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ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REPORT

FOR
STRATEGIC HOUSING DEVELOPMENT

AT
'KARUNA' & 'GLENINA' SANDYFORD ROAD,
SANDYFORD, DUBLIN 18

April 2022

ON BEHALF OF

Midsal Homes Ltd.

Prepared by

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Table of content

1 INTRODUCTION	8
1.1 Background	8
1.2 Project Objective	8
1.3 Project Overview	8
1.3.1 Construction Phase (Estimated Duration 24 months)	9
1.3.2 Operation Phase	9
2 DESCRIPTION OF THE PROPOSED DEVELOPMENT	10
2.1 Site Overview	10
3 EIA SCREENING PROCESS	8
3.1 Introduction	8
3.2 Legislative Requirements for an EIA	8
3.3 EIA Screening	11
3.4 Sub-Threshold Development	11
3.5 Characteristics of the Proposed Project	13
3.5.1 Size and Design of the Proposed Development	13
3.6 Site Planning History	13
3.6.1 Cumulation with Other Projects	14
3.6.2 Use of Natural Resources	19
3.6.3 Production of Waste	20
3.6.4 Pollution and Nuisances	21
3.6.5 Risk of Major Accidents and/or Disasters	22
3.6.6 Risk to Human Health	22
3.7 Location of the Project	23
3.7.1 Existing and Approved Land Use	23
3.7.2 Relative Abundance, Availability, Quality and Regenerative Capacity of Natural Resources	23
3.7.3 The Absorption Capacity of the Natural Environment	23
3.8 Characteristics of the Potential Impacts	29
3.8.1 Extent of the Impact	29
3.8.2 Transboundary Nature of the Impact	29
3.8.3 Magnitude and Complexity of the Impact	29
3.8.4 Probability of the Impact	41
3.8.5 Duration, Frequency, and Reversibility of the Impact	42

4	SUMMARY OF ASSESSMENT FINDINGS	43
5	EU LEGISLATION CONSIDERATION IN ACCORDANCE WITH ARTICLE 299B (1)(B)(II)(III)(C)	
	38	
6	CONCLUSION	41
7	REFERENCES	42

List of Tables

Table 1: Summary of EIA Activities	10
Table 2: Planned or Permitted Developments	14
Table 3: Natura 2000 sites within 15km of Proposed Development.....	25
Table 4: Summary of Assessment Findings	43

List of Figures

Figure 1: Site Location	8
Figure 2: Site Location (Myplan.ie, annotated by Thornton O'Connor Town Planning, 2022	9
Figure 3: Proposed Site Layout (Horan Rainsford Architects)	8
Figure 4: Flow Diagram of the Steps in Screening	11

1 INTRODUCTION

1.1 Background

Enviroguide Consulting was retained by Midsal Homes Ltd. (the Applicant) to prepare an Environmental Impact Assessment (EIA) Screening exercise for a strategic housing development containing 137 No. residential units at Glenina and Karuna, Sandyford Road, Dublin 18. The purpose of this report is to provide information to enable the relevant competent authority to carry out the screening for Environmental Impact Assessment and will highlight any significant effects, if any, that may arise through the Proposed Development during Construction and Operational Phases.

1.2 Project Objective

The overall objective of this EIA Screening exercise was to identify and assess the potential for environmental impact associated with the Proposed Development and to determine if EIA is required for the Proposed Development. The EIA requirement was determined as set out in the mandatory and discretionary provisions of the Planning and Development Act, 2000 (as amended) (the Act) and in Schedule 5 of the Planning and Development Regulations, 2001 as amended (the Regulations). Projects listed in Schedule 5, Part 1, of the Regulations, shall be subject to systematic assessment (Article 4(1) of the EIA Directive) as they are deemed as projects that have significant effects on the environment. Others, listed in the Schedule 5, Part 2 of the Regulations, contain threshold levels and for projects that fall below these thresholds, it is the decision of the competent authority to decide if an EIA (and the associated Environmental Impact Assessment Report (EIAR) is required. Whether a 'sub-threshold' development should be subject to EIA is determined by the likelihood that the development would result in significant environmental effects. Significant effects may arise due to the nature of the development, its scale or extent and its location in relation to the characteristics of the receiving area, particularly sensitive environments.

