% allowance for climate change. The outlets from the blue roof provide flow control and will ensure discharge off site is restricted to greenfield runoff rates (circa 2L/sec).<br><br>It is noted however that due to the quantity of green roof and planting proposed in the development, discharge volumes of surface water from the site are likely to be very low and will only occur following significant rainfall events. The inaccessible roofs that are not proposed as blue roof systems will be fitted with a green roof system. The green roofs and inaccessible blue roofs will have a diverse planting type while the podium level amenity areas are likely to have a more intensive planting.<br><br>During construction appropriate surface water management and discharge measures will be employed to ensure that no significant impacts arise.<br><br>The main pollutants with the potential to impact water receptors are silt, fuel/oil, concrete and chemicals. |

| | | | |
|---|---|---|---|
| | | | There are a number of steps outlined in the CEMP to eliminate contamination of site surface water runoff.<br><br>These recommendations are advised with reference to the Eastern Regional Fisheries Board recommendations for protection of adjacent water courses during the construction phase:<br><br>• Monitoring of potential impacts to the Bracken River will be carried out for the duration of the construction programme to ensure there is no impact from site activities.<br>• The site manager will implement a pollution prevention programme and will ensure daily checks are carried out to ensure compliance.<br>• An environmental Emergency Response Plan will be put in place for the duration of the construction programme.<br>• Harmful materials such as fuels, oils, greases, paints and hydraulic fluids must be stored in bunded compounds well away from storm water drains and gullies. Refuelling of machinery should be carried out using drip trays. The site compound will include a dedicated bund for the storage of dangerous substances including fuels oils, solvents etc. |

| | | | |
|---|---|---|---|
| | | | • Runoff from machine service and concrete mixing areas must not enter storm water drains and gullies leading off-site.<br>• Stockpile areas for sands and gravel should be kept to minimum size, well away from storm water drains and gullies leading off-site. |
| **Directive 2001/42/EC, SEA Directive** | The SEA Directive pertains to a broad range of public plans and programmes that are subject to environmental assessment during their preparation prior to their adoption.<br><br>The aim is to ensure that environmental considerations are regarded in the preparation, adoption and implementation of such plans.<br><br>The Fingal County Development Plan 2017-2023 is the plan which sets out the overall strategy for the proper planning and sustainable development of Fingal, Balbriggan and the subject site.<br><br>The County Development Plan was prepared in accordance with the requirements of the Planning and Development Act, 2000 (as | **Statement of Consistency & Material Contravention Statement prepared by McGill Planning Ltd.** | The Fingal County Development Plan, 2017-23 and relevant national and regional plans has been consulted when preparing the relevant documents which make up this SHD Application.<br><br>In particular the Statement of Consistency outlines in detail how the proposed development complies with the policies and objectives of the Fingal County Development Plan, the National Planning Framework, the Regional Spatial & Economic Strategy for the Eastern & Midlands Region, and a number of Section 28 Planning Guidelines.<br>. |

| | | | |
|---|---|---|---|
| | amended), the Planning and Development (Strategic Environmental Assessment) Regulations, 2004 as amended.<br><br>National and regional policies (including the National Planning Framework, Regional Spatial & Economic Strategies, and Section 28 Ministerial Guidelines) are also subject to SEA. | | |
| **Directive 2002/49/EC, Environmental Noise Directive** | The Environmental Noise Directive relates to the assessment and management of environmental noise. The Directive has been transposed into Irish law through the Environmental Noise Regulations 2006, as amended, which came into effect on 3rd April 2006.<br><br>These Regulations apply to environmental noise to which people are exposed, in particular in built up areas, in public parks or other quiet areas in an agglomeration, in quiet areas in open country, near schools, near hospitals, and near other noise-sensitive buildings and areas. They are intended to avoid, prevent or reduce on a prioritised basis the harmful effects, including | **Construction Environmental Management Plan prepared by ORS Consulting Engineers**. | In accordance with the CEMP submitted, all reasonable precautions will be taken for the operation of plant and equipment to avoid nuisance and excess noise impact on the surrounding residents.<br><br>The proposed development will be obliged to comply with BS 5228 "Noise Control on Construction and Open Sites Part 1". The appointed contractor shall implement a range of CEMP measures to eliminate or reduce noise levels where possible.<br><br>Any construction works that have the potential to cause significant levels of vibration at sensitive receptors will be carried out in accordance with a series of limit values outlined in the CEMP. |

| | | | |
|---|---|---|---|
| | annoyance, due to exposure to environmental noise. | | Where exceedance of these limits is unavoidable, exceedance will only be for short durations and with prior notice to the sensitive receivers of concern. The vibration levels will not exceed 10mm/s at any of the adjacent buildings.<br><br>Continuous vibration monitoring will be undertaken on each boundary of the site in line with the active demolition/construction and the nearest sensitive receiver.<br><br>Vibration monitoring will be undertaken in general accordance with B55228 and reporting to relevant stakeholders in a timely manner. Continuous vibration monitoring will be conducted using a vibration monitor.<br><br>In addition to monitoring, the following measures will adhered to minimise impacts on the surrounding environment:<br><br>• Adjacent residents and businesses will be informed of the progress of the works. As concern from community is generally regarding possibility of building damage, they will be informed that vibration levels causing building damage are |

