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Prepared by CWPA Planning & Architecture

CWPA

Planning & Architecture



EIA Screening Report

120 no. bed Large - Scale Residential Development (LRD).

Lands at Baldoyle, Dublin 13.

Submission to Fingal County Council on behalf of Rondesere Ltd.



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Quality Assurance - Mandate Stature

This document has been prepared and scrutinized in accordance with CWPA Planning & Architecture Quality Assurance team provisions.

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Application Information:

Applicant: Rondesere Ltd.
Planning Authority: Fingal County Council.
RE: Large Scale Residential Development submitted to Fingal County Council.
Subject Site: Baldoyle, Co. Dublin
Prepared By: CWPA Planning & Architecture

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1.0 Introduction

1.1 Purpose of the EIA Screening Report

CWPA Planning & Architecture, Unit 10, North street Business Park, Seatown West, Swords, Co. Dublin, has been retained by our client, Rondesere Ltd., to prepare this Environmental Impact Assessment (EIA) Screening Report in accordance with Article 299B (1)(b(ii)(II)(C) of the Planning and Development Regulations 2001, as amended to assess the potential impacts on the environment as result of the proposed Large – Scale Residential Development (LRD) on lands at Grange Road, Baldoyle, Dublin 13.

The purpose of this EIA Screening Report is to determine whether there is any requirement for the preparation of an Environmental Impact Assessment Report (EIAR) for the proposed development, as set out in the mandatory and discretionary provisions of the Planning and Development Act 2000, as amended, and Schedule 5 of the Planning and Development Regulations 2001, as amended. The requirement for a ‘*sub-threshold*’ development to be subject to an EIAR is determined by the likelihood of the development or the characteristics of the development. The EIA screening exercise outline below has examined the proposed Strategic Housing Development with reference to the relevant thresholds and criteria.

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016 (as amended). The total planning application site area extends to c. 0.46 hectares.

The development, as described within the statutory site notices consists of the following:

1. *Demolition of existing, single storey, storage structures on the subject site (c. 446.5 m² GFA).*
2. *The construction of a residential development (c. 15, 234.11 m² GFA) comprising of 120 no. apartment units (15 no. studio units, 18 no. 1 bed units, 78 no. 2 bed units, 7 no. 3 bed units, 2 no. 4 bed penthouse units) within 1 no. block (ranging in height from 4 - 12 storeys over basement level).*
3. *The construction of a basement to be accessed off Myrtle Road with provision of c. 47 no. car parking spaces, including accessible spaces, electric vehicle charging points and residential visitor parking.*
4. *Addition of 2 no. crèche drop off car parking spaces at surface level.*



5. *Provision of 360 no. bicycle parking spaces for residents, visitors, and commercial uses in secure locations both at basement level and within the public realm throughout the scheme, 60 spaces of which are surface level visitor spaces.*
6. *All apartments are provided with private terraces / balconies.*
7. *Provision of c. 1877 m² of open space to serve the development including green roof garden terraces between 5th and 10th floor level.*
8. *Provision of a childcare facility at ground floor level (c. 156.6 m² GFA) with capacity in the order of 35 no. children and associated, secure, open play area (c. 117.1 m²).*
9. *Provision of Café unit (c. 70 m² GFA) at ground floor level with associated outdoor seating area.*
10. *Provision of associated gymnasium at ground and first floor level (c. 273.12 m²).*
11. *Provision of Multipurpose Room (c. 48 m² GFA) and Residents Lounge (c. 20 m²) at first floor level.*
12. *Total non-residential use is c. 567.72 m² (3.73 % of overall development).*
13. *The development will also provide for all associated ancillary site development infrastructure including: ESB sub-station, bike stores, bin stores, plant rooms, public lighting, new watermain connection and foul and surface water drainage; internal roads & footpaths; site landscaping, including boundary treatments; associated scheme signage, and all associated site development and excavation works above and below ground necessary to facilitate the development.*

The total site area is c 0.45 ha with a density of 266.6 unit per hectare.