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

1.3 Project Overview

Midsal Homes Ltd. intend to apply to An Bord Pleanála for permission for a Strategic Housing Development at a Site with a total application area of 0.92 Ha and a developable area of approx. 0.829 Ha at Sandyford Road, Dublin 18. The site is bound by a residential development known as 'Coolkill' to the east, a 2 No. storey residential dwelling known as 'The Pastures' to the south, the Sandyford Road (R117) to the west and to the north by a residential development (which is under construction) known as 'Cul Cuile'.

The development will consist of:

- The demolition of the existing dwelling and ancillary buildings known as 'Glenina', the existing dwelling known as 'Karuna' and the existing boundary wall fronting Sandyford Road;
- The construction of a residential development principally comprising 137 No. apartments (32 No. 1-bed units, 78 No. 2-bed units and 27 No. 3-bed units) in 4 No. blocks ranging in height from part-1 No. storey to part-6 No. storeys with a part-basement/part-undercroft level (at Blocks B, C and D);
- The Proposed Development which has a gross floor space of 13,144 sq m (over a part-basement/part-undercroft level measuring 4,508 sq m, principally providing car and cycle parking and plant) also includes internal communal amenities and support facilities (404 sq m);
- 137 No. car parking spaces, which include 127 No. spaces and 6 No. GoCar spaces located at basement level (accessed beneath Block B) and 4 No. set down spaces located at surface level adjacent to Block A; motorcycle parking spaces; cycle parking spaces;
- Bin store;
- Substation;
- Switch room;
- Meter rooms;
- Plant rooms;
- New telecommunications infrastructure at rooftop level including microwave link dishes concealed in shrouds;
- Hard and soft landscaping, including communal amenity space;
- Private amenity space with balconies facing north, south, east and west;
- Boundary treatments;
- All associated works above and below ground.

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

1.3.1 Construction Phase (Estimated Duration 24 months)

The Construction Phase will principally consist of the demolition of the two existing dwellings known as 'Karuna' and 'Glenina' and the construction of a residential development comprising 137 No. Residential Units.

It is anticipated that the Construction Phase of the project will take approximately 24-30 months to complete.

1.3.2 Operation Phase

The Operational Phase of this development will consist of the normal day to day operations necessary for the ongoing maintenance of mainly residential units and part commercial use, consistent with the neighbouring land use in the area.

2 DESCRIPTION OF THE PROPOSED DEVELOPMENT

2.1 Site Overview

The Proposed Development is located on a approx. 0.829 hectare Site at 'Karuna' and 'Glenina', Sandyford Road, Dublin 18. The Site is currently comprised of two residential dwellings; 'Glenina', a single storey dwelling with an ancillary garage occupies the northern portion of the subject site. 'Karuna', a 2 No. storey dwelling occupies the southern portion of the subject site. The 2 No. existing dwellings on the subject site are not of any particular architectural merit or heritage which would preclude their demolition.

The subject site is generally irregular in shape and is in an area principally containing established low-density residential dwellings. The subject site is bounded by a residential development known as 'Coolkill' to the east. A two (2 No.) storey residential dwelling known as 'The Pastures' directly abuts the southern boundary of the subject site beyond which lies a residential development comprised of 12 No. two storey houses known as Lamb's Brook. The western boundary of the subject site directly adjoins the Sandyford Road (R117).

The Site is within the administrative jurisdiction of Dun Laoghaire Rathdown County Council (DLRCC) and the lands within the Site boundary are located within the 'A' zoning objective 'to provide residential development and improve residential amenity while protecting the existing residential amenities'.

