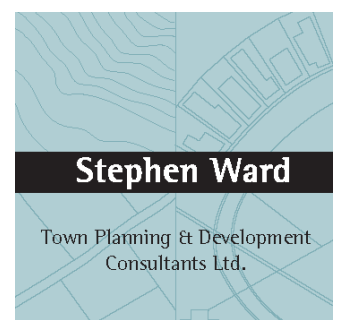


Environmental Impact Assessment Screening Report

Lands north of Flemington Lane, Flemington & Bremore, Balbriggan, Co. Dublin



Prepared on behalf of
Lagan Homes Balbriggan Ltd
August 2026



CONTENTS

1.0 Introduction	3
1.1 Environmental Impact Assessment Legislation	3
2.0 Environmental Impact Assessment Guidance	4
3.0 Site Description and Context	5
4.0 Description of the Proposed Development	8
4.1 Construction Phase	9
5.0 Preliminary Examination	9
5.1 Project Type	9
5.2 Information provided for the purposes of screening sub-threshold development	11
6.0 Consideration of Relevant Assessments on the Effects on the Environment	24
6.1 Fingal County Development Plan 2023-2029 (as varied)	24
6.2 Flemington Local Area Plan	25
6.3 Project Specific Assessment Carried out pursuant to EU Legislation	26
7.0 Conclusion	26
8.0 Qualifications	27
Appendix A other relevant assessments of the effects on the environment carried out pursuant to European Union legislation	28
Appendix B Site layout Plan (not to scale)	31
Appendix C Planning Context Table	33

1.0 INTRODUCTION

Stephen Ward Town Planning and Development Consultants Limited has been appointed by Lagan Homes Balbriggan Ltd to prepare this Environmental Impact Assessment Screening Report to accompany a planning application for a proposed Large Scale Residential Development (LRD) of 146 no residential dwellings and a crèche building on a site extending to 4.4ha (3.55ha net) in the townlands of Flemington and Bremore, north of Flemington Lane, Balbriggan, Co. Dublin.

1.1 ENVIRONMENTAL IMPACT ASSESSMENT LEGISLATION

Directive 2014/52/EU requires that an assessment of the likely significant effects a project will have on the environment is carried out, where relevant, prior to development consent being granted. This Directive is transposed into Irish legislation by the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended).

Article 103 of the Planning and Development Regulations envisages three levels of engagement with the EIA process by the Planning Authority with regard to subthreshold development. This process is initiated by the competent authority following the receipt of a planning application. Firstly there is a “preliminary examination”. Following that, the planning authority may decide that “screening” is required. The third and highest level of engagement following screening would be full Environmental Impact Assessment.

A preliminary examination considers the nature, size and location of the development. Where the planning authority concludes, based on such preliminary examination, that there is no real likelihood of significant effects on the environment arising from the proposed development, it shall conclude that an EIA is not required.

For all sub-threshold developments listed in Schedule 5 Part 2 of the Planning and Development Regulations 2001 (as amended), where no EIAR is submitted or EIA determination requested, a screening determination is required to be undertaken by the competent authority unless, on preliminary examination it can be concluded that there is no real likelihood of significant effects on the environment.

The EIA process is initiated by the competent authority following the receipt of a planning application or appeal. A preliminary examination was provided as part of the LRD Meeting Request issued to Fingal County Council on the 11th of May 2026. An LRD Meeting was held on the 4th of June 2026 and LRD Opinion subsequently issued by Fingal County Council on the 1st of July 2026. As advised by the Department of Housing, Planning and Local Government, *“Where pre-application consultations take place in relation to a proposed sub-threshold development of a class listed in Schedule 5 Part 2 and, it appears that the likelihood of significant effects cannot be readily excluded, the planning authority should advise the developer that the application documentation to be submitted should include the information listed in Schedule 7A to the 2001 Regulations, as amended”*¹ or an EIAR.

¹ Para. 3.11 Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment August 2018

The Opinion requests an Environmental Impact Assessment Screening Report as part of any future LRD Application. This Environmental Impact Assessment Screening Report provides information to the Competent Authority, Fingal County Council, to allow a formal screening and determination to be undertaken on the LRD planning application as submitted.

The planning application is accompanied by the following reports that have been reviewed in the preparation of this screening report having regard to any measures envisaged to avoid or prevent what might otherwise have been a significant adverse effects on the environment of the development.

- JFOC Architectural and Urban Design Statement
- JFOC Building Lifecycle Report
- NMP Landscape Design Statement
- Landscape Visual Impact Assessment
- Appropriate Assessment Screening Report
- Ecological Impact Assessment
- Archaeological Impact Assessment
- Arboriculture Impact Assessment
- Engineering Assessment Report
- Flood Risk Assessment Report
- DMURS Compliance Statement
- Road Safety Audit Stage 1
- Preliminary Construction Management Plan
- Mobility Management Plan
- Traffic and Transport Assessment
- Daylight/Sunlight/Overshadowing Report
- Climate Action and Energy Statement

2.0 ENVIRONMENTAL IMPACT ASSESSMENT GUIDANCE

This report has been prepared with regard to the following EIA Legislation and Guidelines:

- Planning and Development Act 2000 as amended.
- Planning and Development Regulations 2001 as amended.
- Department of Housing, Planning and Local Government (DoHPLG, 2018). Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment.
- Environmental Protection Agency (EPA, 2022). Guidelines on the Information to be Contained in Environmental Impact Assessment Reports.
- Office of the Planning Regulator (OPR, 2021). OPR Practice Note PN02: Environmental Impact Assessment Screening.
- Guidance for EIA and AA Screening of Active Travel Projects Funded by the NTA (NTA 2023)

- European Commission (EC, 2017). Environmental Impact Assessment of Projects – Guidance on Screening.
- European Commission (EC, 2024). Interpretation of definitions of project categories of annex I and II of the EIA Directive

3.0 SITE DESCRIPTION AND CONTEXT



Figure 1 Site in the context of the LAP outlined in red and Balbriggan

The application site is located to the north of Balbriggan Co. Dublin forming a natural extension to the existing built footprint north of Flemington Lane. The town of Balbriggan is located on the coastline and close to the boundary with County Meath. The town is served by the main Dublin to Belfast rail line and commuter services to Dublin City. Dublin Airport is situated c.20 minutes from Balbriggan. The application site forms part of a larger area identified for housing provision under the Fingal County Development Plan 2023-2029 (as varied) and subject to the Flemington Local Area Plan (2024).



Figure 2 Site Location – Approximate site boundary outlined in red

The application site consists of greenfield lands north of Flemington Lane. The site is divided between the townlands of Flemington and Bremore, indicated by an existing hedge on site. The site abuts an existing single storey dwelling (K32 K198) on three sides. This dwelling is located on its own plot and surrounded by a mature garden hedge. The western site boundary is demarcated by an existing hedge beyond which is Bremore Farm (K32 HN79). Lands to the north and east are in agricultural use with no defined boundary.