1.2 Statement of Authority

This EIA Screening Report has been carried out by CWPA Planning & Architecture for the consideration of Fingal County Council. In accordance with EIA Directive 2014/52/EU, we confirm that the experts involved in the preparation of this EIA Screening Report are fully qualified and competent in their relevant areas of expertise, ensuring that the information contained in this document is of a high quality and reliable.

1.3 Description of proposed development

Planning permission is being sought for a Large- Scale Residential Development (LRD) application on behalf of Rondesere Ltd. which consists of 120 no. residential units at Grange Road, Baldoyle, Dublin 13. The proposed development will consist of 15 no. studio units, 18 no. 1 bed units, 78 no. 2 bed units, 7 no. 3 bed units, 2 no. 4 bed penthouse units within 1 no. block ranging in height



from 4- 12 storeys over basement level. Additional uses including a crèche, Gym facility, Lounge, Multipurpose Room and café are proposed as part of the development.

The proposed development also consists of the construction of a basement car park to be accessed off Myrtle Road with provision of c. 47 no. car parking spaces, including accessible spaces, electric vehicle charging points and residential visitor parking with the addition of 2 no. crèche drop off car parking spaces at surface level. In addition, it is proposed to provide 360 no. 'long stay' residential bicycle parking spaces at basement level together with additional 60 no. visitor bicycle parking spaces in secure locations at surface level.

A high standard of landscaping works are proposed throughout the scheme which compliments the proposed development visually.

2.0 Background & Methodology

2.1 Legislation

The key statutory instruments of relevance to this EIA Screening Report are as follows:

- Directive 2014/52/EU, amending Directive 2011/92/EU, on the assessment of the effects of certain public and private projects on the environment;
- Planning and Development Act 2000-2023 ('PDA 2000'); AND
- Planning and Development Regulations 2001 – 2022 ('PDR 2001').

2.2 Guidelines

In the preparation of this document, regard has been had to the following guidance documents:

- 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.*
- European Commission (EC, 2017). *Environmental Impact Assessment of Projects – Guidance on Screening.*
- Office of the Planning Regulator (OPR, 2021). *OPR Practice Note PN02: Environmental Impact Assessment Screening.*



2.3 Legislative Text

The original EIA Directive (Directive 85/337/EEC) came into force in 1985 with the objective to ensure a high level of protection of the environment and of human health, through the establishment of minimum requirements for the environmental impact assessment of projects”.

The EIA Directive was amended in 1997, 2003 and 2009, and subsequently codified by Directive 2011/92/EU. The 2011 codified directive was itself amended by Directive 2014/52/EU (the ‘EIA Directive’). The EIA Directive is transposed into Irish legislation by the Planning and Development Act 2000, as amended (PDA 2000), and the Planning and Development Regulations 2001, as amended (PDA 2001).

Part 1 of Schedule 5 of the PDR 2001 lists the classes of development for which an EIA is mandatory requirement. Part 2 of Schedule 5 sets specific thresholds for classes of development at or above which an EIA is also mandatory requirement. Where a project is not of a class of development listed in either Part 1 or Part 2 of Schedule 5, an EIA is not required.

3.0 Statutory Requirement for an EIAR¹

Projects requiring an Environmental Impact Assessment Report are set out in Schedule 5 of the Planning and Development Regulations, 2001, as amended. Part 1, Schedule 5 lists those projects that require a mandatory EIS irrespective of the size in any of the European Union (EU) Member States whereas Part II identifies the threshold limits for any given project that requires a mandatory EIAR within the Republic of Ireland. Article 10(b)(i) of Part II ‘*Infrastructure Projects*’ indicates that an EIAR is required for the construction of more than 500 no. dwellings.

