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# ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REPORT

FOR  
STRATEGIC HOUSING DEVELOPMENT SCHEME  
AT  
CASTLE STREET,  
BRAY, COUNTY WICKLOW

April 2022

ON BEHALF OF

Silverbow Ltd.

Prepared by  
Enviroguide Consulting  
 *Dublin*  
3D Core C, Block 71, The Plaza,  
Park West, Dublin 12

 *Kerry*  
19 Henry Street  
Kenmare, Co. Kerry

 *Wexford*  
Unit 11 Floor B  
Westpoint Business Park  
Clonard Road, Wexford

 [www.enviroguide.ie](http://www.enviroguide.ie)  
 [info@enviroguide.ie](mailto:info@enviroguide.ie)  
 +353 1 565 4730



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# 1 INTRODUCTION

## 1.1 Background

Enviroguide Consulting was commissioned by Silverbow Ltd (the Applicant) to carry out an Environmental Impact Assessment (EIA) Screening for a Proposed Strategic Housing Development Scheme at Castle Street, Bray, County Wicklow (the development site). The purpose of this report is to provide information for the relevant competent authority to carry out the screening for Environmental Impact Assessment and will highlight any significant effects that may arise through the Proposed Development during Construction and Operational Phases.

## 1.2 Project Objective

The overall objective of this EIA Screening exercise was to identify and assess any potential for environmental impact associated with the Proposed Development and to determine if EIA would be required for the Proposed Development. The EIA requirement was determined as set out in the mandatory and discretionary provisions of the Planning and Development Act, 2000 (as amended) (the Act) and in Schedule 5 of the Planning and Development Regulations, 2001 as amended (the Regulations). Certain projects, listed in Schedule 5, Part 1 of the Regulations, due to their nature always having the potential for significant environmental effects, and as such require mandatory EIA. Others, also listed in the Schedule 5, Part 2 of the Regulations, contain threshold levels and for projects that fall below these thresholds. It is the decision of the competent authority to decide if an EIA (and the associated Environmental Impact Assessment Report (EIAR)) is required. Whether a 'sub-threshold' development should be subject to EIA is determined by the likelihood that the development would result in significant environmental effects. Significant effects may arise due to the nature of the development, its scale or extent and its location in relation to the characteristics of the receiving area, particularly sensitive environments.

This report documents the methodology employed to complete the screening exercise, having regard to relevant legislation and guidance documents. It also sets out a clear rationale for each decision of this screening exercise.

### **1.3 Project Overview**

The applicant is seeking planning permission from Wicklow County Council for a strategic housing development scheme at Castle Street, Bray, County Wicklow

The proposal is for the demolition of all existing structures on site and the provision of 139 apartments across 2 residential buildings over a podium parking ranging in height from 1 to 7 storeys. 2 no. commercial units (areas of 284 and 404sqm) are proposed at street level on Castle St along with a creche unit (area 220sqm) with capacity for 28 children is located to the rear of the development.

This EIA screening report will address the potential for Environmental Impacts from the two phases, namely, the Construction Phase and the Operational Phase. Each phase is denoted as the following:

#### **1.3.1 Construction Phase**

The Construction Phase will consist of the demolition of all buildings within the ownership boundary and the construction of a proposed residential development including 2 no. commercial units.

#### **1.3.2 Operation Phase**

The Operational Phase of this development will consist of the normal day to day operations necessary for the ongoing maintenance of mainly residential units and mixed (e.g. retail/creche) units.

## **2 DESCRIPTION OF THE PROPOSED DEVELOPMENT**

### **2.1 Site Overview**

The Site of the Proposed Development is located in Bray, County Wicklow. The Site is located to the north of Caste Street, and to the west of Dwyer Park. An area of scrub borders the site at the northern and northwestern boundary. North Wicklow Educate Together Secondary School is located to the north of the Site.

The site is comprised of four properties, the actual Heiton-Buckley site located north west of the Site boundary, an adjacent commercial building to the south and two dwellings (namely St. Anthony's, Dwyer Park and No. 20 Dwyer Park) located to the north and south of the Site respectively. The Dwyer Park housing development is comprised of a mix of terraced, semidetached, and detached single and two storey houses. The buildings currently onsite (Heiton-Buckley) are in a state of dilapidation and the existing dwelling on the site has been occupied until very recently and appears structurally sound. The M11 Shankill-Bray Bypass is located 0.9km west from the Site and the R918 Dublin Road is adjacent to the south west of the boundary. Shankill town lies 2.1km north from the development Site. The primary access point for the Proposed Development is off Castle Street to the southeast of the existing access.

The Proposed Development will consist of the following:

- Demolition of all existing vacant commercial and residential buildings and sections of boundary wall;
- Construction of a mixed-use residential and commercial development in 2 blocks ranging in height from 1 to 7 storeys set around a central podium level amenity space and a separate single storey pavilion building;
- The residential element will accommodate 139 no. apartments comprising 33 no. 1-bedroom units, 91 no. 2-bedroom units and 15 no. 3-bedroom units, with associated balconies;
- Block A (3-7 storeys) will accommodate 93 no. apartments and a creche at ground floor;
- Block B (1-6 storeys) will accommodate 46 no. apartments, 2 no. commercial units fronting Castle Street and a communal resident's room;
- The pavilion building will accommodate a community facility on Castle Street;
- Vehicular access from Castle Street to 59 no. undercroft car parking spaces and 3 no. creche drop-off spaces;
- Pedestrian access from Castle Street and Dwyer Park;
- New surface water sewer along Castle Street from the site to Bray Bridge;
- The development will include landscaped communal open spaces, boundary treatments, substation, plant rooms, bin stores, bicycle parking, signage and all associated site works and services.

The site operation will be limited to the hours as stated in the relevant local or other authority and /or planning permission conditions which might suggest typical working hours of 07:00 to 19:00 Monday to Friday and 09:00 to 13:00 on Saturdays only.

Refer to Figure 1 for the Site Location and Figure 2 for Site Layout.





Figure 1: Site Location



Figure 2: Site Layout

## 3 EIA SCREENING PROCESS

### 3.1 Introduction

The scope of the EIA screening process is to identify any potential impacts associated with the Proposed Development that may arise during construction and operational phases as outlined in Section 1.3 Project Overview.

### 3.2 Legislative Requirements for an EIA

Directive 2011/92/EU was enacted as a means to assess the effects of projects on the environment, and to properly ensure that any potential significant effects are assessed before a project proceeds. Annex I of Directive 2011/92/EU, as amended by Directive 2014/52/EU defines mandatory projects that require an Environmental Impact Assessment Report (EIAR) (formerly EIS) and Annex II lists projects which do not necessarily have significant effects but can be subject to case by case analysis or thresholds to be determined by member states. Section 172 of the Planning and Development Act 2000, as amended, provides the legislative basis for mandatory EIA. It states the following:

*“An environmental impact assessment shall be carried out by a planning authority or the Board, as the case may be, in respect of an application for consent for:*

*(a) Proposed development of a class specified in Schedule 5 of the Planning and Development Regulations 2001 which exceeds a quantity, area or other limit specified in that Schedule, and*

*(b) Proposed development of a class specified in Schedule 5 to the Planning and Development Regulations 2001 which does not exceed a quantity, area or other limit specific in that Schedule but which the planning authority or the Board determines would be likely to have significant effects on the environment”*

In some cases, Member States have also established “exclusion” or “negative” lists specifying thresholds and criteria below which EIA is never required or below which a simplified EIA procedure applies. There may be exceptions to the negative thresholds, for example, for projects in defined sensitive locations. Such exceptions will apply in the case of Habitats Directive assessments. The use of exclusion lists, defining thresholds below which EIA is never required, is very limited in the EU Member States (see <http://www.europa.eu.int/comm/environment/eia/eia-studies-andreports/study1.htm>). In the context of an appeal application to the Board, the thresholds are defined in Article 109 of the Planning and Development Regulations 2001-2022.

Schedule 5 of the Planning and Development Regulations 2001-2022 outlines the legislative requirements deeming whether a project needs a mandatory EIA. Projects that automatically require an EIA included in Annex 1 are listed in Part 1 of Schedule 5 to the Planning and Development Regulations. Projects that are assessed either on a case-by-case examination or on the basis of set mandatory thresholds are defined under Annex II of the Directive, and these are transposed in Irish legislation in Schedule 5, Part 2 of the Planning and Development Regulations.

There is no class set out under Part 1 of Schedule 5 in relation to the provision of a residential development therefore a mandatory EIA is not required. The Planning and Development Regulations 2001 – 2022 Schedule 5, part 2, 10 (b)(i) requires an EIA for the following:

**“10. Infrastructure projects**

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

The number of dwelling units as part of the residential development include 139 No. dwellings. This is below the threshold of 500 units and therefore a mandatory EIA is not required.

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

There are a total of 59 no. car parking spaces proposed for the scheme, including visitor, accessible, Car Club (GoCar) and creche drop off parking. The parking provision is located in the undercroft car parking area with the exception of the 3 no. spaces reserved for creche drop off which are located at surface immediate to the creche facility. An allowance will be made for dedicated visitor spaces and 3 no. of the spaces provided (equating to 5% of the total spaces provided) will be allocated for mobility impaired and appropriately signed as such.

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

A shopping centre is not proposed as part of this development. The development comprises an apartment type development based on a density of 162 units per hectare realising a total number of 139 apartments. The scheme will also include a creche and a limited amount of commercial floor space. The Site has a total area of ca. 1.06 ha, which is inclusive of the area of public roads and footpaths.

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

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

It is understood that the Proposed Development does constitute an “urban development” as it is located in zoned land within the town centre of Bray. The Site of the Proposed Development falls under the Bray Municipal District Local Area Plan 2018 (2018-2024) zone TC-Town Centre: ‘To provide for the development and improvement of appropriate town centre uses including retail, commercial, office and civic use, and to provide for ‘Living Over the Shop’ residential accommodation, or other ancillary residential accommodation.’ The Proposed Development is considered to be within a “business district” as defined above. As the total area of the Site is ca. 1.06ha, it is less than the 2 hectare threshold. Therefore, the proposal is sub threshold and mandatory EIA is not required.