Flemington Lane runs along the south of the application site. The urban speed limit changes from 60kph to 50kph at the entrance to Flemington Park and there is a marked change in character from single bungalows fronting Flemington Lane to more suburban housing east of the entrance to Flemington Park with a footpath along the southern site of Flemington Lane and public lighting.

The application site is located within the settlement boundary for Balbriggan and zoned 'RA- Residential Area' with the objective is to *"Provide for new residential communities subject to the provision of the necessary social and physical infrastructure"*. The area in which the site is located is subject to a local area plan. The Flemington Local area Plan (LAP) was adopted in December 2024. No additional/amended zonings were proposed or adopted by the LAP. The site has no national, EU or international protection status.

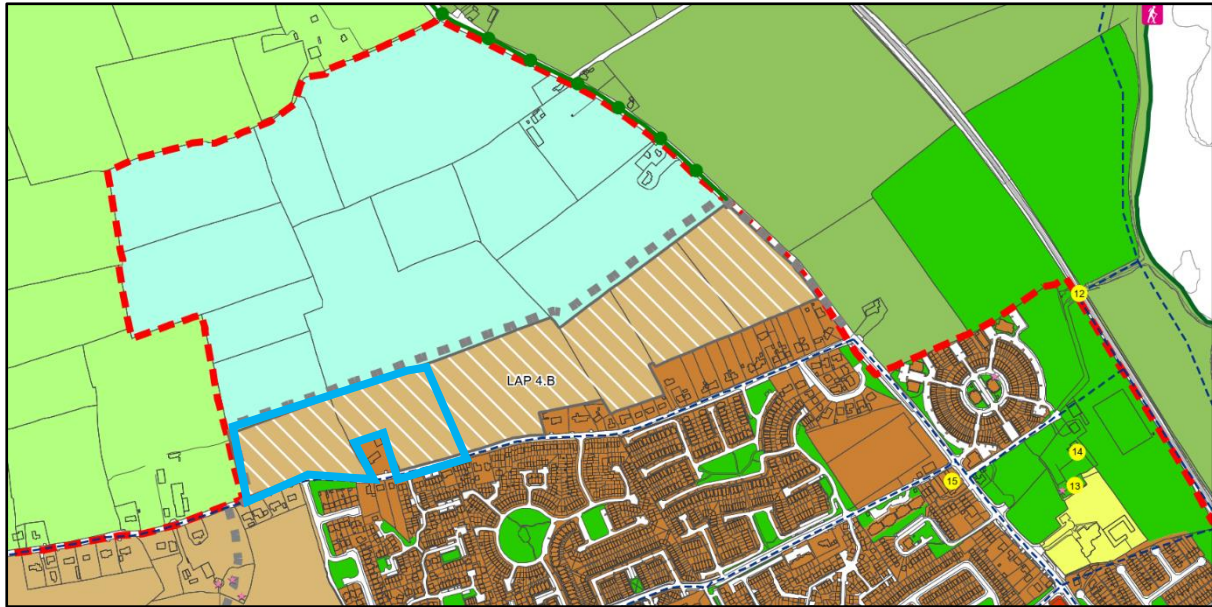


Figure 3 Extract from Sheet 4 Fingal County Development Plan - Balbriggan Zoning
(Approximate site boundary outlined in blue)

	RA - Residential Area	Provide for new residential communities subject to the provision of the necessary social and physical infrastructure
	Local Area Plan	
	Road Proposal	
	RU - Rural	Protect and promote in a balanced way, the development of agriculture and rural-related enterprise, biodiversity, the rural landscape, and the built and cultural heritage
	RS - Residential	Provide for residential development and protect and improve residential amenity
	OS - Open Space	Preserve and provide for open space and recreational amenities
	GB - Greenbelt	Protect and provide for a Greenbelt
	HA - High Amenity	Protect and enhance high amenity areas
	Preserve Views	
	Development Boundary	

4.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT



Figure 4 Extract from JFOC Architects Drawing No. 1004

The proposed large scale residential development (LRD) consists of 146no. dwellings in the form of 120no. houses and 26no. apartments in the following mix – 13no. 1-bed, 29no. 2-bed, 91no. 3-bed and 13no. 4-bed, and crèche with play space, scooter parking, car parking and drop off area on Flemington Lane. All housing will be one or two storey in height. The apartment buildings will be three storey in height. The crèche will be part single storey and part two storey. Three new vehicular accesses off Flemington Lane are proposed to serve the development.

In addition to the crèche, the proposal also provides for community facilities and infrastructure including a Multi-Use Games Area (MUGA), an active travel hub and cycle route, public open space and landscaping, boundary treatments, communal open space associated with apartments, public lighting, car parking, motorcycle parking, bicycle parking and bicycle parking structures, bin storage structures, works to Flemington Lane itself including two pedestrian crossing points, 2no. ESB substations, infrastructure services and all other associated site development works.

4.1 CONSTRUCTION PHASE

It is proposed that the proposed development will be constructed from east to west following infrastructure provision as illustrated by the document prepared by JFOC Architects entitled 'Development Phasing Strategy'.

It is envisaged the construction phase will consist of the following stages-

- i. Stage 1- Excavation & site preparation works (1 month)
- ii. Stage 2- Substructure works (5 months)
- iii. Stage 3- Superstructure works (12 months)

It is estimated that construction works will take approximately 18no. months to complete.

5.0 PRELIMINARY EXAMINATION

The first step in the application of the EIA process is to determine if the proposed development is a project for the purposes of EIA.

Article 1(2) of the EIA Directive defines 'project' as:

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

The proposed development as described at section 4 above meets with the definition of a project. The project for which an EIA is to be conducted is the development for which planning permission is sought.

Under Article 2 of the Directive, for a project to require an environmental impact assessment, it must come within one of the categories in Annex I or II to the Directive. Projects listed in Annex II to the EIA Directive are not automatically subject to an environmental impact assessment. In Irish legislation, Annexes I and II are broadly transposed by way of the Planning and Development Regulations 2001, as amended, in Schedule 5 Parts 1 and 2, with national thresholds added to many of the Part 2 classes of development.

5.1 PROJECT TYPE

In accordance with OPR Guidance, *"Projects often consist of several elements, and any one element may be a class of development within Schedule 5. Each element of a proposed development should be examined."*

1) The proposed development will provided 146no. dwellings

Project Type 10(b)(i) of Part 2 of Schedule 5 provides that an EIA is required for construction of more than 500 dwelling units.

2) The application site extends to 4.4ha within the urban area of Balbriggan.

Project Type 10(b)(iv) of Part 2 of Schedule 5 provides that an EIA is required for 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.