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

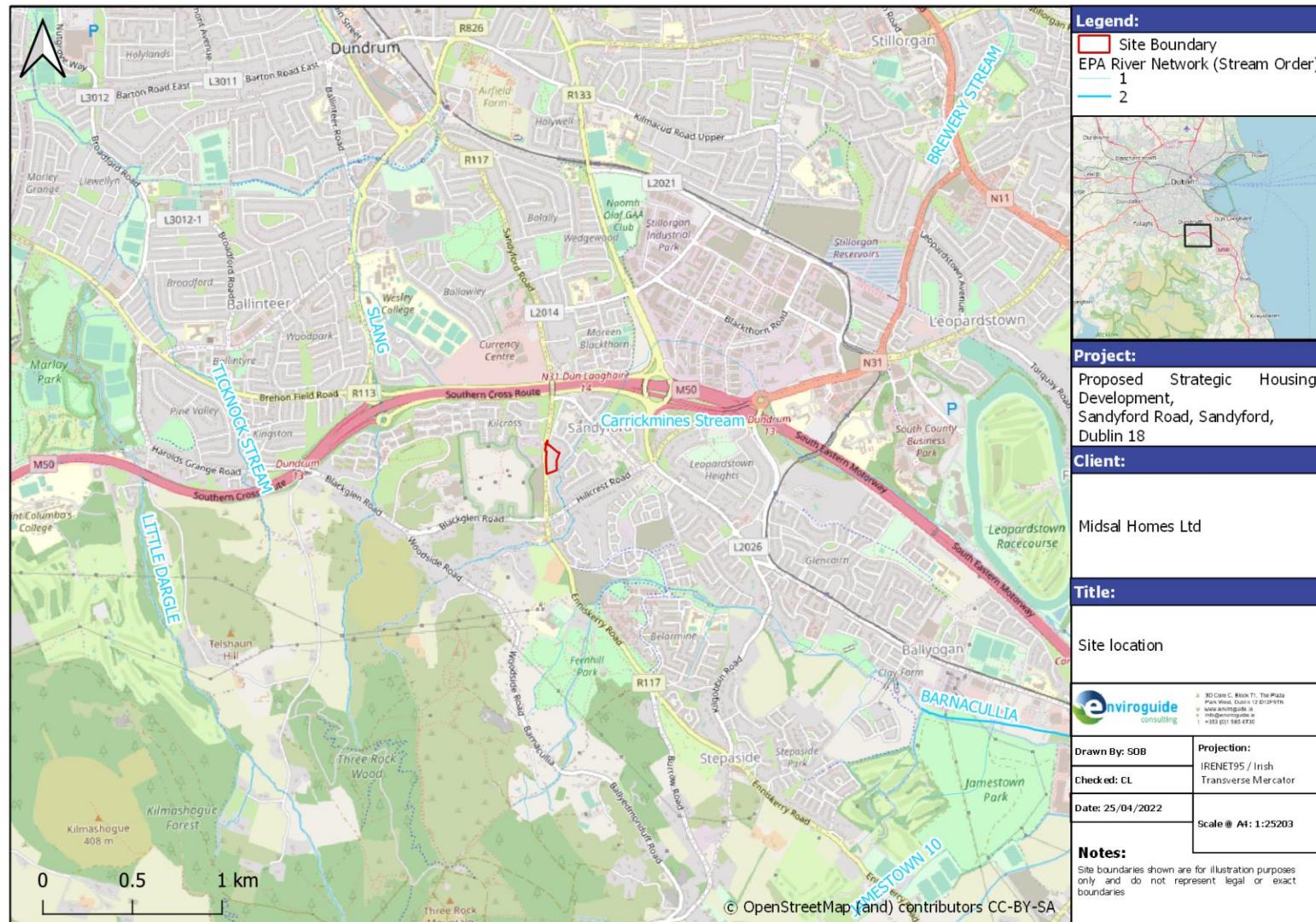


Figure 1: Site Location