**12. (c) Holiday villages which would consist of more than 100 holiday homes outside built-up areas; hotel complexes outside built-up areas which would have an area of 20 hectares or more or an accommodation capacity exceeding 300 bedrooms.**

The Proposed Development comprises an apartment type development based on a density of 162 units per hectare realising a total number of 139 apartments. The scheme will also include a creche and a limited amount of commercial floor space. It is not intended that the apartments be used as holiday homes, therefore this development does not fall under the category of Tourism and Leisure. Thus, a mandatory EIA is not required in this case.

**13 (c) Any change or extension of development being of a class listed in Part 1 or paragraphs 1 to 12 of Part 2 of this Schedule, which would result in the demolition of structures, the demolition of which had not previously been authorised, and where such demolition would be likely to have significant effects on the environment, having regard to the criteria set out under Schedule 7.**

The Proposed Development may constitute a change to a project as listed in Part 1 or paragraphs 1 to 12 of Part 2 of Schedule 5 of the Planning and Development Regulations 2001-2022 which would result in the demolition of structures which had not previously been authorised. However, the Proposed Development does not involve an area greater than 10 hectares as outlined in Activity 10(b)(iv) and it is therefore sub-threshold in this instance. Furthermore, the criteria as set out in Schedule 7 have been incorporated into this EIA Screening. This EIA Screening concludes that the Proposed Development will not be likely to have significant effects on the environment as detailed in Sections 3.6 to 3.8, and accordingly a mandatory EIA is not required

**14. Works of Demolition Works of demolition carried out in order to facilitate a project listed in Part 1 or Part 2 of this Schedule where such works would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.**

The Proposed Development will be reviewed having regard to the criteria set out in Schedule 5 Part 2, (14). The findings of this review will be detailed in this report's conclusions.

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

The Proposed Development will be reviewed having regard to the criteria set out in Schedule 5 Part 2, (15). The findings of this review will be detailed in this report's conclusions.

As this Proposed Development is significantly below the threshold specified in the following Classes or the Classes do not apply, Class 10(b), 12(c), 13(c), 14 and 15, of Part 2, it is considered a sub-threshold development on these grounds. Therefore, the Proposed Development does not meet the thresholds to require a mandatory EIA as per Schedule 5 of the Planning and Development Regulations and is considered to be a sub-threshold development in the context of Irish legislation.

The criteria as set out in Schedule 7 has been incorporated into this EIA screening. This EIA Screening concludes that the Proposed Development will not be likely to have significant effects on the environment as detailed in Sections 3.6 to 3.8.

Table 1 provides a summary of the legislative requirements for an EIA:

Table 1: Summary of EIA Activities

Class of Activity	Description of Activity Class	Summary Comments	EIA Required?
Schedule 5 Part 2 10. (b) (i)	Construction of more than 500 dwelling units.	The number of dwelling units as part of the residential development include 139 No. dwellings. This is below the threshold of 500 units and therefore a mandatory EIA is not required.	No
Schedule 5 Part 2 10 (b) (ii)	Construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.	There are a total of 59no. car parking spaces proposed for the scheme, including visitor, accessible, Car Club (GoCar) and 3 no. creche drop off parking.	No
Schedule 5 Part 2 10(b) (iii)	Construction of a shopping centre with a gross floor space exceeding 10,000 square metres."	A shopping centre is not proposed as part of this development.	No
Schedule 5 Part 2 (10)(b)(iv)	Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.	The Proposed Development does not exceed the 2 hectares threshold. The total Site area is ca. 1.06 hectares.	No
Schedule 5 Part 2 12. (c)	Holiday villages which would consist of more than 100 holiday homes outside built-up areas; hotel complexes outside built-up areas which would have an area of 20 hectares or more or an accommodation capacity exceeding 300 bedrooms.	The Proposed Development is located in a built up area and will not be used for tourism activities such as holiday homes.	No
Schedule 5 Part 2 13 (c)	Any change or extension of development being of a class listed in Part 1 or paragraphs 1 to 12 of Part 2 of this Schedule, which would result in the demolition of structures, the demolition of which had not previously been authorised, and where such demolition would be	The Proposed Development will be reviewed having regard to the criteria set out in Schedule 7. The findings of this review will be detailed in this reports conclusions.	To be determined by this EIA Screening

Class of Activity	Description of Activity Class	Summary Comments	EIA Required?
	<i>likely to have significant effects on the environment, having regard to the criteria set out under Schedule 7.</i>		
Schedule 5 Part 2 14	<i>Works of Demolition Works of demolition carried out in order to facilitate a project listed in Part 1 or Part 2 of this Schedule where such works would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.</i>	The Proposed Development will be reviewed having regard to the criteria set out in Schedule 7. The findings of this review will be detailed in this reports conclusions.	To be determined by this EIA Screening
Schedule 5 Part 2 15	<i>Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.</i>	The Proposed Development will be reviewed having regard to the criteria set out in Schedule 7. The findings of this review will be detailed in this reports conclusions.	To be determined by this EIA Screening

### 3.3 EIA Screening

The process of evaluating the likelihood of a project listed in Annex II requiring an assessment is called Screening. Figure 3 below, from The Environmental Impact Assessment of Projects, Guidance on Screening (European Commission, 2017) provides the steps involved in the Screening process.

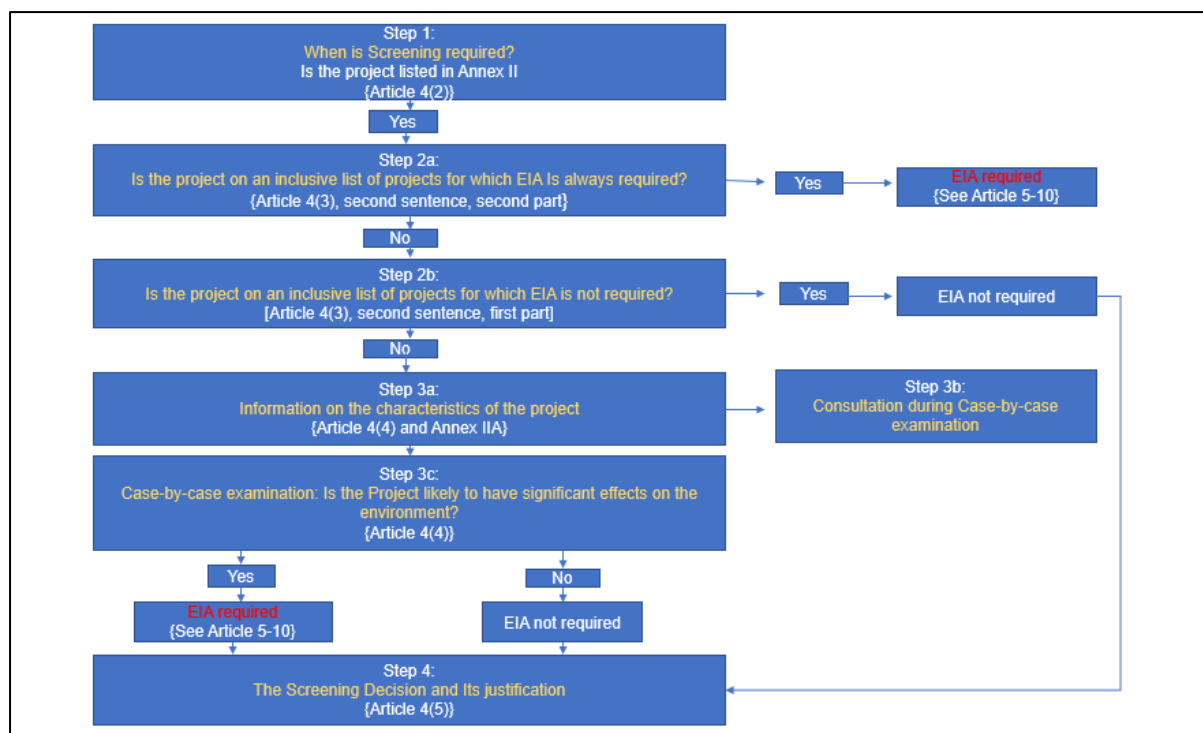


Figure 3: Flow Diagram of the Steps in Screening

(Source: European Commission Environmental Impact Assessment of Projects, Guidance on Screening, 2017)

### 3.4 Sub-Threshold Development

Sub-threshold development may still require an EIA process to be completed. The most important element to address in the possible assessment of a sub-threshold development and its requirement for an EIA is the likelihood of a project having any significant effects on the environment. In order to provide guidance with this, criteria have been transposed into Irish legislation and set out in Annex III of the EIA Directive, it is also set out in Schedule 7 to the Planning & Development Regulations 2001 - 2022. Within Annex III of the EIA Directive 2014/52/EU, the characteristics under which a project must be considered in order to determine if an EIA is required includes:

1. The size and design of the Proposed Development;
2. The nature of any associated demolition works,
3. The use of natural resources, in particular land, soil, water and biodiversity;
4. The production of waste;
5. Pollution and nuisances;
6. 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;
7. The risks to human health (for example due to water contamination or air pollution);
8. The existing and approved land use;
9. The relative abundance, availability, quality and regenerative capacity of natural resources;

10. The absorption capacity of the natural environment, paying particular attention to the following areas
  - i. wetlands, riparian areas, river mouths;
  - ii. coastal zones and marine environment;
  - iii. mountain and forest areas;
  - iv. nature reserves and parks;
  - v. areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive;
  - vi. areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure;
  - vii. densely populated areas;
  - viii. landscapes and sites of historical, cultural or archaeological significance.
11. The magnitude and spatial extent of the impact;
12. The Nature of the Impact;
13. The transboundary nature of the impact;
14. The intensity and complexity of the impact;
15. The probability of the impact;
16. The expected onset, duration, frequency and reversibility of the impact;
17. Cumulation with other existing development and/or development the subject of a consent; and
18. The possibility of effectively reducing the impact.

The above criteria, as transposed in Irish legislation, are grouped under three main headings, as follows:

1. Description of the Proposed Development;
2. Location of the Proposed Development; and
3. Characteristics of the Potential Impacts.