- 3) **The proposed development includes the removal of approximately 412 linear metres of existing hedges that currently bound agricultural land.**

Item 1(a) of Part 2 has been considered in this regard which requires EIA;

- Where the length of field boundary to be removed is above 4km.

Ref. Above	Project Type	Proposed Development Parameters	Is EIA required on this basis?
1	Project Type 10 (b)(i)	146no. dwellings	No - Subthreshold
2	Project Type 10 (b) (iv)	4.4ha (gross)	No - Subthreshold
3	Project Type 1(a)	412m	No - Subthreshold

A sub-threshold development is defined by the Regulations as “*development of a type set out in Part 2 of Schedule 5 which does not equal or exceed, as the case may be, a quantity, area or other limit specified in that Schedule in respect of the relevant class of development*”.

In accordance with Article 103 of the Planning and Development Regulations (2001) (as amended);

(a) Where a planning application for sub-threshold development is not accompanied by an EIAR, the planning authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.

(b) Where the planning authority concludes, based on such preliminary examination, that—

(i) there is no real likelihood of significant effects on the environment arising from the proposed development, it shall conclude that an EIA is not required,

(ii) there is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development, it shall, by notice in writing served on the applicant, require the applicant to submit to the authority the information specified in Schedule 7A for the purposes of a screening determination unless the applicant has already provided such information, or

(iii) there is a real likelihood of significant effects on the environment arising from the proposed development, it shall—

(I) conclude that the development would be likely to have such effects, and

(II) by notice in writing served on the applicant, require the applicant to submit to the authority an EIAR and to comply

It is recognised that it is Fingal County Council that will be the competent authority in the case of the proposed LRD planning application. This EIA Screening Report is provided to enable full screening to be undertaken should it be warranted following preliminary examination by the Planning Authority.

5.2 INFORMATION PROVIDED FOR THE PURPOSES OF SCREENING SUB-THRESHOLD DEVELOPMENT

1.(a) Characteristics of Proposed Development	Response	Is this likely to result in significant effects on the environment?
Is the project significantly different in character or scale to the existing surroundings or environment?	No	No
The proposed development represents a natural extension to the existing built footprint of Balbriggan. The residential use proposed and supporting childcare facility is fully in keeping with the scale of existing residential development and in the context of an urban area.		
Will construction, operation, decommissioning or demolition works cause physical changes to the locality (topography, land use, changes in waterbodies etc)?	Yes	No
The proposed development will change the character of the site from agricultural use to a residential neighbourhood. The application site is zoned for residential development and the change expected is not out of character with the pattern of development in the area. Construction works will be appropriately managed in accordance with a Construction and Environmental Management Plan (CEMP) and a Resource Waste Management Plan. A preliminary Construction Management Plan has been prepared by Waterman Moylan Consulting Engineers and is submitted with the planning application.		
Will construction or operation of the project use natural resources such as land, soil, water, materials/minerals or energy, especially resources which are non-renewable or in short supply?	Yes	No
The proposed development will use land that is currently in agricultural use but zoned for residential development. The proposed residential development is considered a suitable and efficient use of a zoned and serviceable site consistent with the planned use of the area. Construction materials used will be typical of such urban development. The design of the proposed development has been assessed in terms of energy efficiency as part of the building lifecycle report and will comply with the latest building regulations. Heating systems seek to minimise the use of non-renewable resources such as gas and renewable energy sources are provided by way air source heat pumps as outlined in the Climate Action and Energy Statement submitted with the planning application.		

The introduction of new footpaths and a cycle networks will encourage modal shift towards more sustainable forms of transport for local journeys other than the private car. Irish Water have confirmed that connection to the public water supply network is feasible.		
Will the project involve the use, storage, transport, handling or production of substance which would be harmful to human health or the environment?	Yes	No
Construction activities will require the use and storage of potentially harmful materials such as fuel and cement typical of such construction sites. Standard construction management practices will ensure proper handling and storage of materials and substances on site. Any waste materials will be transported off site by an approved and licenced waste management company. Any potential impacts would be local and temporary. No operational impacts in this regard are anticipated.		
Will the project produce solid waste, release pollutants or any hazardous/toxic/noxious substances?	Yes	No
There will be no large scale waste as a result of the proposed development. Construction waste will be managed in accordance with a Resource Waste Management Plan with emphasis on reuse/recycle/recovery where possible. Noise and dust are likely to be produced during construction phase but will be controlled with mitigation measures contained in the CEMP and be local and temporary in nature and is not considered significant. Solid waste will be produced at operational stage by future residents and commercial waste by the crèche. Residents and the crèche are all provided with adequate space for storage of waste prior to collection by a licenced waste company. There is no potential release of pollutants or any hazardous/toxic/noxious substances during operational stage. The surface water drainage system will be fitted with hydrocarbon/petrol interceptors to avoid any release of pollutants to the public system from roads and car parking areas. Wastewater emissions will be managed via the existing public infrastructure as confirmed by Irish Water.		
Will the project lead to risks of contamination of land or water from release of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	No	No
Construction activities will require the use of potentially harmful materials, such as fuels and cement. Accidental spillages could result in localised pollution of the ground or enter into surface waters or groundwater. The online GSI Vulnerability tool indicates the underlying groundwater has a low to moderate vulnerability to contamination by		

human activities. The water quality and regime of groundwater will be appropriately protected by the proposed CEMP. The operational phase includes for appropriate surface water management systems in line with GDA and Fingal County Council requirements and wastewater will be discharged to the public system.

An appropriate assessment screening has been undertaken on the proposed development and is submitted with the planning application. The assessments concludes *“Having taken into consideration the foul and surface water drainage from the proposed development, the distance between the proposed development to designated conservation sites, lack of direct hydrological pathway or biodiversity corridor link to conservation sites, and the dilution and settlement effect within the existing public surface water drainage network via the indirect pathway during operation and construction, it is concluded that the proposed development would not give rise to any significant effects to designated sites. The construction and operation of the proposed development will not impact on the conservation objectives of qualifying interests of European sites.”*

Will the project cause noise and vibration or release or light, heat, energy or electromagnetic radiation?

Yes

No

There is potential for construction activity to give rise to noise and vibration. Such emissions will be localised and temporary and their impacts will be mitigated by the measures described in the preliminary Construction Management Plan and are not considered significant. The operational phase will produce noise and light which would be consistent with the established development in the area and would not result in significant effects.

Will there be any risks to human health, for example due to water contamination or air pollution?

No

No

There is potential for construction activity to give rise to dust emissions but such emissions will be localised, short term and controlled in line with the CEMP. Construction activities will require the use of potentially harmful materials, such as fuels and cement. Accidental spillages could result in localised pollution of the ground or enter into surface waters or groundwater. The application site is not within a drinking water protection area and is served by public mains water, therefore risk to human health via water contamination is not expected. Mitigation measures provided by the construction and environmental management plan to satisfactorily address potential risk in relation to contamination of groundwater.