The proposed Large – Scale Residential Development (LRD) application has a total of c. 120 no. residential units consisting of a total of 15 studio units, 18 no. 1-bedroom units, 78 no. 2-bed units, 7 no. 3-bedroom units, 2 no. 4-bedroom penthouse units. The proposed development therefore does not meet or exceed the thresholds for which the preparation of an Environmental Impact Assessment Report is a mandatory requirement.

Another threshold is the size of the development site, in this regards, Article 10(b)(iv) requires that an Environmental Impact Assessment Report be prepared for urban developments which would have a site area greater than 2.0 hectares in the case of a business district, 10.0 hectares in

¹ EIAR – Environmental Impact Assessment Report



the case of other parts of a built-up area and 20.0 hectares elsewhere. The total site area amounts to c. 1.12 acres and there is not considered within to meet or exceed the threshold of 20 hectares.

4.0 EIAR Screening for Sub-Threshold Developments

The criteria under which this proposed Large – Scale Residential Development (LRD) application must be considered are outlined with Article 27 of the European Communities (Environmental Impact Assessment) Regulations, 1989, and Schedule 7A of the Planning and Development Regulations 2001, as amended and the screening criteria categories include the following:

- (i) Characteristics of the proposed development;
- (ii) Location of the proposed development; and,
- (iii) Characteristics of potential impacts.

4.1 Characteristics of the Proposed Development

4.1.1 Size of the Proposed Development

Planning permission is being sought for a Large - Scale Residential Development (LRD) application on behalf of Rondesere Ltd. which consists of 120 no. residential units at Grange Road, Baldoyle, Dublin 13. The proposed development will consist of 15 no. studio units, 18 no. 1 bed units, 78 no. 2 bed units, 7 no. 3 bed units, 2 no. 4 bed penthouse units within 1 no. block ranging in height from 4 - 12 storeys over basement level. Additional uses including a crèche, Gym facility, Lounge, Multipurpose Room and café are proposed as part of the development.

The proposed development also consists of the construction of a basement car park to be accessed off Myrtle Road with provision of c. 47 no. car parking spaces, including accessible spaces, electric vehicle charging points and residential visitor parking with the addition of 2 no. crèche drop off car parking spaces at surface level. In addition, it is proposed to provide 360 no. 'long stay' residential bicycle parking spaces at basement level together with additional 60 no. visitor bicycle parking spaces in secure locations at surface level.

A high standard of landscaping works are proposed throughout the scheme which compliments the proposed development visually and all associated site development and excavation works above and below ground necessary to facilitate the development on a site extending to c. 1.12 acres.



Having regard for the above, the proposed Large Scale Residential Development falls below the Environmental Impact Assessment Report threshold for 'Infrastructure Projects' that is set out under 10(b)(iv) of Part 2 of the fifth Schedule of the Regulations and Schedule 7(a) of the Regulations.

4.1.2 Potential Cumulative Impact with other Developments

CWPA Planning & Architecture have completed searches of the plans and projects that may have the potential to result in cumulative impacts. Data sources included:

- a) Fingal County Council planning portal²;
- b) An Bord Pleanála³; and,
- c) EIA Portal⁴

The search completed has revealed the following planning applications that have occurred adjacent to the subject site.

- Reg. Ref. 310418-21

Development Description: *Alterations of previously permitted Fingal County Council Register Reference number F16A/0412 (An Bord Pleanála Reference Number PL06F.248970) as amended by F20A/0258 and F221A0046) for 882 no. residential units (135 no. houses and 747 no. apartments), creche and associated site works.*

Decision: Grant Permission.

Decision Date: 22/09/2021

- Reg. Ref. LRD0015/S3

Alterations were made to Reg. Ref. 310418-21 under Reg. Ref. LRD0015/S3, resulting in a reduction in height to various previously approved apartment blocks.