In addition, the European Commission publication Environmental Impact Assessment of Projects, Guidance on Screening (2017) contains helpful checklists such as “Screening Checklist” and the “Checklist of Criteria for Evaluating the Significance of Environmental Impacts”, that are beneficial in aiding the production of screening for an EIA, as well as the Office of the Planning Reulator’s Environmental Impact Assessment Screening Note. The information required under Schedule 7A of the Regulations has been satisfied for the purpose of this EIA Screening Report.

### **3.5 Characteristics of the Proposed Project**

#### **3.5.1 Size and Design of the Proposed Development**

The Site has a total area of ca. 1.06ha, and is located at the former Heiton-Buckley site at Castle Street, Bray, County Wicklow . The site is comprised of four properties, the actual Heiton-Buckley site located north west of the Site boundary, an adjacent commercial building to the south and two dwellings (namely St. Anthony’s, Dwyer Park and No. 20 Dwyer Park) located to the north and south of the Site respectively. The Dwyer Park housing development is comprised of a mix of terraced, semidetached, and detached single and two storey houses. The buildings currently onsite (Heiton-Buckley) are in a state of dilapidation and the existing



dwelling on the site has been occupied until very recently and appears structurally sound. The M11 Shankill-Bray Bypass is located 0.9km west from the Site and the R918 Dublin Road is adjacent to the south west of the boundary. Shankill town lies 2.1km north from the development Site. The primary access point for the Proposed Development is off Castle Street to the southeast of the existing access.

The Proposed Development will consist of 139 no. apartments. The design proposal is inspired by the potential to repair and remake a new street scape at the entrance to the town of Bray and to create a new landscape of gardens for both the benefit of the residents and also the public realm of the site and its environs.

### 3.6 Site Planning History

A search of planning applications located within the vicinity of the Site of the Proposed Development was conducted using online planning resources including:

- Wicklow County Council planning website: <https://www.eplanning.ie/WicklowCC/SearchTypes>
- An Bord Pleanála website, <http://www.pleanala.ie/>.
- EIA Portal, as provided by the Department of Housing, Planning and Local Government: <https://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.
- MyPlan.ie as provided by the Department of Housing, Local Government and Heritage in conjunction with Irish Local Authorities. <https://myplan.ie/>

*Table 2: Site Planning History*

Application Reg. Ref.	Applicant	Development Proposal	Decision
142174	Aldi Stores (Irl) Ltd.	demolition of existing buildings and outbuildings (totalling 1970sqm gross) and associated site development works, the construction of a single storey double height discount food store (with ancillary off licence sales) measuring 1635sqm gross floor space with a net retail sales area of 1164sqm, associated signage consisting of 2 internally illuminated fascia signs (5.11sqm and 5.11sqm), 1 no. illuminated fascia sign 1.85sqm, 1 no. double sided internally illuminated pole sign to include opening hours with a total area (front and back) of 10.22sqm and 3.34sqm , 2 no. poster frame double sided internally illuminated signs at external trolley bay (3.45sqm each), a revised vehicle access off Castle Street, surface car parking of 105 no. spaces, and 10 no. cycle parking stands, boundary treatments and all other ancillary and associated works	REFUSED 24/07/2015

### 3.6.1 Cumulation with Other Projects

Cumulative Impacts can be defined as “*impacts that result from incremental changes caused by other past, present or reasonably foreseeable actions together with the project*”. Effects which are caused by the interaction of effects, or by associated or off-site projects, are classed as indirect effects. Cumulative effects are often indirect, arising from the accumulation of different effects that are individually minor. Such effects are not caused or controlled by the project developer.

Plans and projects in the surrounding area that could have the potential to result in cumulative impacts were reviewed from data sources including:

- Wicklow County Council website:  
<https://wicklow.maps.arcgis.com/apps/webappviewer/index.html?id=57b22c27e7c049fbac54117da1a20f60>
- An Bord Pleanála website: <http://www.pleanala.ie/>.
- EIA Portal, as provided by the Department of Housing, Planning and Local Government: <https://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

Much of the planning permissions in the surrounding area are small-scale domestic and commercial developments which include internal renovations, extensions, or refurbishments with very little potential for cumulative impacts with the Proposed Development. There are three projects which have been subject to EIA, one of these is located 1.17km to the north (Planning ref ABP-305844-19), the second is a planning appeal development 2.48km west (Competent Authority Reference PL27.248705) and the third is a development 1.85km north (ABP-306583-20), as per Table 3.

Table 3: Cumulation with other Projects

Application Reg. Ref.	Applicant	Address	Development Proposal	Decision
<b>ABP-305844-19</b>	Aeval Unlimited Company	Townlands of Cork Little and Shanganagh, Woodbrook Shankill, County Dublin 1.17km north	The Proposed Development consists of a residential-led development comprising 685no. residential units ranging from 2 - 8 stories, 1no. childcare facility, a temporary surface car park to serve future DART Station and 2no. replacement golf holes.	GRANT.w conditions 27/02/2020
<b>PL27.248705</b>	Cosgrave Property Group	Fassaroe and Monastery, Bray, Co. Wicklow. 2.48km west	7-year permission for mixed use development comprising 390 apartments, 268 houses, neighbourhood centre, crèche, district park, parking, new road	PLANNING APPEAL 1st Refuse permission 22/11/2017
<b>ABP-306583-20</b>	Dún Laoghaire-Rathdown County	"Between Shanganagh Castle to the east, Dublin	A development of 597 no. residential units with ancillary commercial uses partially comprising a Build to Rent scheme. Includes demolition of a house and other buildings. The site is located	Approve w. Conditions 08/07/2020

Application Reg. Ref.	Applicant	Address	Development Proposal	Decision
	Council in partnership with the Land Development Agency	Road to the west, Castle Farm to the north and Shanganagh Park to the south, in the townlands of Shanganagh, Cork Little and Shankill, Co. Dublin."  1.85km north	within the curtilage of a protected structure, Shanganagh Caste	
<b>PRR 21/869</b>	Wicklow County Council	Bray, County Wicklow	The construction of the Bray Sustainable Transport Bridge, link road and associated works in the townlands of Bray, Bray Commons and Ravenswell. The proposed bridge and link road will consist of a two-lane public transport road 3.25m wide and variable width pedestrian, cyclist and shared path facilities. A new pedestrian boardwalk is proposed along the southern bank wall to link the existing walkway to the bridge crossing.	-
<b>ABP-311181-21</b>	Shankill Property Investments Limited	Former Bray Golf Club Lands off Ravenswell Road and the Dublin Road, Bray, County Wicklow and County Dublin.	591 no. residential units (76 no. houses, 515 no. apartments), childcare facility and associated site works.	Split decision  09/12/2021

The existing and proposed off-site projects have been taken into account and one has been highlighted due to its potential for cumulative impacts with the Proposed Development – planning reference **ABP-305844-19**.

It is considered that cumulative impacts are most likely to arise due to potential pollution and nuisances. Good construction management practices and the implementation of adequate mitigation measures will minimise the risk of pollution from construction activities at the Site. Due to the full implementation of management controls to avoid adverse environmental impacts from the current Proposed Development and the proposed off-site project, it is not expected that cumulative impacts from these developments are likely to result in significant adverse effects on the environment.

### **3.6.1.1 Relevant Policies and Plans**

The following policies and plans were reviewed and considered for possible in-combination effects with the Proposed Development.

- County Wicklow Biodiversity Action Plan 2010-2015
- Wicklow County Development Plan 2016-2022
- Appropriate Assessment Screening Report for Variation No. 1 to Wicklow County Development Plan 2016-2022
- Wicklow County Development Plan 2016-2022 [Strategic Flood Risk Assessment]
- Bray Municipal District Local Area Plan 2018-2024

*“The Board shall, in carrying out its screening determination under article 299B(2)(b) whether there is no real likelihood of significant effects on the environment arising from a proposed development or there is a real likelihood of significant effects on the environment arising from the proposed development, have regard to (iv) the available results, where relevant, of preliminary verifications or assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive”.*

The core strategy, policies and objectives of the Wicklow County Development Plan 2016-2022 and Bray Municipal District Local Area Plan 2018-2024 have been developed to anticipate and avoid the need for developments that would be likely to significantly affect the integrity of this area. Furthermore, such developments are required to conform to the relevant regulatory provisions for the prevention of pollution, nuisance or other environmental effects likely to significantly affect the integrity of Natura 2000 sites. The County Wicklow Biodiversity Action Plan 2010 - 2015 is set out to protect and improve biodiversity, and as such will not result in negative in-combination effects with the Proposed Development. The Wicklow County Development Plan 2016-2022 has directly addressed the protection of European Sites through specific policies (NH2, NH3). The relevant recommendations and mitigation measures have been integrated into the plan. In addition, sustainable development including SuDS measures for all new developments is inherent in the objectives of Wicklow County Council development plans.

On examination of the above, it is considered that there will be no likely significant cumulative effects on the environment or sensitive receptors when the proposed strategic housing development commences. The most significant potential for adverse cumulative impacts in combination with other projects in the area is in the potential for water pollution, noise, dust, and increased traffic. However, the adherence and full implementation of the appropriate mitigation measures will ensure there is no potential for cumulative impacts to arise.

### **3.6.1.2 Zoning**

The Site of the Proposed Development is located within the town centre of Bray and is zoned "TC -Town Centre". The site is located within the Local Authority Area of Wicklow County Council. The zone objective is "To provide for the development and improvement of appropriate town centre uses including retail, commercial, office and civic use, and to provide for 'Living Over the Shop' residential accommodation, or other ancillary residential accommodation".

In the Local Area Plan 2018, this Site of the Proposed Development was identified as an “opportunity site”.

Under this zoning, the Proposed Development is permitted in principle, and therefore is compliant with the zoning objective on the site.

### **3.6.2 Use of Natural Resources**

The main use of resources will be the construction materials used during the construction of the Proposed Development. While the exact quantities of material required for the construction of the Proposed Development, has yet to be confirmed, the amount of materials that will be imported to the Site for the construction phase of this development will not cause concern in relation to significant effects on the environment. There will also be an increase in the use of energy (fuel for construction/demolition vehicles, electricity for tools etc.) required for the removal of the waste that is currently onsite due to the demolition of all existing buildings on Site and construction phase of the development.