The design of the proposed development ensures that there will be no contamination of water or risk to human health during the operational phase. The proposed development will be connected to the public wastewater system and Irish Water have confirmed there is sufficient capacity to cater for the expected loadings at the Waste Water Treatment Plant.

Will there be any risk of major accidents that could affect human health or the environment?	No	No
No significant risk identified having regard to the nature and scale of development. The site is not located in proximity to any Seveso/COMAH sites. Any risk arising from construction activities will be temporary and will be managed with standard health and safety measures by the construction management company. The development site is located in Flood Zone C and is at low risk of flooding.		
Will the project affect the social environment (population, employment)?	Yes	No
Potential impacts from traffic, dust, noise or vibration during the construction phase will be managed and mitigated by the CEMP measures to avoid any potential adverse impact on the local community. The construction phase will provide a temporary increase in localised employment. The proposed development will result in an increase to the population in the area. This is not regarded as significant given the urban location, the zoning objective of the site and pattern of land uses in the area as well as the population projections planned for under the Fingal County Development Plan (as varied). A community infrastructure audit and school place demand assessment has demonstrated the impacts would not be significant given the range and proximity of existing services in the area. The development would provide much needed additional housing and supporting childcare services. The additional population will support the existing public services and investments made in Balbriggan urban realm improvements.		
Are there any other factors that should be considered such as consequential development which could lead to environmental impacts or the potential for cumulative impacts?	No	No
No. There are no consequential developments required as a result of the proposed development.		

1.(b) Location of proposed development	Response	Is this likely to result in significant effects on the environment?
Is the proposed development located on, in, adjoining or have the potential to impact on any of the following: 1. European site (SAC/SPA/pSAC/pSPA) 2. NHA/pNHA 3. Designated Nature Reserve 4. Designated refuge for flora or fauna 5. Place, site or feature of ecological interest, the preservation/conservation/protection of which is an objective of a development plan/local area plan/draft plan or variation of a plan	No	No
The application site is not within or adjoining a special protection area. The North West Irish Sea SPA lies c.1.3km east of application site. A screening for appropriate assessment report has been prepared by Altemar to consider any potential to impact on the North West Irish Sea SPA or any other Natura site within the zone of influence. This assessment did not identify any direct links from the site to the SPA and concluded that no likely significant effects on downstream European Sites are foreseen via an indirect surface water drainage link. No specific measures for the protection of any European sites are required. An Ecological Impact Assessment has also been undertaken that identified the nearest Natural Heritage Areas (NHA) is Skerries Islands NHA, located 8.2km from the proposed development site. The nearest Proposed NHA (Knock Lake pNHA) is located 3.4 km from the site (Figure 16). The nearest RAMSAR site to the proposed development site is Rogerstown Estuary Ramsar Site (12.6 km). It is concluded, with the successful implementation of standard mitigation measures to limit impacts on surrounding biodiversity, no significant effects are foreseen from the construction or operation of the proposed project on ecology.		
Could any protected, important or sensitive species of flora or fauna which use areas on or around the site, for example: for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project.	No	No
The proposed development will involve the removal of vegetation including trees and hedges. Altemar have undertaken the following field surveys of the application site which are appended to the Ecological Impact Assessment. • Terrestrial Ecology • Mammal Assessment		

- Wintering Bird Survey
- Breeding Bird Survey
- Bat Survey

According to the EclA, the proposed development site consists primarily of arable crops with boundary hedgerows / treelines. No habitats of conservation importance were noted on site. No flora species of conservation significance were recorded within the habitats identified. No rare or threatened plant species were recorded in the vicinity of the proposed site, nor was there any invasive plant species. The bird survey identified breeding activity on site by green, amber and one red-listed bird species of conservation concern. No terrestrial mammals were noted on site. no bats were noted emerging from the on-site trees or proximate structures/buildings. No bats were noted roosting n site.

The EclA outlines standard construction and operational mitigation measures to be incorporated into the proposed development to minimise the potential impacts on the ecology and local biodiversity within the site. The EclA concludes that no significant effects on biodiversity are likely.

Are there any other features of landscape, historic, archaeological, or cultural importance that could be affected?

No

No

A Landscape and Visual Impact Assessment for the proposed development has been prepared by Purser, supported by verified photomontages by 3D Design Bureau. The site is well contained and the proposed development is not visible from a number of the wider viewponits assessed. The clearest views of the development occur from those locations immediately adjoining the site on Flemington Land and from Flemington Park. A key finding of the assessment is therefore that the zone of visual influence falls away quickly beyond the immediate site surroundings. The development does not become a prominent feature within the wider Balbriggan landscape, does not materially influence the more distant views assessed and does not adversely affect any designated protected view or prospect. The assessment concludes the proposed development will result in a Moderate and Positive long-term landscape effect, with visual effects ranging from No Change to Moderate and Positive with no significant adverse landscape, visual or cumulative effects identified.

There has been a detailed programme of investigation undertaken on site to support the Archaeological Impact Assessment. This assessment concludes the results indicate that the potential for the continued survival of buried archaeological sites and features within the development area is low and the impact of this proposed development in regard of archaeology is neutral.

Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the project, for example: forestry, agriculture, water/coastal, fisheries, minerals?	No	No
None identified.		
Are there any water resources including surface waters, for example: rivers, lakes/ponds, coastal or groundwater which could be affected by the project, particularly in terms of their volume and flood risk?	No	No
The application site does not contain any surface water features such as rivers, lakes/ponds. The proposed development can be connected to public water supply as confirmed by Uisce Éireann. Site investigations identified that groundwater may be impacted during the construction phase due to deep excavation for infrastructure such as mains drainage. As outlined in the preliminary construction management plan, the water quality and regime of groundwater will be appropriately protected and shallow groundwater encountered will be managed by the CEMP. During the operational phase, surface water drainage will be attenuated to greenfield rates. The site is at low risk of flooding. The proposed development has been assessed and it has been found that any low risk from pluvial flooding will be mitigated by the surface water drainage network designed in line with GDA/FCC requirements which accounts for climate change. The proposed development will not increase any flood risk to the surrounding area.		
Is the location susceptible to subsidence, landslides or erosion?	No	No
No evidence or indicators of such risk on site.		
Are there any key transport routes (e.g. National Primary Roads) on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	No	No
The site is served by a local road (Flemington Lane) that links to the regional roads R132 and R122. The R122 provides access to the M1 and forms part of an orbital route around Balbriggan. There are no national roads in the vicinity of the site. A Traffic and Transport assessment has been undertaken by Waterman Moylan Consulting Engineers and is submitted as part of this planning application. 12no. junctions were assessed as part of the TTA as well as the future priority controlled junction to the proposed development and the future junction at the R132 with the link street in place. In all scenarios, junctions continue to operate within capacity.		