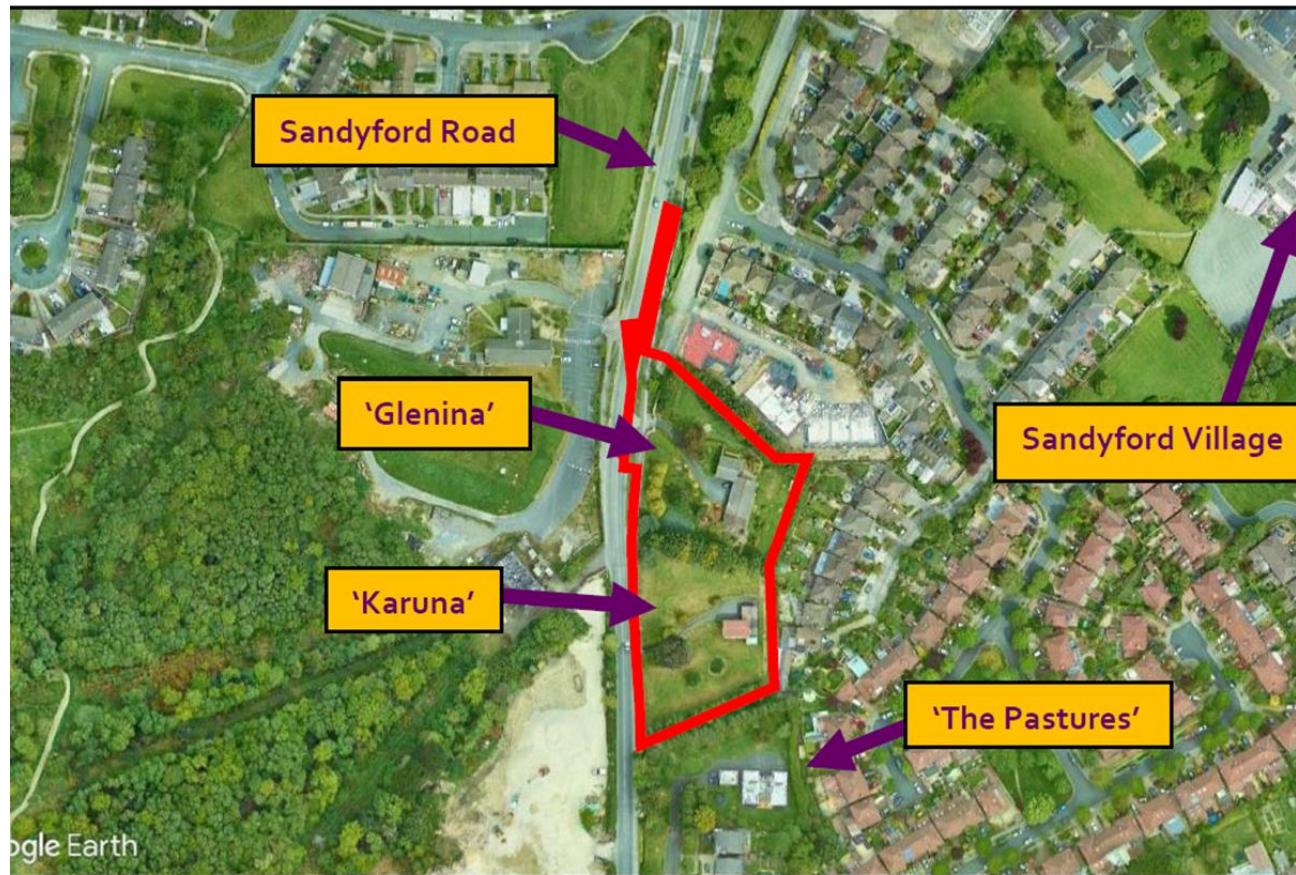


Figure 2: Site Location ([Myplan.ie](#), annotated by Thornton O'Connor Town Planning, 2022)