The majority of the Bray and environs plan area is served by the Shanganagh-Bray wastewater treatment plant, which opened in January 2013. The Engineering Services Report states that this treatment plant has a design capacity of 186,000 population equivalent, and is thus far operating with no capacity issues (Corrigan Hodnett Consulting, February 2021).

For the Operational Phase of the development, it is proposed that given the scale and type development proposed a new wastewater connection will be required. Based the current Schedule of Accommodation and IW demand figures, the daily residential demand is; [139units x 2.7persons/unit x 150litres/hd/day x 10% Infiltration] = 61,924.5litres. There will be an additional, relatively nominal, demand for the commercial and creche uses.

Based on the information available it is considered that a gravity drainage connection from the site is achievable with the preferred connection point being to the existing 375mm diameter combined sewer in Castle Street to the southeast of the site at the junction of Castle Street and Dwyer Park. There will be pumps located in the services areas in the undercroft to facilitate the removal of collected runoff from parked cars. The effluent will pass through an oil and silt separator prior to discharge to a manhole immediately outside the basement plan in accordance with the Greater Dublin Regional Code of Practice for Drainage Works recommendations.

In terms of potable water, the Bray and environs area is served by a number of public water supplies, including the Bray Direct Public Supply, which serves a population of approximately 5,000; the Bray Reservoir Public Supply, which serves a population of approximately 25,000; the Enniskerry Public Supply which serves a population of approximately 3,000 and the Kilmacanogue Public Supply which serves a population of approximately 1,000. The source of all of these water supplies is the Vartry Reservoir.

Based on IW water services records received, it can be seen that the site is currently served by two supplies of the existing cast iron watermain in the nearside of Castle Street with the two dwellings being served off the existing cast iron watermain in Dwyer Park.

For the Operational Phase of the development, it is proposed that given the scale and type of development, a new water supply will be required. Irish Water stated, *“in response to a pre-connection enquiry that was submitted, that based upon the details that you have provided with your pre-connection enquiry and on the capacity currently available in the network(s), as assessed by Irish Water, we wish to advise you that, subject to a valid connection agreement being put in place, your proposed connection to the Irish Water network(s) can be facilitated.”*

Based the current Schedule of Accommodation and IW demand figures, the daily residential demand is; [139units @ 500 l/d/unit] = 69.50m<sup>3</sup>/day” (Engineering Services Report, Corrigan Hodnett Consulting, February 2021).

The Construction or Operational Phase of the Proposed Development will not use such a quantity of water to cause concern in relation to significant effects on the environment.

The biodiversity of the Site will also be protected during the Construction and Operational Phase of the development. An Ecological Impact Assessment Report report was carried out and will be included as part of this planning application (Enviroguide, April 2022) . This report concluded that provided the mitigation measures proposed are carried out in full, there will be no significant negative impact to any valued habitats, designated sites or individual or group of species as a result of the Proposed Development.

Therefore, it is not foreseen that any extensive use of natural resources (land, soil, water and biodiversity) is required for the construction or operational phase of the development.

### **3.6.3 Production of Waste**

There may be a likely increase in waste in the form of construction and demolition waste, during the construction of the Proposed Development. However, this waste will be collected by appropriately authorised waste collection contractors and will be transferred to appropriately authorised waste facilities for recycling, recovery or disposal. The primary source of demolition waste will primarily be related to the demolition and removal of the derelict warehouse structures. It is intended that this waste be segregated and recycled as appropriate in accordance with this plan. Materials will also be subject to a reuse consideration philosophy to reduce waste quanta. Therefore, the approx. buildings area of 2,411m<sup>2</sup> is anticipated to generate 12.6T/100m<sup>2</sup> of floor area for the industrial warehouse units and 16.8T/100m<sup>2</sup> for the residential element, all which would result in a waste quantum of circa 320 T (Outline Construction & Demolition Waste Management Plan (CDWMP), Corrigan Hodnett Consulting, June 2021). Mitigation measures, as outlined in the CDWMP, will ensure the construction and demolition waste will not cause any impact on the environment.

Therefore, it is not predicted that the production of waste will cause any likely significant effects on the environment and has been submitted with the planning application.

During the Operational Phase of the development, municipal waste and recycling that will be produced from the Proposed Development will be collected and disposed of by an appropriately authorised waste collection contractor. Due to the scale of the Proposed Development, in combination with the use of the authorised waste collection/waste treatment facilities, it is not predicted that the production of waste will cause any likely significant effects on the environment.

### **3.6.4 Pollution and Nuisances**

The construction of the Proposed Development could give rise to short-lived nuisances (noise or dust). However, it is not predicted that these impacts will be significant, as they will only be temporary and short-term in duration for the construction phase, and adequate noise and dust mitigation measures will be put in place for the duration of the construction phase of the Proposed Development.

All construction activities will be carried out in compliance with the recommendations of BS 5228, Noise Control on Construction and open sites part 1 and comply with BS 6187 Code of Practice for Demolition.

An Outline Construction Management Plan has been prepared by Corrigan Hodnett-Consulting (June 2021) and details the control and mitigation measures proposed for the demolition and construction phase of the Proposed Development. Dust prevention measures will be included for control of any site airborne particulate pollution. Dust will be monitored in accordance with the conditions of the planning grant or as required by Wicklow County Council. Daily visual dust checks by appointed site foreman or nominated deputy will occur during the construction phase.

Harmful material will be stored on site for use in connection with the construction works only. These materials will be stored in a controlled manner. Where on-site facilities are used there will be a bunded filling area using double bunded steel tank at a minimum.

During construction works, some of the plant will have hydraulic components which has the potential to contaminate ground and water. However there will be adequate spill kits available on-site to deal with any potential leak from the hydraulics or other potential sources associated with the development.

The Proposed Development is not expected to give rise to nuisance odours.

It is not anticipated that the Proposed Development will result in any significant additional traffic within the surrounding towns or any nearby sensitive receptors as this level of activity is consistent with the land uses within the surrounding local area. A Transportation Assessment Report (NRB Consulting Engineers, March 2022) concludes that the Proposed Development will have an absolutely negligible impact upon the established local traffic conditions and can easily be accommodated on the road network without any capacity concerns arising. The assessment also confirms that the proposed access junction is of more than adequate capacity to accommodate the worst case traffic associated with the Proposed Development.

The above concludes that the Construction and Operation Phase of the development will not give rise to pollution or nuisances.

### **3.6.5 Risk of Major Accidents and/or Disasters**

During construction and operations, it is anticipated that the risk of accidents and/or disasters will be insignificant due to adherence to emergency type-specific corrective action measures for potential spillages or fire.

The potential for the construction or operational phase of the Proposed Development to result in any major accidents and /or disasters can be considered low. This is based on the correct implementation of all standard health and safety procedures, and the lack of substances that

will be used in the Proposed Development which may cause concern for having likely significant effects on the environment.

### **3.6.6 Risk to Human Health**

During the Construction and Operational Phase, due to best management practices, good housekeeping, and adherence to all health and safety procedures, it is not foreseen that there will be any negative impacts to human health such as noise or air quality.

The COVID-19 pandemic has affected Ireland's economy and society since the first case of the virus was confirmed in Ireland at the end of February 2020. On 11th March 2020, the World Health Organisation (WHO) declared COVID-19 to be a global pandemic.

Ireland's society continues to adhere to the public health advice. All public health advice that will be in place, at the time of commencement of the Construction and Operational Phases of this Proposed Development, will be adhered to in order to protect human and public health.

## **3.7 Location of the Project**

### **3.7.1 Existing and Approved Land Use**

The Site of the Proposed Development falls under the Wicklow County Development Plan (2016 – 2022) zone "*TC - Town Centre*".

In the context of the Bray Municipal District Local Area Plan 2018 - 2024, the Proposed Development is entirely appropriate for the existing land use as it falls in line and assists with the core strategies of the Plan.

The objective of the zoning for this site is detailed in the Bray Municipal District Local Area Plan 2018 (2018-2024), with the objective "To provide for the development and improvement of appropriate town centre uses including retail, commercial, office and civic use, and to provide for 'Living Over the Shop' residential accommodation, or other ancillary residential accommodation." Described as the following:

"To develop and consolidate the existing town centres to improve vibrancy and vitality with the densification of appropriate commercial and residential developments ensuring a mix of commercial, recreational, civic, cultural, leisure, residential uses, and urban streets, while delivering a quality urban environment which will enhance the quality of life of resident, visitor and workers alike. The zone will strengthen retail provision in accordance with the County Retail Strategy, emphasise town centre conservation, ensure priority for public transport where applicable, pedestrians and cyclists while minimising the impact of private car based traffic and enhance and develop the existing centres' fabric."

It is considered that the Proposed Development will have no significant impact to the wider landscape as it will be keeping in line with the surrounding land uses and the zoning of the area.



### **3.7.2 Relative Abundance, Availability, Quality and Regenerative Capacity of Natural Resources**

Having regard to the character of the receiving environment and the surrounding area, the impacts are considered to be negligible for the Proposed Development in relation to the regenerative capacity of natural resources in the area. All material required for the construction phase of the development will be imported.

### **3.7.3 The Absorption Capacity of the Natural Environment**

#### **3.7.3.1 Overview**

The Site has a total area of ca. 1.06ha, and is located at the former Heiton-Buckley site at Castle Street, Bray, County Wicklow. The site is comprised of four properties, the actual Heiton-Buckley site located north west of the Site boundary, an adjacent commercial building to the south and two dwellings (namely St. Anthony's, Dwyer Park and No. 20 Dwyer Park) located to the north and south of the Site respectively. The Dwyer Park housing development is comprised of a mix of terraced, semidetached, and detached single and two storey houses. The buildings currently onsite (Heiton-Buckley) are in a state of dilapidation and the existing dwelling on the site has been occupied until very recently and appears structurally sound. The M11 Shankill-Bray Bypass is located 0.9km west from the Site and the R918 Dublin Road is adjacent to the south west of the boundary. Shankill town lies 2.1km north from the development Site. The primary access point for the Proposed Development is off Castle Street to the southeast of the existing access.