² <https://fingalcoco.maps.arcgis.com/apps/webappviewer/index.html?id=3fa7d9df584c4d93aab202638db9dd1a>

³ <https://www.pleanala.ie/en-ie/case-search>

⁴ <https://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>



Description: *The proposed development seeks to amend permitted SHD under ABP Reg. Ref. 310418 resulting in an overall reduction of 55 no. units from 882 (as permitted) to 827 no. units (as proposed) within GA1 lands.*

** Reduction in building height of Block A1 from an 8-6 no. storey building (as permitted) to a 7-6 no. storey building.*

** Reduction in building height of Block D1 from an 9-6 no. storey building (as permitted) to a 7-6 no. storey building.*

** Reduction in building height of Block D2 from an 8-6 no. storey building (as permitted) to a 7-6 no. storey building.*

** Reduction in building height of Block D3 from an 15-5 no. storey building (as permitted) to a 10-5 no. storey building.*

Decision: Granted.

Decision Date: 29/05/2023.

- Reg Ref: 311016-21

Development Description: 1,221 no. apartments, creche and associated site works.

Decision: Granted With Conditions.

Decision Date: 23/11/2021.

- Reg. Ref. LRD0016/S3

Alterations were made to Reg Ref: 311016-21 under Reg. Ref. LRD0016/S3, resulting in a reduction in height to various previously approved apartment blocks.

Description: *The proposed development seeks to amend the SHD permitted under ABP Reg. Ref. 311016 resulting in an overall reduction of 97 no. units from 1,221 (as permitted) to 1,124 no. units (as proposed) within GA3 land.*

** Block G1 - reduction in height from 10-4 no. storey building (as permitted) to 7-4 no storey building.*

** Block G2 - reduction in height from 10-4 no. storey building (as permitted) to 7-4 no. storey building.*

** Block G3 - reduction in height from 15-7 no. storey building (as permitted) to 10-6 no. storey building.*



* Block G5 - reduction in height from 10-4 no. storey building (as permitted) to 7-4 no. storey building.

* Block E1 - reduction in height from 8-5 no. storey building (as permitted) to 7-5 no. storey building.

Decision: Granted with Conditions.

Decision Date: 25/05/2023.

- Reg Ref: 313222-22

Development Description: *1,007 no. apartments, creche and associated site works.*

Decision: Refused.

Decision Date: 16/03/2023.

It has been concluded that there will be no negative impact of the proposed development onsite. The location of the proposed development is not within a close proximity to any Natura 2000 sites. It is not within a rurally zoned area or located near any vegetation or hedgerows. The proposed development simply follows the pre-existing setting of the area, which as shown above, contains approved LRD's.

4.1.3 The Use of Natural Resources

The nature of the proposed development, involves the development of a vacant, underutilised, brownfield site, there is no appreciable change in the use of (standards construction) natural resource, soil, land, water or biodiversity and significant environmental effects will arise.

4.1.4 The Production of Waste

Given the nature of the proposed development, there is no appreciable change in the production (standard construction) waste and there will be no significant environmental.

4.1.5 Pollution & Nuisances

The subject site is not located within or directly adjoining any designated Natura 2000 sites.

When the proposed LRD is under construction as well as the potential existence of the proposed development, there is no pollution and nuisances are anticipated and no significant environmental effects will arise.



4.1.6 The Risk of Accidents, having regard to substances and/or technologies

During the construction stage, there is no risk or of or from major accidents and or disasters are applicable to the proposed development.

4.2 Location of the Proposed Development

4.2.1 Site Location & Description

The subject lands at Baldoyle are zoned RA, in the Fingal Development Plan 2023-2029. Accordingly, the lands for the proposed residential development are inline with the Core Strategy. There is no change between the existing and the proposed land use.

Fig 1 Site Layout.





4.2.2 The Relative Abundance, Quality and Regenerative Capacity of Natural Resource in the area

As is considered standard in any development of the proposal's nature, a large quantum of construction material will be required for the construction of the proposed development.