| | | | |
|---|---|---|---|
| | | | much higher than the levels likely to be experienced.<br>• Where vibration compaction works are occurring near to sensitive receivers or structures, the smallest size roller capable of completing the works will be used where practical.<br>• Processes and equipment that generate lower vibration levels will be implemented where feasible.<br>• Where breaking up of building elements using a hydraulic hammer or pulveriser, the size of the debris (broken up building elements) falling from height will be minimised where practical.<br>• Using excavators to lift and drop large/heavy debris items to assist breakage into smaller pieces will be avoided . Pulverisers will be used instead to break large debris pieces into smaller pieces. |
| **Directive 2008/50/EC on ambient air quality and cleaner air for Europe** | The ambient air quality and CAFÉ Directive defines objectives for ambient air quality designed to avoid, prevent or reduce harmful effects on human health and the environment as a whole.<br><br>It sets out measures for the | **Construction Environmental Management Plan prepared by ORS Consulting Engineers**. | In accordance with the CEMP submitted, dust prevention measures will be put in place for any particulate pollution. The extent of dust generation under construction activities being carried out is dependent on environmental factors such as rainfall, wind speed and wind direction. The most likely sources of dust |

| | | | |
|---|---|---|---|
| | assessment of ambient air quality in Member States as well as for obtaining information on ambient air quality in order to help combat air pollution and nuisance.<br><br>The Directive aims at increasing cooperation between the Member States in reducing air pollution.<br><br>The Directive was transposed into Irish legislation by the Air Quality Standards Regulations (S.I. No. 180 of 2011). | | generation at this site include soil stripping and excavation of foundations for the main building and the sawing of concrete throughout the duration of the project.<br><br>Control Measures are outlined as follows:<br>• Soil will not be exposed until a replacing capping layer is almost ready to be placed. This is to ensure that soil is left exposed for the minimum amount of time possible.<br>• Material stockpiles will be strategically placed to reduce wind exposure. Materials will be ordered on an ''as needed'' basis to reduce excessive storage.<br>• The contractor will spray water on the surface of all roads in the vicinity of the site if required in order to minimise dust generation from the construction activities.<br>• Appropriate dust suppression will be employed to prevent fugitive emissions affecting those occupying neighbouring properties or pathways.<br>• Restrict vehicle speeds to 15 kmph as high vehicle speeds cause dust to rise.<br>• Covers are to be provided over soil stockpiles when high wind and dry weather are encountered if required. |

| | | | |
|---|---|---|---|
| | | | • All consignments containing material with the potential to cause air pollution being transported by skips, lorries, trucks or tippers shall be covered during transit on and off site.<br>• Street and footpath cleaning shall be undertaken during the demolition and ground works phase to minimise dust emissions.<br>• No materials shall be burned on-site. |
| **Directive 2007/60/EC on the assessment and management of flood risks** | The Directive on the assessment and management of flood risks establishes a framework for measures to reduce the risk of floods within the EU and requires EU states to assess the risk of flooding in coastal regions and river basins by collecting historical data and defining the natural / physical environment.<br><br>States must also establish flood-risk management plans that are coordinated at the level of the river basin or coastal districts.<br><br>These plans establish objectives for the management of flood risks, focusing mainly on prevention (e.g., avoiding construction in areas that may flood), protection (measures to reduce the likelihood of floods in a | **Floodrisk Assessment prepared by JBA Consulting Engineers.**<br><br>**Civil Planning Report prepared by ORS Consulting Engineers.** | A review of the available historic information confirms that the site has not experienced historic flooding. However, the Balbriggan has been subject to predictive flood modelling under the FEM FRAM study. The resulting flood maps confirms that the northern boundary of the site with Quay Street during the 1% AEP (Flood Zone A) and the 0.1% AEP (Flood Zone B) events.<br><br>Based on the historic and predicted flood risk, a site-specific hydraulic model has been developed to investigate the flood risk to the site and includes the assessment of climate change and residual risks.<br><br>The resulting flood maps from the modelling study confirm that all the proposed residential dwellings are at a low risk of inundation and not at risk from |

| | | | |
|---|---|---|---|
| | specific place) and preparedness (informing the public about flood risks and what do to in the event of flooding).<br><br>The Directive was transposed into Irish legislation by the European Communities (Assessment and Management of Flood Risks) Regulations 2010. | | the 0.1% AEP flood event. Due to the site location, the site has been assessed for both fluvial and tidal flood sources.<br><br>The provided Finished Floor Levels for Quay Street surpasses the minimum requirements outlined in the Strategic Floodrisk Assessment for the area. The exception is for the two retail units fronting onto Quay Street. It is necessary to comply with Part M building standard requirements therefore the FFL of the retails units needs to tie into the existing levels along Quay Street. A unit is located in Flood Zone C while the other is located in Flood Zone B. This complies with the FRA guidelines.<br><br>In summary the key areas of the proposed residential dwellings and shared amenity areas will not be impacted by any of the modelled flood events, therefore, are suitable for the development of residential and commercial buildings. |
| **SEVESO DIRECTIVE 82/501/EEC, SEVESO II DIRECTIVE 96/82/EC, SEVESO III DIRECTIVE 2012/18/EU** | The Seveso Directive (Directive 82/501/EEC, Directive 96/82/EC, Directive 2012/18/EU) was developed to avoid major accidents involving dangerous chemicals which pose a significant threat to humans and the environment. | N/A | Table 12.13 of the Fingal County Development Plan lists the 8 SEVESO sites located within the County and specific consultation distances for each (ranging from 300m to 1,000m). |

| | | | |
|---|---|---|---|
| | EU Directive (96/82 EC) was transposed into Irish Law through the SI EC (Control of Major Accident Hazards Involving Dangerous Substances) Regulations 2000 (S.I. No. 476 of 2000), on December 21st, 2000.<br><br>Directive 2012/18/EU was transposed into Irish legislation through S.I. No. 209 of 2015 Chemicals Act (Control of Major Accident Hazards Involving Dangerous Substances) Regulations 2015. S.I. No. 209 of 2015 came into effect on June 1st, 2015. | | The nearest SEVESO site (at Watery Lane, Swords) is c.16km from the site.<br><br>As a result, further consideration of the SEVESO Directives are not required. |