The Site of the Proposed Development is within the Ovoca-Vartry catchment and Dargle\_SC\_010 sub catchment. There are no river waterbodies within the Site of the Proposed Development. The Site of the Proposed Development is situated on the Wicklow (IE\_EA\_G\_076) groundwater body. The risk status of this groundwater body is under review (EPA, 2022). The aquifer type in the area is a *Locally Important Aquifer (LI) - Bedrock which is Moderately Productive only in Local Zones*. The groundwater rock units underlying the aquifer are classified as Ordovician Metasediments. The level of vulnerability to groundwater contamination from human activities is *Low-Moderate* (GSI, 2022). The soil is classed as *urban* the subsoil is *made ground* (EPA, 2022).

Having regard to the criteria below which have been subject to analysis, and with the implementation of the correct mitigation measures, it is considered that the Site has a high absorption capacity to facilitate the scale and nature of the Proposed Development and there is no likelihood of significant environmental effects.

#### **3.7.3.2 Watercourses**

The River Dargle is the closest river waterbody to the Site and is approximately 150 metres to the south east of the Site. The Dargle is a Designated Salmonid Water under S.I. No. 293/1988 - European Communities (Quality of Salmonid Waters) Regulations 1988. The river was assigned *Good* status (Q4\*) by the EPA at People's Park (RS10D010270) in 2015. The river is considered to be *Not At Risk* of not meeting its Water Framework Directive (WFD) status objectives (EPA, 2022).

The Dargle discharges into the Dargle Estuary and Southwestern Irish Sea - Killiney Bay coastal waterbody. The status of the Dargle Estuary is currently unassigned and its WFD risk status is under review. The WFD status of Southwestern Irish Sea - Killiney Bay is *High* and it is *Not At Risk* of not achieving its Water Framework Directive status objectives (EPA, 2022).

The Proposed Development was subject to Site Specific Flood Risk Assessment (SSFRA) in accordance with OPW Flood Risk Management Guidelines. This SSFRA, carried out Corrigan Hodnett Consulting (June 2021) concluded that the Proposed Development is classified as 'Highly Vulnerable' and is located within Flood Zone C. Based on the Guidelines, the Proposed Development is deemed 'Appropriate' and no justification test is required, and that based surface water management and disposal arrangements proposed, that the proposal will not adversely impact the existing flood regime of the area.

### 3.7.3.3 Mountain and Forest Areas

Due to the urban setting of the Proposed Development, it is not predicted the Construction or Operation Phase of the development will have any impact on mountains and forest areas.

### 3.7.3.4 Nature Reserves and Parks

There are no nature areas or parks that will be affected by this project.

### 3.7.3.5 Nationally Designated Sites

Within a 15km radius of the Site, nine SACs and four SPAs are located and detailed in Table 4 below. An Appropriate Assessment (AA) Screening Report was produced as part of the planning application (Enviroguide, April 2022), it concluded that the possibility may be excluded that the Proposed Development will have a significant effect on any of the Natura 2000 sites listed in Table 4.

Table 4: Natura 2000 sites within 15km of Proposed Development

Site Name & Site Code	Qualifying Interests ( *= priority habitats)	Distance to Site	Connections (Source- Pathway- Receptor)
<b>Special Areas of Conservation (SAC)</b>			
Bray Head SAC (000714)	[1230] Vegetated sea cliffs of the Atlantic and Baltic coasts [4030] European dry heaths	1.7 km	Yes – There is a land pathway between the Site and this SAC. Bray Head is a popular recreational area and is especially used by walkers. It is possible that the Proposed Development will result in an increase in footfall and visitor numbers within the SAC, which could result in habitat loss/alteration/erosion as a result of the increase in local

Site Name & Site Code	Qualifying Interests ( *= priority habitats)	Distance to Site	Connections (Source- Pathway- Receptor)
			population numbers during the Operational Phase of the Proposed Development.
Ballyman Glen SAC (000173)	[7220] Petrifying springs with tufa formation (Cratoneurion)* [7230] Alkaline fens	2 km	<p><b>None</b> – There is no hydrological pathway. All of these SACs are located either upstream of the Proposed Development Site or in a separate surface water catchment.</p> <p>In addition, the intervening distances between the Site and the SACs are sufficient to exclude the possibility of significant effects on the SACs arising from: emissions of noise, dust, pollutants and/or vibrations emitted from the Site during the Construction Phase; increased traffic volumes during the Construction and Operational Phase and associated emissions; potential increased lighting emitted from the Site during Construction and Operational Phase; and increased human presence at the Site during Construction and Operational Phase.</p>
Knocksink Wood SAC (000725)	[7220] Petrifying springs with tufa formation (Cratoneurion)* [91A0] Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91E0] Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, Alnion incanae, Salicion albae)*	4.1 km	
Glen of the Downs SAC (000719)	[91A0] Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles	6.9 km	
Wicklow Mountains SAC (002122)	[3110] Oligotrophic waters containing very few minerals of sandy plains (Littorelletalia uniflorae) [3130] Oligotrophic to mesotrophic standing waters with vegetation of the Littorelletea uniflorae and/or Isoeto-Nanojuncetea [3160] Natural dystrophic lakes and ponds [4010] Northern Atlantic wet heaths with <i>Erica tetralix</i> [4030] European dry heaths [4060] Alpine and Boreal heaths [6130] Calaminarian grasslands of the Violetalia calaminariae [6230] Species-rich <i>Nardus</i> Grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe)* [7130] Blanket Bogs (* if active) [8110] Siliceous scree of the montane to snow levels (Androsacetalia alpinae and Galeopsietalia ladani) [8210] Calcareous rocky slopes with chasmophytic vegetation [8220] Siliceous rocky slopes with chasmophytic vegetation [91A0] Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [1355] Otter ( <i>Lutra lutra</i> )	7.3 km	
The Murrough Wetlands SAC (002249)	[1210] Annual vegetation of drift lines [1220] Perennial vegetation of stony banks [1330] Atlantic salt meadows (Glauco-Puccinellietalia maritima) [1410] Mediterranean salt meadows <i>Juncetalia maritimi</i> [7210] Calcareous fens with <i>Cladium mariscus</i> and species of the Caricion davalliana* [7230] Alkaline fens*	11 km	
Carriggower Bog SAC (000716)	[7140] Transition mires and quaking bogs	11.3 km	

Site Name & Site Code	Qualifying Interests ( *= priority habitats)	Distance to Site	Connections (Source- Pathway- Receptor)
Rockabill to Dalkey Island SAC (003000)	[1170] Reefs [1351] Harbour porpoise <i>Phocoena phocoena</i>	4.6 km	<b>None</b> – These SACs are located within Dublin Bay. The hydrological pathway is insignificant given the considerable open marine water buffer between the Site of the Proposed
South Dublin Bay SAC (000210)	[1140] Mudflats and sandflats not covered by seawater at low tide [1210] Annual vegetation of drift lines [1310] Salicornia and other annuals colonising mud and sand [2110] Embryonic shifting dunes	10.2 km	Development and the SACs over which any potential surface water discharges containing sediment, silt and/or pollutants arising from the Construction/Operation Phases of the Proposed Development would become diluted to non-discernible levels. Wastewater from the Site will be treated at Shanganagh-Bray WwTP, which is currently operating with no capacity issues. In addition, the intervening distance between the Site and the SACs is sufficient to exclude the possibility of significant effects on the SAC arising from: emissions of noise, dust, pollutants and/or vibrations emitted from the Site during the Construction Phase; increased traffic volumes during the Construction and Operational Phase and associated emissions; potential increased lighting emitted from the Site during Construction and Operational Phase; and increased human presence at the Site during Construction

Site Name & Site Code	Qualifying Interests ( *= priority habitats)	Distance to Site	Connections (Source- Pathway- Receptor)
			and Operational Phase.
<b>Special Protected Area (SPA)</b>			
Dalkey Islands SPA (004172)	[A192] Roseate Tern <i>Sterna dougallii</i> [A193] Common Tern <i>Sterna hirundo</i> [A194] Arctic Tern <i>Sterna paradisaea</i>	7 km	<p><b>None</b> – These SPAs are located within Dublin Bay. The hydrological pathway is insignificant given the considerable open marine water buffer between the Site of the Proposed Development and the SPAs over which any potential surface water discharges containing sediment, silt and/or pollutants arising from the Construction/Operation Phases of the Proposed Development would become diluted to non-discernible levels. Wastewater from the Site will be treated at Shanganagh-Bray WwTP, which is currently operating with no capacity issues.</p> <p>In addition, the intervening distance between the Site and the SPAs is sufficient to exclude the possibility of significant effects on the SPAs arising from: emissions of noise, dust, pollutants and/or vibrations emitted from the Site during the Construction Phase; increased traffic volumes during the Construction and Operational Phase and associated emissions; potential increased</p>
South Dublin Bay and River Tolka Estuary SPA (004024)	[A046] Light-bellied Brent Goose <i>Branta bernicla hrota</i> [A130] Oystercatcher <i>Haematopus ostralegus</i> [A137] Ringed Plover <i>Charadrius hiaticula</i> [A141] Grey Plover <i>Pluvialis squatarola</i> [A143] Knot <i>Calidris canutus</i> [A144] Sanderling <i>Calidris alba</i> [A149] Dunlin <i>Calidris alpina alpina</i> [A157] Bar-tailed Godwit <i>Limosa lapponica</i> [A162] Redshank <i>Tringa totanus</i> [A179] Black-headed Gull <i>Chroicocephalus ridibundus</i> [A192] Roseate Tern <i>Sterna dougallii</i> [A193] Common Tern <i>Sterna hirundo</i> [A194] Arctic Tern <i>Sterna paradisaea</i> [A999] Wetlands	10.1 km	

Site Name & Site Code	Qualifying Interests ( *= priority habitats)	Distance to Site	Connections (Source- Pathway- Receptor)
			lighting emitted from the Site during Construction and Operational Phase; and increased human presence at the Site during Construction and Operational Phase.
Wicklow Mountains SPA (004040)	[A098] Merlin <i>Falco columbarius</i> [A103] Peregrine <i>Falco peregrinus</i>	7.8 km	<b>None</b> – These SPAs are either located in the mountains to the west of the Proposed
The Murrough SPA (004186)	[A001] Red-throated Diver <i>Gavia stellate</i> [A043] Greylag Goose <i>Anser anser</i> [A046] Light-bellied Brent Goose <i>Branta bernicla hrota</i> [A050] Wigeon <i>Anas penelope</i> [A052] Teal <i>Anas crecca</i> [A179] Black-headed Gull <i>Chroicocephalus ridibundus</i> [A184] Herring Gull <i>Larus argentatus</i> [A195] Little Tern <i>Sterna albifrons</i>	12 km	Development of in a separate river catchment. The hydrological pathway to the Murrough SPA is deemed to be insignificant given the considerable open marine water buffer between the Site of the Proposed Development and the SPA; over which any potential surface water discharges containing sediment, silt and/or pollutants arising from the Construction/Operation Phases of the Proposed Development would become diluted to non-discernible levels. In addition, the intervening distances between the Site and the SPAs are sufficient to exclude the possibility of significant effects on the SPAs arising from: emissions of noise, dust, pollutants and/or vibrations emitted from the Site during the Construction Phase; increased traffic volumes during the

Site Name & Site Code	Qualifying Interests ( *= priority habitats)	Distance to Site	Connections (Source- Pathway- Receptor)
			<p>Construction and Operational Phase and associated emissions; potential increased lighting emitted from the Site during Construction and Operational Phase; and increased human presence at the Site during Construction and Operational Phase.</p> <p>There is an absence of any suitable ex-situ habitat for QI/SCI species within the Site of the Proposed Development.</p>

### 3.7.3.6 Environmental Quality Standards

It is not expected that any environmental quality standards will be exceeded by the Construction or Operational Phases of the Proposed Development.