Are there existing sensitive land uses or community facilities (such as hospitals, schools etc) which could be affected by the project?	No	No
There are existing residential properties to the south of Flemington Lane and one property fronting Flemington Lane that will be surrounded by the proposed development. These properties have been considered in the design and layout of the proposed development which is adequately distanced and in terms of potential loss of daylight and sunlight. There will be no adverse impact on neighbouring properties. The provision of new footpaths and landscaped public open space as well as a childcare facility offers an improved residential environment. A social and community infrastructure audit and school place demand assessment is submitted with the planning application. It is considered that the proposed development would not place excessive pressure on community facilities, including schools, in the wider area.		
<i>Any other factors that should be considered which could lead to environmental impacts</i>	<i>Response</i>	<i>Is this likely to result in significant effects on the environment?</i>
Cumulative Effects: Could this project together with existing and/or approved development result in cumulative effects during the construction/operation phase?	Yes	No
This application is brought forward as a standalone development. Other significant developments permitted in the area considered in the application documents and this EIA screening report in relation to cumulative effects have been outlined at Appendix A. This includes the LVIA, TTA and AA screening report. Potential for permanent cumulative impacts on roads and traffic are addressed by way of a Traffic and Transport Assessment provided under separate cover. No significant cumulative effects on the area are anticipated.		
Transboundary Effects: Is the project likely to lead to transboundary effects?	No	No
None. No transboundary impacts arise.		

2) A description of the aspects of the environmental likely to be significantly affected by the proposed development

This section of the screening report examines the aspects of the environment under the factors listed in Section 171A (b)(i) of the Act.

- **Population and Human Health**

As outlined above, there is potential for short-term nuisances to human beings from noise, traffic and dust associated with the construction phase of the proposed development. These would be short term, localised and are not considered to be significant. Noise, traffic and dust will be subject to mitigation measures as described in the Preliminary Construction Management Plan prepared by Waterman Moylan Consulting Engineers under separate cover. There would also be a positive though temporary increase in employment during construction phase.

The proposed development once complete and operational will provide much needed residential accommodation, public open space and a new childcare facility to the area. This is a positive long term impact. The existing road network and community services have been shown to be capable of supporting the predicted increase in population which is in line with projections planned for by the Fingal County Development Plan and expected as a result of the residential zoning applied to the application site which has been subject to Strategic Environmental Assessment.

- **Biodiversity**

An Ecological Impact Assessment has been undertaken by Altemar and is submitted under separate cover. This EclA includes field surveys. According to the EclA, the proposed development site consists primarily of arable crops with boundary hedgerows / treelines. No habitats of conservation importance were noted on site. No flora species of conservation significance were recorded within the habitats identified. No rare or threatened plant species were recorded in the vicinity of the proposed site, nor was there any invasive plant species. The bird survey identified breeding activity on site by green, amber and one red-listed bird species of conservation concern. No terrestrial mammals were noted on site. No bats were noted emerging from the on-site trees or proximate structures/buildings. No bats were noted roosting on site.

The EclA outlines standard construction and operational mitigation measures to be incorporated into the proposed development to minimise the potential impacts on the ecology and local biodiversity within the site. The EclA concludes that no significant effects on biodiversity are likely.

The application site does not form part of or lie adjacent to a Natura 2000 site. The nearest European sites are the North-west Irish Sea SPA (1.3km) and River Nanny Estuary and Shore SPA (3.5km). There is no direct hydrological pathway between the subject site and any European Sites. Despite the lack of direct hydrological connection to European Sites, but in the interest of carrying out a thorough assessment in line with both the Habitats Directive, and the precautionary principle, the area of assessment was expanded beyond the Zone of Influence to include designated sites within 15km of the proposed development site, and sites beyond 15km with the potential for a hydrological connection.

An Appropriate Assessment screening report has been prepared by Altamar Marine and Environmental Consultancy and is submitted with the planning application under separate cover. This appropriate assessment screening report finds the proposed development will have no significant effects;

“Having taken into consideration the foul and surface water drainage from the proposed development, the distance between the proposed development to designated conservation sites, lack of direct hydrological pathway or biodiversity corridor link to conservation sites, and the dilution and settlement effect within the existing public surface water drainage network via the indirect pathway during operation and construction, it is concluded that the proposed development would not give rise to any significant effects to designated sites. The construction and operation of the proposed development will not impact on the conservation objectives of qualifying interests of European sites.”



Figure 4 NPWS Map showing North-West Irish Sea SPA and water flow network.

The proposed development will require the removal of 4no. trees and 1 hedgerow and the partial removal of 5no. hedgerows. In total the removal of hedgerows is 412 linear metres. The Arboriculture Impact Assessment concludes, as the majority of trees and hedgerows to be removed are of low quality, the overall extent of the impact is not deemed significant. The proposed development will introduce over 200no. trees, retain an existing hedgerow and include native planting which will improve the biodiversity of the site which is currently used for agricultural purposes. Through structured tree planting, there is an opportunity to enhance local canopy cover and the diversity of species, which will not only help mitigate the proposed removals but can also help to enhance the visual appearance of the development.

- **Land and Soil**

The application site forms a natural extension to the urban area of Balbriggan. The site is zoned for residential development under the Fingal County Development Plan which has been subject to Strategic Impact Assessment. As detailed above, there are no significant effects on land and soils identified as part of the construction phase due to the standard practices and mitigation measures that will be in place as identified in the preliminary CEMP. On completion, there will be no further potential impacts on soils other than gardening/landscape maintenance which will be insignificant. The development as proposed will provide 41 dwellings per hectare which is considered an appropriate and efficient use of zoned serviced land.

- **Water**

There are no surface water features within the application site. The water quality and regime of groundwater will be appropriately protected and shallow groundwater encountered will be managed by the CEMP. The operational phase includes for appropriate surface water management systems in line with GDA and Fingal County Council requirements. Wastewater will be discharged to the public system with confirmation of feasibility received from Uisce Éireann. Water supply will be via the public watermain on Flemington Lane. No significant effects are identified.

- **Air Quality & Climate**

The SEA Environmental Report for the Fingal County Development Plan 2023-2029 identifies the main sources of air pollution as domestic solid fuel burning, diesel fuelled vehicle emissions, agriculture, industry and even natural sources such as sea salt and wind-blown dust. The air quality index for health (AQIH) across Fingal is currently 'good'.

Localised impacts from dust may arise as part of the construction phase. Mitigation measures as set out in the preliminary CEMP will be undertaken to suppress dust. Potential impacts from construction traffic and operation of machinery are regarded as short term and not significant. As detailed by the climate report under separate

cover, the proposed housing and crèche will be fitted with heating systems to reduce emissions. the site is within walking distance of existing retail, medical, community services and facilities which makes walking/cycling more realistic. The new residential area centres on an active travel route to encourage a shift to more sustainable modes of transport in the future.