4.2.3 The Absorption Capacity of the Natural Environment

The following section considers the impacts of the proposed LRD on the surrounding natural environment.

Wetlands: Not applicable
Coastal Zone: The proposed development is located 500m west of the coast of Baldoyle Bay. There will be significant effects.
Mountain & Forest Areas: There are no mountainous or forest woodlands nearby that could be affected by the proposed development.
Nature Reserves and Parks: There are no nature reserves or parks nearby that could be affected by the proposed development.
Protected and Designated Areas: There are no protected or designated areas as described within the Planning and Development Act 2000 located within the subject site or directly adjoining the subject lands. The development has been screen for AA and has said the proposed development has no significant effect on the sites
Densely Populated Areas:



The proposed development is located within a residentially zoned area and an area of emerging residential development..

Landscape Historical, Cultural or Archaeology Significance:

The subject site is not located within a sensitive area. It is located over 500m west of the coastal environment of Baldoyle Bay, the main landscape of significance in the area, which it has no significant effects on.

4.3 Type & Characteristics of the Potential Impacts

Within this section of the EIA Screening Report, Schedule 7 will be considered. Schedule 7 relates to the characteristics of the potential impacts and the location of the proposed development having particular regard to the following:

‘The likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2, with regard to the impact of the project on the factors specified in paragraph (b)(i)(I to (V) of the definition of ‘environmental impact assessment report’ in section 171A of the Act, taking into account –

- (a) *The magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected),*
- (b) *The nature of the impact,*
- (c) *The transboundary nature of the impact,*
- (d) *The intensity and complexity of the impact,*
- (e) *The probability of the impact,*
- (f) *The expected onset, duration, frequency and reversibility of the impact,*
- (g) *The cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment, and*
- (h) *The possibility of effectively reducing the impact.*



4.3.1 Magnitude & Spatial Extent of Potential Impacts

The nature of the proposed development, the magnitude and spatial extent of any impact will be minor and localised to immediately adjoining areas.

4.3.2 Transfrontier Impacts

It is not envisaged that there will be any transfrontier impacts associated with the proposed development.

4.3.3 Magnitude & Complexity of Potential Impacts

The subject site is not located on or adjoining a sensitive character area, a designated Natura 2000 site and is not affected by any other relevant listed designations such as archaeological, architectural, preserved views, or tree preservations. Having regard for this, the magnitude and complexity of potential impacts from the proposed development area considered to be minor and temporary based around the construction stage of the proposed development.

4.3.4 Probability of Potential Impacts

During the construction stage, the probability of impact is low.

4.3.5 Duration, Frequency and Reversibility of Potential Impacts

The construction impacts are going to be temporary and capable of being addressed through standard construction stage management measures.

4.3.5 Cumulation with other existing development and/or development the subject of a consent for proposed development for the purposes of Section 172(1A)(B)

The proposed development is located in residential zoned lands. Other proposed developments listed under Section 4.1.2, show that the proposed development is located within an area that has been involved in going through significant change over the last few years.

The changing and developing context of the surrounding area and the nature of the proposed development, it is considered that cumulation with other permitted / planned development will not give rise to significant environmental effects.



4.3.6 Section 171A of Planning and Development Act 2000, as amended

The effects of the proposed Strategic Housing Development on the following factors need to be evaluated in an ‘*Environmental impact Assessment*’ as defined under Section 171A of the Planning and Development Act 2000, as amended:

- I. *‘Population and human health;*
- II. *Biodiversity, with particular attention to species and habitats protected under the Habitats Directive and the Birds Directive;*
- III. *Land, soil, water, air and climate;*
- IV. *Material assets, cultural heritage and the landscape;*
- V. *The interaction between the factors mentioned in clauses (I) to (IV)’ (section 171A of Planning and Development Act 2000, as amended).*

Population & Human Health

Population:

In terms of population, in the Fingal Development Plan 2023-2029 predicts that the area of Baldoyle/ Sutton will grow by just under 1000 people by 2029. The projected housing unit demand for that is 500 units.