The management of surface water for the Proposed Development has been designed in accordance with all requirements of the Greater Dublin Strategic Drainage Study (GSDS) and includes SuDs components such as the use of 10mm interception volume storage, attenuation storage, green roofs, permeable paving and an oil inceptor are proposed.

### 3.7.3.7 Densely Populated Areas

The Site is zoned land and the use is compatible with the existing Development Plan for the area and uses in the vicinity. It can be concluded that there will be no likely significant impacts on the environment with regard to the geographic location of densely populated areas.

### 3.7.3.8 Landscapes and Sites of Historical, Cultural or Archaeological Significance.

An Archaeological Impact Assessment Report (Shanarc Archaeology Ltd, February 2022) was completed as part of the application, and has concluded that from desk based research, known archaeological records and test excavations, it has been identified that the Proposed Development site, at the former Heiton Buckley site on Castle Street, is of archaeological potential and contains remnant built heritage dating from the 19th century. The Proposed Development site is for the most part located within the Zone of Notification or Area of Archaeological Potential for the historic town of Bray (WI004-001), which incorporates part of Little Bray townland and straddles the townland boundary into Ravenswell. The proposed drainage works, which extend into Bray Commons townland from the southern end of Dwyer

Park, are located in their entirety within the Zone of Notification or Area of Archaeological Potential. The site is located off the principal routeway from Dublin to Bray, leading to a medieval crossing on the River Dargle. Given the location of the Proposed Development in relation to the recorded Zone of Notification for the town, the Proposed Development will have a direct, negative, potentially significant impact on the historic town of Bray.

Test trenching was carried out at the site under archaeological supervision. Test trenching offers the opportunity to assess the potential impacts of the Proposed Development on sub-surface archaeological remains. Where potential archaeological deposits are encountered, they are investigated to establish their nature and extent in so far as practicable. No. 7 test trenches were machine-excavated within the core of the Proposed Development site, across the former Heiton Buckley site; the test excavations were directed and overseen by licensee Grace Fegan on 15th and 16th of February 2022.

Two recorded archaeological monuments - a tower house (WI004-001-006), of which no above ground, visible trace remains, and the former location of a cross slab (WI004-001001; NMI reg. no. 1965:50) - are located within 30m of the site. The Proposed Development will have a direct, neutral and potentially significant impact on the Zone of Notification associated with the tower house. The presence of the cross slab on site could also indicate ecclesiastical activity in the very near vicinity. The Proposed Development will have an indirect, neutral, not significant impact on the recorded location of the cross slab.

A possible unrecorded battle field site also lies in the site's vicinity. Battlefield sites can be difficult to pinpoint with accuracy but it is worth noting that there are records a battle occurred in the area, which could indicate undiscovered burials in the vicinity. No finds or features uncovered during archaeological test excavations provided evidence of conflict. The Proposed Development will have no predicted impact on the potential battle site.

Modern structures and concrete yards have been built across the site, replacing earlier structures of 19th century date, upstanding remains of which partially survive in boundary walls at the site. Archaeological test excavations identified sub surface remains of these buildings: structures that are indicated on 19<sup>th</sup> and 20<sup>th</sup> century Ordnance Survey mapping. The Proposed Development will have a direct, negative and significant impact on boundary walls A and B (see Archaeological Impact Assessment Report – Shanarc Archaeology Ltd, February 2022) and subsurface structures identified in archaeological test excavations. While these structures are not of significance in architectural merit, they represent local cultural heritage.

Cut features identified in Trenches 4, 5 and 7 produced no objects to suggest that they were of pre-1700 date. These features, along with the rubble deposits containing stone, mortar, brick and tile most likely represent the demolition of structures depicted on 19th and 20th century Ordnance Survey mapping and the levelling of the site, including previous property boundaries, prior to the construction of the yard in the second half of the 20th century.

The Avery platform weighing scale, identified during the field inspection, appears to be the only surviving industrial heritage object on site. Following a brief, internal assessment of the standing buildings undertaken in conjunction with archaeological test excavations, no additional features were noted. The Proposed Development will have a direct, negative, moderate impact on this object. However, as with the 19th century standing structures, its retention is worth considering.



The Archaeological Impact Assessment Report outlines Pre-Construction Mitigation and Construction Phase Mitigation Measures that will ensure there will be no impact on Landscapes and Sites of Historical, Cultural or Archaeological Significance at the Site of the Proposed Development. These mitigation measures are subject to review and approval by the National Monuments Service of the Department of Housing, Local Government and Heritage, and by the National Museum of Ireland.

### **3.7.3.9 Designated Focal Points/ Views**

There are no protected views, rights of way or planned pieces of strategic infrastructure or any important tourist sites affected in any way by the Proposed Development.

On the assessment of the above, it is foreseen that there will be negligible impact on the surrounding natural environment.

## **3.8 Characteristics of the Potential Impacts**

### **3.8.1 Extent of the Impact**

The Proposed Development use is consistent with land use in such a location. The immediate area of the Proposed Development may experience a minor impact during the construction phase in terms of pollution and nuisance, however the works are not of such a scale or extent that would be considered likely to cause significant effect on the environment or on the population size in the vicinity.

The Operation Phase of the development will result in an increase in population in the area; however, due to the nature and scale of the proposed activities for this development, there are no significant impacts envisaged on the geographical area and size of the affected population in the area.

### **3.8.2 Transboundary Nature of the Impact**

There are no transboundary impacts associated with the Proposed Development.

### **3.8.3 Magnitude and Complexity of the Impact**

#### **3.8.3.1 Air Quality and Climate**

The Proposed Development involves construction and demolition works which may temporarily impact on air quality due to dust emissions. According to the Institute of Air Quality Management (2014), the main air quality impacts associated with construction and demolition are:

- Dust deposition and surface soiling;
- Visible dust plumes;
- Elevated PM<sub>10</sub> concentrations due to dust generating activities onsite;
- Increase in airborne particles and nitrogen dioxide due to exhaust emissions from diesel powered vehicles and machinery onsite and vehicles accessing the Site.

Given the fact that there are buildings to be demolished, there are other potential impacts, such as the release of heavy metals, asbestos fibres or other pollutants during demolition. If such

risks are identified, adequate control measures will be put in place to protect workers and others in the vicinity of the Site.

Any potential dust impacts will be localised in nature and last only for the duration of these works. Nevertheless, best practice measures will be implemented for the duration of this phase. In the context of the current Development, it is not considered that associated air pollutants will have a significant effect on ambient air quality in the surrounding environment.

The site will be managed in accordance with the Outline CMP to minimise potential effects on air quality from construction. Dust prevention measures will be included for control of any site airborne particulate pollution. The Contractor will put in place and monitor dust levels in the vicinity using the Bergerhoff gauge instrument. The minimum criteria to be maintained will be the limit for Environmental Protection Agency (EPA) specification for licensed facilities in Ireland, which is 350mg/m<sup>2</sup>/day. The Contractor will continuously monitor dust over the variation of weather and material disposal to ensure the limits are not breached throughout the project. It is proposed to use a “Dust Boss” or similar spray cannon machine in order to contain and suppress dust on site. Such machines have a range of controls and can be adjusted to suit the particular area being treated (Corrigan Hodnett Consulting, June 2021).

There is the potential for combustion emissions from onsite machinery and traffic derived pollutants of CO<sub>2</sub> and N<sub>2</sub>O to be emitted as a result of the proposed construction works. However, in this case, the effect on national GHG emissions will be insignificant in terms of overall national contributions and Ireland’s obligations under the Kyoto Protocol and therefore will have no considerable impact on climate.

In relation to Microclimate, IN2 Engineering were commissioned by the Applicant to undertake a Daylight & Sunlight Assessment (IN2 Engineering, March 2022) for the Proposed Development. A detailed assessment of the impact on neighbouring buildings, an amenity sunlight analysis and a daylight assessment were undertaken and the results are illustrated within the report. The scheme was designed and developed to address the issues of daylight and sunlight and is presented as majority compliant.. Areas not meeting compliance have been identified within the report and compensatory measures or justification within the wider context of the application, have been included within design team reports as relevant.

An Energy Statement Report (Mc Elligott Consulting Engineers, June 2021) has been submitted with this application. This report sets out various energy conservation measures which will be incorporated into the Development design in order to aid in the reduction of energy consumption and carbon emissions. The proposed measures include space heating, heat recovery ventilation, heat pumps, CHP and E car charging. The report states that the construction all of the apartments will be subject to the NZEB requirements of the 2019 Part L Regulations. In terms of energy ratings all of the units on site will have a BER rating A2.