- **Noise and Vibration**

There is potential for noise and vibration during the construction phase from construction traffic and construction process on site. This will be managed through the CEMP. There are no significant sources of noise or vibration during the operational phase. The proposed development is fully in keeping with the character of the existing residential areas to the south and will be easily assimilated.

- **Material Assets**

- Traffic

A Traffic and Transport Assessment has been prepared for the proposed development. This assessment demonstrates that there is adequate capacity on the local road network to facilitate the proposed development. Construction works will be appropriately managed in accordance with a Construction and Environmental Management Plan (CEMP) which will include haul routes and site entry/exist procedures for deliveries and employees.

- Waste

Construction works will be appropriately managed in accordance with a Construction and Environmental Management Plan (CEMP) and a Resource Waste Management Plan by the appointed contractor as agreed with Fingal County Council. The proposed development has taken account of the operational waste requirements of future occupants in the provision of adequate storage for waste and refuse vehicle access. An operational waste management plan is provided under separate cover.

- Built Services

The application site is located in an urban area where public services are in place. The proposed development will include connections to the existing waste water and public water supply network on Flemington Lane. The planning application includes provision of 2no. ESB substations and well as public lighting and EV charging.

- **Cultural Heritage**

The site is not located within or proximate to an Architectural Conservation area and does not contain any buildings or structures listed on the National Inventory of Architectural Heritage (NIAH) or the Record of Protected Structures (RPS) of the Fingal County Development Plan. No significant impacts on cultural heritage have been identified.

There has been a detailed programme of investigation undertaken on site under licence to support the Archaeological Impact Assessment. This assessment concludes the results indicate that the potential for the continued survival of buried archaeological sites and features within the development area is low and the impact of this proposed development in regard of archaeology is neutral.

The cultural importance of the townland boundary within the site is recognised by the hedgerow retention and enhancement plan. The applicant has also agreed a name for the development in principle with the Heritage Officer of Fingal County Council. 'Flintfield' reflects the stone age flint tools that were excavated in the area including one site c.140 to the south.

- **Landscape**

The FCDP contains a series of Green Infrastructure Maps setting out the Fingal Ecological Network. Sheet 14 shows the western edge of the site at the outer fringes of the Highly Sensitive Landscape identified around Balcadden Village. There is a preserved view along the R132 to the north of the site which is considered to relate to views to the east of the R132 and the coastline and is at distance from the application site. There is also a preserved view along Flemington Road to the west that does not indicate a particular direction or outlook to be preserved.

The Landscape and Visual Impact Assessment undertaken by Purser supported by verified photomontages by 3D Design Bureau under separate cover classified the sensitivity of receiving environment as 'Medium'. The Magnitude of landscape change resulting from the proposed development is assessed as 'Medium'. As stated at section 6.3 of the LVIA, *"Measuring the Medium magnitude of change against the Medium sensitivity of the receiving landscape, the significance of the landscape effect is assessed as Moderate."*

"The proposed development will result in a noticeable and permanent change to the existing agricultural character of the subject site through the introduction of residential built form, streets, community uses and associated infrastructure. This change will be most apparent within the application lands and their immediate surroundings."

During construction and the initial establishment period, landscape effects will be adverse, reflecting construction activity, vegetation removal and the transition from agricultural land to a developing residential environment."

The proposed landscape strategy will, however, establish a substantially enhanced landscape structure across the site. Existing hedgerows are retained and enhanced where practicable, while extensive new tree, hedge and other planting is proposed. The development also provides a connected network of public, communal and environmental open spaces, integrated SuDS, play and recreational facilities and landscaped pedestrian and cycle routes. These elements will increase the diversity, accessibility and amenity value of the landscape and will become increasingly established as planting matures."

In the longer term, while the development will represent a permanent transition from agricultural land to an urban residential landscape, the proposed landscape framework will create a more structured, diverse and accessible landscape, incorporating and enhancing retained landscape features and establishing substantial new green and blue infrastructure.

The long-term landscape effect is therefore assessed as Moderate and Positive."

The assessment demonstrates that the proposed development can be accommodated within the receiving landscape without giving rise to significant adverse landscape, visual or cumulative effects.

3) A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from —

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

No likely significant effects have been identified.

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

No likely significant effects have been identified.

6.0 CONSIDERATION OF RELEVANT ASSESSMENTS ON THE EFFECTS ON THE ENVIRONMENT

In accordance with Article 4(4) of Directive 2011/92/EU as amended by Directive 2014/52/EU (EIA Directive), Article 103 (1A) of the Planning and Development Regulations 2001 (as amended) requires, "*Where an applicant is submitting to the planning authority the information specified in Schedule 7A, the information shall be accompanied by any further relevant information on the characteristics of the proposed development and its likely significant effects on the environment, including, where relevant, information on how the available results of other relevant assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive have been taken into account.*"

6.1 FINGAL COUNTY DEVELOPMENT PLAN 2023-2029 (AS VARIED)

The Final County Development Plan 2023-2029 (as varied) (FDCP) is a strategic document and the statutory plan for the area in which the application site is located. The preparation of the FDCP required a Strategic Environmental Assessment (SEA), including the preparation of an SEA Environmental Report, in accordance with Directive 2001/42/EC (known as the '**SEA Directive**') and associated implementing national legislation on the Assessment of the Effects of Certain Plans and Programmes on the Environment. The **Floods Directive** calls for member states to undertake strategic flood risk assessments and to identify flood risk management measures. A Strategic Flood Risk Assessment (SFRA) of the County has been carried out to support the Strategic Environmental Assessment of the Fingal Development Plan. The assessment was carried out in accordance with

the requirements of the Flood Risk Management Guidelines and the **EU Water Framework Directive**. In accordance with the requirements under the **EU Habitats Directive (92/43/EEC)**, the **EU Birds Directive (79/409/EEC)** and Section 177 of the Planning and Development (Amendment) Act 2010, an Appropriate Assessment of the Fingal Development Plan 2023-2029 was carried out to determine whether the Plan could have significant effects on European sites, either individually or in combination with other plans or projects.

Fingal County Council has prepared the Fingal Development Plan 2023-2029 and has integrated recommendations arising from the SEA, AA and SFRA processes into the Plan. The FCDP identifies zones where different land uses are considered to be appropriate. The proposed development is located in Balbriggan and is zoned for residential development under the FCDP. The location of new residential development at this site has therefore been pre-empted in the FCDP which was subject to SEA and the consideration of alternatives. The proposed residential development with crèche is consistent with the zoning and related objectives of the FCDP. Please refer to the Statement of Consistency under separate cover for further details of planning policy compliance.