Human Health:

Having regard for human health, any potential negative effects are likely to arise from the construction stage of the project as opposed to the operational stage. Such issues, as previously discussed, would include noise, dust, increased traffic and vibration impacts. A noise impact assessment was done by iAccoustics, which determined the impact of noise.

At operational stage, it is not anticipated that there would be any risk of effects on public health. There will be no impact on the proposed dwellings in terms of flooding on the subject site. Thus, it is envisaged that there is no risk to human health in terms of flooding or from any Seveso site.

Biodiversity



ESC Environmental have completed an Appropriate Assessment Screening which is included under a separate cover and submitted as part of this application. The concluding statement of this report denotes that;

The proposed development site is not located within or directly adjacent to any designated European site. Therefore, there will be no direct impact on any European sites as a result of the proposed development. The site will be serviced by existing sewerage systems and the surface water management is designed and constructed in accordance with the Greater Dublin Regional Code of Practice for Drainage Works and Sustainable Urban Drainage System (SUDS) principles. The site will have a bioretention area and a dry detention basin before the surface water is discharged to the existing surface water public sewer via a hydrobrake.

Land, Soil, Water, Air & Climate

Although the proposed development comprises of brownfield development, it is not envisaged that the proposed development will positively contribute to the area through the utilisation of existing infrastructure and upgrading of drainage networks in the area to provide sustainable solutions that will have no negative effects either alone or in combination with any European Sites.

As such, it is not anticipated that there will be any significant effects on land, soil, water, air or climate during the construction or operational stages of the development.

Material Assets, Cultural Heritage & Landscape

Material Assets:

A 'RA' Residential Area Land Use Zonings as described in the Fingal Development Plan 2023-2029 pertain to the subject site.

The proposed development has been designed with appropriate separation distances throughout the scheme between proposed and existing development. Moreover, a letter of design acceptance from Irish Water has been obtained by the design team demonstrating that there is appropriate capacity in the network.



A daylight/ sunlight assessment has been carried out by Digital Dimensions confirming that: *There will be a small reduction to the available daylight and sunlight levels to the adjacent dwellings and school building. The reduction will be minor and meets the recommendations of the BRE guidelines. There will be no reduction in sunlight to private or communal amenity spaces.*

Cultural Heritage:

There are not protected structures or buildings located within the boundary or directly adjoining of the proposed development. No recorded architectural sites or sites of architectural significance are visible from the project area at ground level. Therefore, there will be no impact on the setting of architectural sites by the development.

There is no moderate potential for previously unrecorded archaeological features or monuments to be present within the project area which may be impacted by the proposed development.

Landscape:

The subject site is a brownfield site. The subject lands are not located within a sensitive landscape and is not affected by any protected or preserved views or habitats. There will be an increase in scale on the subject lands and as such will change the landscape and views of the site. However, the design team have afforded careful consideration to the design of the proposed development to ensure it assimilates into its immediate surroundings. The effects of the proposed development have been taken into consideration in the associated Visual Impact Assessment (VIA) that has been prepared and submitted as part of this application. Please refer to this report for further information.

Interaction Between the Factors

From the interactions between all factors that have been considered within this EIA Screening Report, it is respectfully considered that there are no likely significant effects anticipated as a result of this development, either individually or in combination with other plans and projects in the vicinity.



5 Conclusion

It is considered that the proposed development would not be likely to have significant effects on the environment. The main reasons for this conclusion are as follows

- The nature of the proposed development where demolition is minimal and carried out accordingly.
- The proposed development is in accordance to the subject sites zoning and the emerging development patterns in the surrounding area.
- The proposed development will not give rise to any significant environmental effects.

Therefore, it is recommended that, having regard to the information contained in this documents, the conclusion is that there is no significant effects arising as a result of the proposed development; and therefore that there is no requirement for an EIAR.