### **3.8.3.2 Noise and Vibration**

In order to control likely noise and vibration impacts caused by the proposed Construction and Operational Phases, mitigation measures will be adopted, the mitigation measures (as detailed in the Outline Construction Management Plan, Corrigan Hodnett Consulting, June 2021) are as follows:

- Limit hours of site activities likely to create high levels of noise or vibration;
- Establish channels of communication between contractor and local authority and residents as deemed appropriate;
- Appoint site representatives responsible for matters relating to noise and vibration;
- Monitoring typical levels of vibration and noise during critical periods and at noted sensitive locations;
- All site access roads/points to be kept even to mitigate potential for vibration from wagons;
- Construct appropriate hoarding;
- Selection of plant with low potential for noise or vibration generation;
- Attenuation measures for particular items of plant.

All construction activities will be carried out in compliance with the recommendations of BS 5228, Noise Control on Construction and open sites part 1 and comply with BS 6187 Code of Practice for Demolition.

### **3.8.3.3 Soils and Geology**

There are no protected Geological Heritage Sites in the vicinity of the Proposed Development that will be impacted by the proposed works.

### **3.8.3.4 Hydrology & Hydrogeology**

The Site of the Proposed Development is within the Ovoca-Vartry catchment and Dargle\_SC\_010 sub catchment. There are no river waterbodies within the Site of the Proposed Development.

The River Dargle is the closest river waterbody to the Site and is approximately 150 metres to the south east of the Site. The Dargle is a Designated Salmonid Water under S.I. No. 293/1988 - European Communities (Quality of Salmonid Waters) Regulations 1988. The river was assigned *Good* status (Q4\*) by the EPA at People's Park (RS10D010270) in 2015. The river is considered to be *Not At Risk* of not meeting its Water Framework Directive (WFD) status objectives (EPA, 2021).

The Dargle discharges into the Dargle Estuary and Southwestern Irish Sea - Killiney Bay coastal waterbody. The status of the Dargle Estuary is currently unassigned and its WFD risk status is under review. The WFD status of Southwestern Irish Sea - Killiney Bay is *High* and it is *Not At Risk* of not achieving its Water Framework Directive status objectives (EPA, 2021).

The Site of the Proposed Development is situated on the Wicklow (IE\_EA\_G\_076) groundwater body. The risk status of this groundwater body is under review (EPA, 2021). The aquifer type in the area is a *Locally Important Aquifer (LI) - Bedrock which is Moderately Productive only in Local Zones*. The groundwater rock units underlying the aquifer are classified as Ordovician Metasediments. The level of vulnerability to groundwater contamination from human activities is *Low-Moderate* (GSI, 2021). The soil is classed as *urban* the subsoil is *made ground* (EPA, 2021).

### **3.8.3.5 Biodiversity**

The Proposed Development has been continuously developed with the protection of the surrounding ecological environment in mind.

Based on the information obtained in the AA Screening Report, the report concludes that the possibility may be excluded that the Proposed Development will have a significant effect on any of the Natura 2000 sites within 15km of the Proposed Development (Enviroguide, April 2022).

An Ecological Assessment was carried out by Enviroguide Consulting (April 2022) and assessed the potential effects of the Proposed Development on habitats and species; particularly those protected by national and international legislation or considered to be of particular nature conservation importance. The report describes the ecology of the Proposed Development area, with emphasis on habitats, flora and fauna, and assessed the potential effects of the Proposed works on these ecological receptors. This Report concluded that, based on the successful implementation of the proposed mitigation measures and proposed works, to be carried out it is deemed that there will be no significant negative ecological impacts arising from Construction and Operational Phases of the Proposed Development.

A Bat Assessment was complete as part of the Proposed Development (Bat Eco Services, April 2022) and concluded that:

- Roost loss of common pipistrelle Day Roost are assessed as Permanent Slight Negative Effects.
- Habitat loss (potential foraging/ commuting habitat) effects on all bat species are assessed as Not Significant Negative Effects.
- Disturbance and/or displacement effects on all bat species during the construction phase are assessed as Short-term Slight to Moderate Negative Effect.

The operational impacts of the Proposed Development will likely be long-term (as per the duration of the operation of the Proposed Development).

Bat mitigation measures are provided to provide alternative roosting (e.g. bat boxes) to mitigate for the loss of a Day Roost.

Additional mitigation measures are also made in relation to lighting and landscaping to further reduce the potential impact of the Proposed Development.

If bat mitigation measures are strictly adhered to, the potential impact quality and significance of the Proposed Development will be reduced to Slight Negative (Bat Eco Services, April 2022).

### **3.8.3.6 Archaeology, Architecture and Cultural Heritage**

As discussed in Section 3.7.3.8, the Proposed Development will have no impact on any monuments, archaeological sites, or structures during construction or operation, provided the mitigation measures, as outlined in the Archaeological Desktop Assessment are adhered to.

### **3.8.3.7 Material Assets and Land**

It is considered that the Proposed Development will be in keeping with the surrounding land uses and the zoning of the area, and the material assets will not be affected in any way by the Construction or Operational Phases.

### **3.8.3.8 Landscape and Visual Amenity**

The Proposed Development will not have an adverse impact on landscape or visual amenity in the area. There are no protected views within this area that could be affected by the operation of the Proposed Development.

The removal of the buildings will constitute a permanent change in landscape for the area.

A Landscape Design Statement (NMP Landscapae Architecture, May 2021), has been prepared and details a landscape plan to be proposed as part of the Proposed Development. It is considered that the proposals outlined within the Landscape Report, which include the provision of community gardens, soft landscape areas, hard landscape areas, and tree lines, will have an overall positive impact on the landscape and visual amenity of the area. All landscaping proposals for the Proposed Development are detailed within the Landscape Report.

A Landscape and Visual Impact Assessment (LVIA) has been carried out by Arc Consultants for the Proposed Development.

The fact that the site of the Proposed Development is on lower ground greatly reduces the potential visibility of the development. The proposed development will be visible from Castle Street and Dwyer Park and to a lesser extent from St Cronan's Road and St Patrick's Square. There will be one or two partial views of the Proposed Development from the Upper Dargle Road but otherwise from most of Little Bray, including the area between the Upper Dargle Road and the River, the Proposed Development will not be visible. From developments along the south side of the River Dargle visibility of the proposed development will also be very limited. From lands on the north side of the River to the east of the subject site, there are likely to be one or two open views of the proposed development. The land to the east of the site of the proposed development falls within Special Local Objective (SLO) 3 of the Bray Local Area Plan 2018-2024, where the stated objective is: 'that this land be developed as a mixed commercial, residential, education / community facilities and open space zone'. When the lands within SLO 3 are developed the potential visibility of the subject development will be greatly reduced. This assessment has determined that the potential visibility of the Proposed Development is limited and therefore, the potential landscape and visual effects will also be limited. No. 11 locations were assessed as part of the LVIA.

Therefore, on examination of the above, the Proposed Development will not have adverse impact on the landscape or visual amenity in the area.

### **3.8.3.9 Population and Human Health**

All applicable environmental health and safety regulation will be complied with throughout the Construction Phase thereby ensuring that this phase of the Proposed Development will not result in significant effects on human health or the environment.

The Construction and Operational Phase of the Proposed Development will provide for an increase of employment in the area which is believed to have a positive impact on human health. Furthermore, the Operational Phase of the Proposed Development will result in an increase in the population of the area, and it will have a positive impact on the long-term national housing supply needs, delivering much needed residential units in response to the Rebuilding Ireland - Action Plan for Housing and Homelessness' that was published by the Government on 19th July 2016, and Housing for All – A New Housing Plan for Ireland ( 2021). Both plans identify that accelerated “delivery of housing for the private, social and rented sectors is a key priority for the Government”. The supply of residential units remains a priority for the current Government.

A Lifecycle Report has been collated by Aramark for the Proposed Development (March 2022). This report addresses human health and wellbeing during the Operational Phase of the Proposed Development by demonstrating the measures which have been specifically considered to effectively manage and reduce the costs for the benefits of the residents.

Therefore, on examination of the above, it is concluded that the Proposed Development is not likely to have any significant adverse impact on population and human health.

### **3.8.3.10 Resource and Waste Management**

Any waste generated during the Construction Phase will be subject to best practice in managing waste. An Outline Construction Management Plan and Outline Construction and Demolition Waste Management Plan (Corrigan Hodnett Consulting, June 2021) has been prepared to support the construction team. No waste will be deposited within the site lands. All waste generated during the Construction Phase will be removed from the Site by an appropriately permitted waste collection operator and dispatched to an appropriately permitted waste recovery/disposal facility (as necessary).

During the Operational Phase, all waste will be collected by appropriately authorised waste collection contractors and will be disposed of using suitably licensed waste disposal or materials recovery facilities.

### **3.8.3.11 Interactions**

The environmental interactions between human beings and the landscape, are deemed to be insignificant both in the short term and the long term for the construction and operation of the Proposed Development.

When considering interactions, the assessor has been vigilant in assessing pathways – direct and indirect – that can magnify effects through the interaction. In practice many impacts have slight or subtle interactions with other disciplines. However, it is concluded that most inter-relationships are neutral in impact when appropriate control measures are incorporated into the operation of the Proposed Development.

### 3.8.4 Probability of the Impact

No significant environmental impacts are predicted for the project during operations. Noise and dust pollution may occur during the Construction and Operational Phases; however these are considered as not being significant or likely to cause nuisance, due to the size and scale of the project and mitigation measures that will be employed in order to ensure limit values will not be exceeded.

### 3.8.5 Duration, Frequency, and Reversibility of the Impact

The proposed construction of the Proposed Development will cause permanent visual changes to the landscape, but this change will be of benefit to the surrounding area as it will assist in providing a greater number of residential units and resident support facilities that are required in this zoned land, and assist in satisfying the housing requirements of the area that can be easily serviced by sufficient public transport links, or by foot.

It is also evident that the Proposed Development will contribute positively towards addressing the national critical shortage in housing supply.

The minor impacts such as noise, dust and/or water pollution during the construction and operation phase will be temporary and reversible through the correct implementation of the appropriate mitigation measures.