SEA is the appropriate mechanism for assessing the environmental effects of plans, programmes and strategies of a public nature and considers the impact of future development on a strategic basis. The potential impacts of the future development of the zoned lands in Balbriggan were addressed under the SEA and any mitigation measure required form part of the policies and objectives of the FCDP.

6.2 FLEMINGTON LOCAL AREA PLAN

The application site falls within an area of Balbriggan which is subject to the preparation of a local area plan. The Flemington Local Area Plan (LAP) was adopted in 2024. The LAP has been subject to Strategic Environmental Assessment (SEA) Screening, Appropriate Assessment (AA) Screening and Strategic Flood Risk Assessment (SFRA). The screening exercise for SEA concluded that a full Strategic Environmental Assessment was not required, given the nature and scale of development proposed and its potential impacts. The Flemington LAP was screened for Appropriate Assessment during its preparation at draft stage that concluded that a full Appropriate Assessment was not required.

As acknowledged by the SEA Screening Report, the environmental problems relevant to Fingal County are detailed in the Environmental Report prepared as part of the SEA for the FCDP. The LAP does not give rise to environmental problems for the plan area.

The cumulative nature of the effects

The LAP is subservient to the Fingal Development Plan 2023-2029, which itself was subject to Strategic Environmental Assessment and Appropriate Assessment. The lands are zoned for residential development in the Development Plan and no new zonings are proposed.

No cumulative effects on the environment arise from the LAP and there is no change to the findings of the Strategic Environmental Assessment (SEA) and associated environmental report and statement prepared for the Fingal Development Plan 2023-2029.

Figure 5 Extract from Table 4.2 of the Flemington LAP SEA

The overall nature and scale of future development on the lands was considered as part of the Strategic Environmental Assessment (SEA) of the Local Area Plan in addition to Strategic Environmental Assessment of the zoning objective applied by the Fingal County Development Plan 2023-2029 (as varied).

A review of available results from relevant assessments of the effects on the environment carried out pursuant to European Union legislation is set out at Appendix A. None of these results affect the screening information for the proposed development.

6.3 PROJECT SPECIFIC ASSESSMENT CARRIED OUT PURSUANT TO EU LEGISLATION

The following assessments are submitted with the subject application and have been taken into account by this screening report:

- An Appropriate Assessment screening report has been prepared to enable the competent authority to comply with Article 6(3) of Council Directive 92/43/EEC (The Habitats Directive).
- An Ecological Impact Assessment (EclA) is submitted which considers the Habitats Directive (92/43/EEC) and the Birds Directive (2009/147/EC).
- An Engineering Services Report which has had adheres to Development Plan policies regarding the Water Framework Directive (2000/60EC).
- A Flood Risk Assessment which has complies with Development Plan policies regarding the EU Floods Directive on the assessment and management of flood risks (2007/60/EC) .
- Climate Action and Energy Statement which has had regard to the Climate Action Plan (2024 Update) Development Plan policies and the EU Energy Performance of Buildings Directive 2010 (2010/31/EU) (EPBD), Building Regulations Part L which set energy performance requirements to achieve Nearly Zero Energy Buildings performance as required by Article 4(1) of the Directive for new buildings.

7.0 CONCLUSION

It is recognised that Fingal County Council is the competent authority for undertaking a preliminary examination and/or determination as to whether or not significant effects are likely to arise as a result of the proposed development and an EIAR is required. It is submitted, based on the information provided, there is sufficient evidence to conclude that there is no likelihood of any significant impact on the environment arising from the proposed development. This conclusion is made having regard to;

- The nature, size and scale of the project which is below the thresholds in respect to Class 10 (b)(i) and 10(b)(iv) of the Planning and Development Regulations 2001 (as amended).
- The relevant policies and objectives of the Fingal County Development Plan 2023-2029 (as varied), including the site being zoned RA – Residential Area and the results of the strategic environmental assessment of this plan undertaken in accordance with the SEA Directive (2001/42/EC).
- The suburban nature of the site and its relatively low environmental sensitivity.
- The pattern of existing and permitted development in the area.
- The measures proposed by the applicant envisaged to avoid or prevent what might otherwise be significant effects on the environment identified in the preliminary construction management plan and EclA under separate cover.

As a result of this conclusion, an EIAR is not required.

8.0 QUALIFICATIONS

This report was completed by Judith Horgan (B.A. Mod. Nat. Sci, MRUP, MIPI). Judith Horgan holds an honours degree from Trinity College Dublin in Natural Science and graduated in 2005 with a Masters in Regional and Urban Planning from University College Dublin. Judith completed an Advanced Diploma in Planning and Environmental Law in 2021 and has significant experience in development management and design elements of planning applications. Judith has been responsible for coordinating a range of residential and commercial developments on both greenfield and brownfield sites in both Ireland and the UK. Judith has also managed, co-ordinated and complied Environmental Impact Assessment Reports.

APPENDIX A OTHER RELEVANT ASSESSMENTS OF THE EFFECTS ON THE ENVIRONMENT CARRIED
OUT PURSUANT TO EUROPEAN UNION LEGISLATION

EU Legislation	Assessments	Relevance to the proposal
Ambient Air Quality Directive and cleaner air for Europe (2024/2881, 2004/107/EC, 008/50/EC)	Under the Clean Air for Europe Directive, EU member states must designate 'Zones' for the purpose of managing air quality. For Ireland, four zones were defined in the Air Quality Standards Regulations 2011.	Balbriggan and surrounding area is Zone C. The current air quality index for Fingal is 'good' ² .
Environmental Noise Directive (2002/49/EC)	The EU Environmental Noise Directive (END) requires that Local Authorities prepare strategic noise maps and action plans, setting out mitigation measures to reduce the harmful effects, including long term exposure to environmental noise from roads, railways and airport traffic and the protection of 'quiet areas'. Fingal County Council has prepared a Noise Action Plan for Dublin Airport and a separate Noise Action Plan for Fingal (to inform the Dublin Agglomeration Environmental Noise Action Plan 2018 – 2023), in compliance with requirements under the EU Environmental Noise Directive and the Environment Noise Regulations.	Balbriggan is outside the Airport Noise Zones. The site is not located within a high noise environment. The END does not apply to noise from domestic activities or neighbourhood noise ³ .
Waste Framework Directive (2008/98/EC as amended by Directive (EU) 2018/851)	The Government's Waste Action Plan for a Circular Economy 2020–2025 provides Ireland with a roadmap for waste planning and management and is supported by the Circular Economy Act 2022, and the Whole of Government Circular Economy Strategy 2022 to comply with EU Waste Directive obligations.	A resource and waste management plan will operate during the construction phase of the proposed development in agreement with Fingal County Council and the appointed contractor. The new residential area is designed to provide storage that facilitates the three bin system, encouraging waste separation and assisting in the achievement of waste stream targets. The development will be fully accessible for refuse bin collection by a licenced operators as

² <https://airquality.ie/>

³ Dublin Agglomeration Noise Action Plan 2024-2028 (2025), para.1.1.4

EU Legislation	Assessments	Relevance to the proposal
	The National Waste Management Plan for a Circular Economy 2024-2030 is the single plan prepared to replace the previous regional waste management plans.	detailed in the operative waste management plan submitted with the planning application.
Urban Wastewater Treatment Directive [EU 2024/3019 Drinking Water Directive	The Urban Wastewater Treatment Directive and the Drinking Water Directive set out the required standards for wastewater and water supply respectively. National policy for the delivery and development of water and wastewater services is set out in the Water Services Policy Statement 2018 – 2025 (WSPS, 2018), which highlights key objectives for the delivery of water and wastewater services up to 2025. Uisce Éireann in its role as a prescribed body guides Planning Authorities in relation to water services through its recommendations on planning applications and on statutory development plans. UÉ is responsible for the provision of public water services and the management of water supply and wastewater investment.	The proposed development has a confirmation of feasibility from UE for both waste water connection and water supply.
Water framework directive	Ireland is required to produce a River Basin Management plan (RBMP) under the Water Framework Directive (WFD). UÉ's planned capital investment in the upgrading of wastewater treatment plants and collection systems will address the priorities set out in the RBMP.	The proposed development has confirmation of feasibility for a connection to the public wastewater system.
Major Accident Directive (Seveso III) (European Council Directive 2012/18/EU)	The application site is not in proximity to any Seveso site. the closest Seveso sites are in Drogheda (c.13km) and Swords (c.17km).	Not relevant to the proposal.

APPENDIX B SITE LAYOUT PLAN (NOT TO SCALE)

APPENDIX C PLANNING CONTEXT TABLE

The projects outlined in Table 3 located within c.1km of the application site were reviewed with regard to the potential for cumulative effects on the environment using the following data sources-

- Fingal County Council website <https://planning.agileapplications.ie/fingal/search-applications/>
- An Coimisiún Pleanála website: <https://www.pleanala.ie/>

The projects considered are large scale developments that have been granted planning permission or are currently awaiting a decision by the planning authority. It is noted that the North Irish Sea Array Windfarm is currently under consideration by An Coimisiún Pleanála (ACP-319866-24). The Bremore Grid Facility is proposed to be located c.300m to the north east of the application site and is identified by No.3 in the map below.

Table 3: Planning Search Results for the immediate area of the application site					
Project No.	PA. Ref. No.	Applicant	Description summary	Decision	EIA Directive
1	LRD0069/S3e	Glenveagh Homes Ltd	815no. dwellings, demolition of a single storey dwellings, provision of a portion of a C-Ring Road, Community Pavillion, retail unit and two crèche buildings.	Granted	Environmental Impact Assessment Report (EIAR)
Screening/Determination Conclusion					
	Before making a decision to grant planning permission for the proposed LRD, Fingal County Council undertook an EIA. According to the Chief Executive Report, the planning authority were satisfied the EIAR was prepared in accordance with the requirements of the 2014 EIA Directive 2014/52/EU. The reasoned conclusion by Fingal County Council states <i>“The Planning Authority is satisfied the proposed development would not result, either directly or indirectly, in likely significant effects on the environment and demonstrates compliance with the provisions of Article 3, 5 and Annex (IV) of the EU Directive 2014/52/EU.”</i> Condition 2 requires the mitigation measures identified and contained within the EIAR to be implemented in full.				

Project No.	PA. Ref. No.	Applicant	Description summary	Decision	EIA Directive
2	LRD0048/S3e ABP-321437-24	Marshall Yards	197no. dwellings, 1no. retail/café unit and 1no. retail/medical unit. (Ladywell Phase 4). The proposal also amended the layouts shared with permitted development – Phase 3 (F21A0055/ABP-312048-21), Phase 3B(F22A/0526 and Phase 3C (F22A0670).	Granted	Environmental Impact Assessment Report (EIAR) According to the Non-technical Summary of the EIAR “The cumulative Phase 3 and Phase 4 development of c. 434 units at Ladywell does not breach the 500-unit threshold for the preparation of a mandatory EIAR. However, the cumulative size of the site is greater than 10 hectares at 14.69 hectares (gross) and therefore an EIAR is being prepared.
Screening/Determination Conclusion					
	The Board completed an Environmental Impact Assessment in relation to the proposed development and concluded that, subject to the implementation of the mitigation measures proposed, as set out in the Environmental Impact Assessment Report, and, subject to compliance with the conditions set out below, the effects of the proposed development on the environment, by itself and in combination with other plans and projects in the vicinity, would be acceptable. In doing so, the Board adopted the report and conclusions of the Inspector. Overall, the Board was satisfied that the proposed development would not have any unacceptable effects on the environment.				
Project No.	PA. Ref. No.	Applicant	Description summary	Decision	EIA Directive
3	PARTXI/006/20	Fingal County Council	Bremore Regional Park Development Project	Grant Approval	Preliminary Examination

Screening/Determination Conclusion					
	In accordance with Article 81 and Article 120 of the Planning and Development Regulations 2001 (as amended), Fingal County Council concluded from a preliminary examination that no significant effects on the environmental are likely as a result of the proposed development and that an Environmental Impact Assessment was not required. This proposal was approved under Part 8.				
Project No.	PA. Ref. No.	Applicant	Description summary	Decision	EIA Directive
4	F21A/0668	Board of management, St.Molaga's Senior National School.	Removal of existing temporary schools buildings, demolition of existing school and construction of a new two storey school building.	Granted	Preliminary Examination
Screening/Determination Conclusion					
	According to the Report of the Planning Officer P.A.Ref. F21A/0668, <i>"The proposed development is not listed in Schedule 5 (Part 1 or Part 2) of the Planning and Development Regulations 2001 as amended nor does the proposed development meet the requirements for sub-threshold EIA as outlined in Section 103 of the Planning and Development Regulations 2001 as amended. No environmental impact assessment (EIA) is therefore required."</i> (p.19)				
Project No.	PA. Ref. No.	Applicant	Description summary	Decision	EIA Directive
5	NA29N.320164		DART+ Coastal North Railway Order	Make Railway Order	Environmental Impact Assessment Report (EIAR)
	The Commission completed an environmental impact assessment in relation to the proposed development and concluded that, subject to the implementation of the mitigation measures set out in the Environmental Impact Assessment Report, and subject to compliance with the conditions set out below, the effects on the environment of the proposed development, by itself and in combination with other development in the vicinity, would be acceptable.				



Figure 6 Permitted Developments (approximate location of planning application site in red)