## 4 SUMMARY OF ASSESSMENT FINDINGS

A summary of the findings resulting from this assessment are presented in Table 5:

*Table 5: Summary of Assessment Findings*

Characteristics of Proposed Project	
<b>Size of the Subject Site</b>	The development comprises an apartment type development based on a density of 162 units per hectare realising a total number of 139 apartments. The scheme will also include a creche and a limited amount of commercial floor space. The Site has a total area of ca. 1.06 ha, which is inclusive of the area of public roads and footpaths.
<b>Cumulation with other Projects</b>	Subject to the implementation of adequate mitigation measures in terms of traffic movement, noise and dust, it is not considered that cumulative impacts from the Proposed Development and other offsite projects as listed above are likely to result in significant effects on the environment.
<b>Use of Natural Resources</b>	It is not foreseen that any extensive use of natural resources is required for the Construction or Operational Phase of the project.
<b>Production of Waste</b>	There may be a likely increase in waste in the form of construction waste, during the construction and demolition of the Proposed Development. However, this waste will be disposed of using suitably licensed waste disposal or materials recovery facilities.

	During the operational phase of the development, everyday waste and recycling that will be produced from the Proposed Development will be collected and disposed of by an approved licensed waste disposal contractor.
<b>Pollution and Nuisances</b>	The Construction and Operational Phases of the Proposed Development could give rise to short-lived nuisances (noise or dust). However, it is not predicted that these impacts will be significant, as they will only be temporary and short in duration for the Construction Phase, and adequate mitigation measure will be put in place for the Operational Phase.
<b>Risk of Major Accidents and/or Disasters</b>	During construction and operations, it is anticipated that the risk of accidents and/or disasters will be insignificant due to adherence to emergency type specific corrective action measures for potential spillages or fire.
<b>Risk to Human Health</b>	During the operations of this project, due to best management practices and good housekeeping, it is not foreseen that there will be any negative impacts to human health.
<b>Location of the Project</b>	
<b>Existing and Approved Land Use</b>	Any potential impacts from the Proposed Development on the existing land use of the area are not considered significant.
<b>Relative Abundance, Availability, Quality and Regenerative Capacity of Natural Resources</b>	The impacts are considered to be negligible for this project in relation to the regenerative capacity of natural resources in the area.
<b>Absorption Capacity of the Natural Environment</b>	Having regard to the criteria which have been subject to analysis, it is considered that the Site has a high absorption capacity to facilitate the scale and nature of the Proposed Development and there is no likelihood of significant environmental effects.
<b>Extent of the Impact</b>	Due to the nature and scale of the proposed activities for this project, there are no significant impacts envisaged on the geographical area and size of the affected population in the area.
<b>Transboundary nature of the Impact</b>	There are no transboundary impacts envisaged for this project.
<b>Magnitude and Complexity of the Impact</b>	Any potential impacts are considered to be negligible for this project.
<b>Probability of the Impact</b>	No significant environmental impacts predicted for the project during operations. Noise and dust pollution may occur during the Construction and Operational Phases; however these are considered as not being significant or to cause nuisance, due to the size and scale of the Site and mitigation measures that will be employed.



<b>Duration, Frequency and Reversibility of the Impact</b>	Adverse impacts on the environment are considered to be insignificant with regards to this project, due to the nature of operations and design and location of the Proposed Development.
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## 5 CONCLUSION

The Proposed Development has been assessed in accordance with the screening criteria set out in Annex III of the European Union 'EIA Directive'.

Based on the assessment carried out in the appropriate sections of this Screening Report, it can be concluded that the Proposed Development will not have significant effects on the environment during both the Construction and Operational Phases.

Having regard to,

- the nature and scale of the Proposed Development on an urban site served by public infrastructure,
- the absence of any significant environmental sensitivities in the area, and
- the location of the development outside of any sensitive location specified in article 109(3) of the Planning and Development Regulations 2001 (as amended),

it is concluded that, by reason of the nature, scale and location of the subject site, the Proposed Development would not be likely to have significant effects on the environment.

## 6 EU LEGISLATION CONSIDERATION IN ACCORDANCE WITH ARTICLE 299B (1)(B)(II)(II)(C)

EU Legislation	Nature of the assessment completed	Conclusion of the assessment	How taken into account
Directive 92/43/EEC, The Habitats Directive	<ul style="list-style-type: none"> <li>Ecological Statement</li> <li>Appropriate Assessment Screening Report</li> <li>Landscape Design Statement</li> <li>Bat Assessment</li> </ul>	No significant impact	Refer Section 3.7.3.5, Section 3.8.3.5 and Section 3.6.2.
Directive 2000/60/EC, EU Water Framework Directive	<ul style="list-style-type: none"> <li>Engineering Services Report</li> <li>Appropriate Assessment Screening Report</li> <li>Outline Construction Management Plan</li> <li>Ecological Impact Assessment Report</li> <li>Outline Construction Demolition Waste Management Plan</li> <li>Site Specific Flood Risk Assessment</li> </ul>	No significant impact once proposed control measures are adopted.	Refer to Section 3.6.2, Section 3.6.3, Section 3.6.4, Section 3.8.3.10, , Section 3.7.3.2, Section 3.7.3.6 and Section 3.8.3.4
Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (SEA Directive)	<ul style="list-style-type: none"> <li>Wicklow County Development Plan 2016-2022</li> <li>County Wicklow Biodiversity Action Plan 2010-2015</li> <li>Appropriate Assessment Screening Report for Variation No. 1 to Wicklow County Development Plan 2016-2022</li> <li>Wicklow County Development Plan 2016-2022 [Strategic Flood Risk Assessment]</li> <li>Bray Municipal District Local Area Plan 2018-2024.</li> <li>Environmental Impact Assessment Screening Report</li> </ul>	No significant impact	Refer to Section 3.6 of this report
Directive 2002/49/EC on the assessment and management of environmental noise	<ul style="list-style-type: none"> <li>Outline Construction Management Plan</li> </ul>	No significant impact	Refer to Section 3.6.4 and Section 3.8.3.2 of this report
Directive 2008/50/EC on ambient air quality and cleaner air for Europe	<ul style="list-style-type: none"> <li>Outline Construction Management Plan</li> <li>Transport Assessment Assessment Report</li> </ul>	No significant impact	Refer to Section 3.6.1, Section 3.6.3, Section 3.6.4, Section 3.8.3.1 and Section 3.8.3.10
Directive 2007/60/EC on the assessment and management of flood risks	<ul style="list-style-type: none"> <li>Site Specific Flood Risk Assessment</li> </ul>		Refer to Section 3.7.3.2 and Section 3.8.3.4 of this report
Other relevant provision of EU law	Nature of the assessment completed	Results of the assessment	How taken into account

Birds Directive (79/409/EEC), Bern and Bonn Convention & Ramsar Convention.	<ul style="list-style-type: none"> <li>Ecological Impact Assessment</li> </ul>	No significant impact	Refer Section 3.7.3.5, Section 3.8.3.5 and Section 3.6.2.
Directive 2006/21/EC on the management of waste from extractive industries	<ul style="list-style-type: none"> <li>Not relevant to the Proposed Development.</li> </ul>	N/A	N/A
Directive (EU) 2018/850 on the landfill of waste	<ul style="list-style-type: none"> <li>Operational Waste Management Plan</li> <li>Outline Construction Demolition Waste Management Plan</li> </ul>	No significant impact	Refer to Section 3.6.2, Section 3.6.3, Section 3.6.4 and Section 3.8.3.10
Directive 2008/98/EC on waste and repealing certain Directives	<ul style="list-style-type: none"> <li>Operational Waste Management Plan</li> <li>Construction Demolition Waste Management Plan</li> </ul>	No significant impact	Refer to Section 3.6.2, Section 3.6.3, Section 3.6.4 and Section 3.8.3.10
Directive 2010/75/EU on industrial emissions	<ul style="list-style-type: none"> <li>Not relevant to the Proposed Development.</li> </ul>	N/A	N/A
Regulation (EC) No 166/2006 concerning the establishment of a European Pollutant Release and Transfer Register	<ul style="list-style-type: none"> <li>Not relevant to the Proposed Development.</li> </ul>	N/A	N/A
Directive 2000/14/EC on the approximation of the laws of the Member States relating to the noise emission in the environment by equipment for use outdoors	<ul style="list-style-type: none"> <li>Outline Construction Management Plan</li> <li>Construction Environmental Management Plan</li> </ul>	No significant impact	Refer to Section 3.6.4 and Section 3.8.3.2 of this report
Directive 2012/27/EU on energy efficiency	<ul style="list-style-type: none"> <li>Energy Statement Report</li> <li>Daylight and Sunlight Analysis</li> </ul>	Positive impact	Refer to Section 3.8.3 of this report
Directive 2003/87/EC establishing a system for greenhouse gas emission allowance trading within the EU	<ul style="list-style-type: none"> <li>Not relevant to the Proposed Development</li> </ul>	N/A	N/A
Regulation (EU) 2018/842 on binding annual greenhouse gas emission reductions by Member States from 2021 to 2030 contributing to climate action to meet commitments under the Paris Agreement and amending Regulation (EU) No 525/2013	<ul style="list-style-type: none"> <li>Energy Statement Report</li> <li>Daylight and Sunlight Analysis</li> </ul>	Positive impact	Refer to Section 3.8.3 of this report

<p>Regulation (EU) 2018/841 on the inclusion of greenhouse gas emissions and removals from land use, land use change and forestry in the 2030 climate and energy framework, and amending Regulation (EU) No 525/2013 and Decision No 529/2013/EU (Text with EEA relevance) Text with EEA relevance</p>	<ul style="list-style-type: none"> <li>• Not relevant to the Proposed Development</li> </ul>	<p>N/A</p>	<p>N/A</p>
<p>Directive (EU) 2018/2001 on the promotion of the use of energy from renewable sources</p>	<ul style="list-style-type: none"> <li>• Energy Statement Report</li> </ul>	<p>Positive impact</p>	<p>Refer to Section 3.8.3 of this report</p>
<p>Regulation (EU) No 517/2014 on fluorinated greenhouse gases</p>	<ul style="list-style-type: none"> <li>• Not relevant to the Proposed Development</li> </ul>	<p>N/A</p>	<p>N/A</p>
<p>Directive 2012/18/EU on the control of major-accident hazards involving dangerous substances, amending and subsequently repealing Council Directive 96/82/EC</p>	<ul style="list-style-type: none"> <li>• Not relevant to the Proposed Development</li> </ul>	<p>N/A</p>	<p>N/A</p>

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