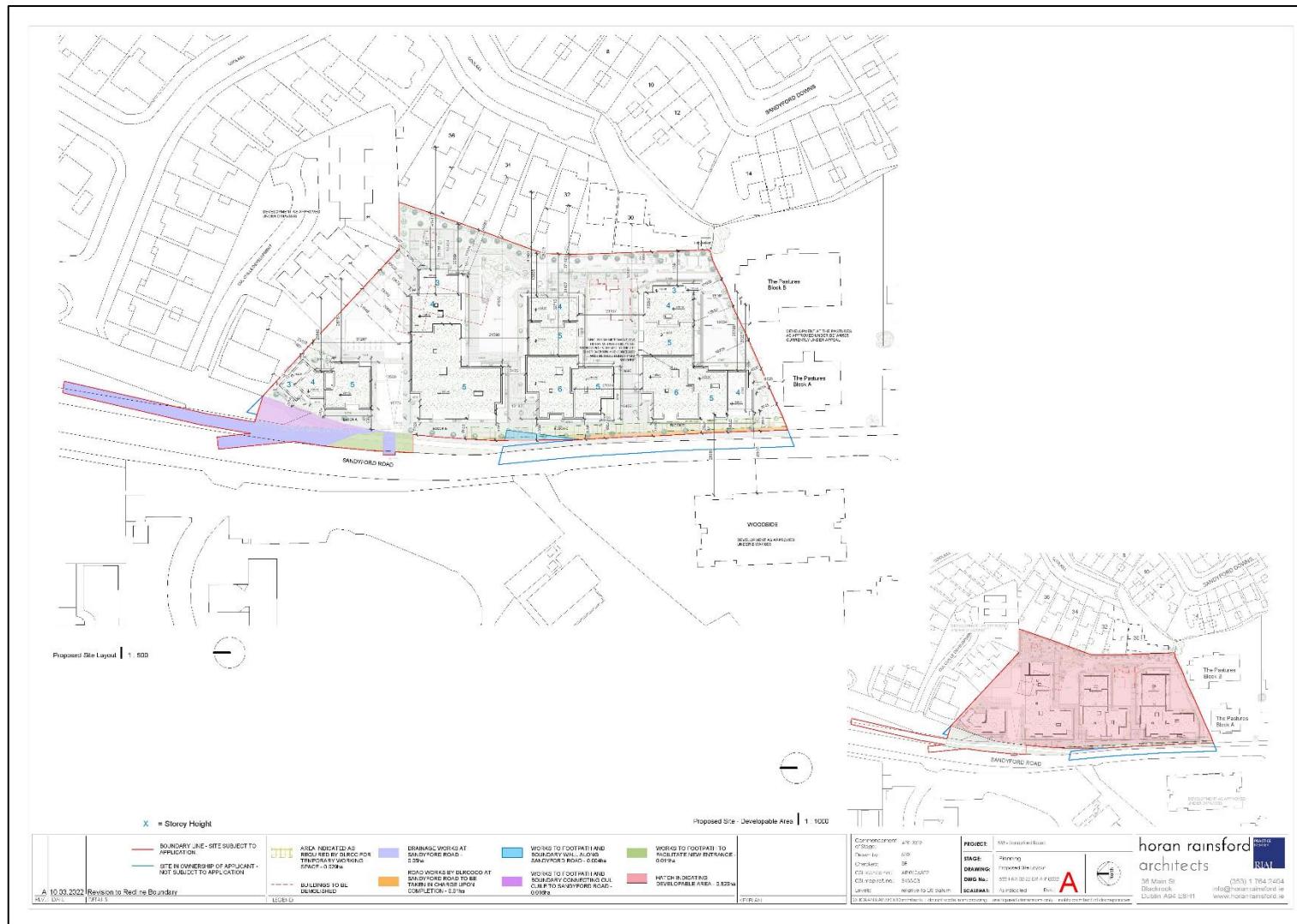


Figure 3: Proposed Site Layout (Horan Rainsford Architects)

3 EIA SCREENING PROCESS

3.1 Introduction

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

3.2 Legislative Requirements for an EIA

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

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

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

In some cases, Member States have also established "exclusion" or "negative" lists specifying thresholds and criteria below which EIA is never required or below which a simplified EIA procedure applies. There may be exceptions to the negative thresholds, for example, for projects in defined sensitive locations. Such exceptions will apply in the case of Habitats Directive assessments. The use of exclusion lists, defining thresholds below which EIA is never required, is very limited in the EU Member States. In Ireland the thresholds are defined in 'Article 120 of the Planning and Development Regulations 2001-2022.

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

There is no class set out under Part 1 of Schedule 5 in relation to the provision of a residential development. The Planning and Development Regulations 2001 – 2022 Schedule 5, part 2, 10 (b)(i) requires an EIA for the following:

"10. Infrastructure projects

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

The number of dwelling units as part of the residential development include 137 No. apartments. The development will consist of 32 No. 1 Bedroom Units, 78 No. 2 Bedroom Units and 27 No. 3 Bedroom Units. This is below the threshold of 500 units and therefore a mandatory EIA is not required.

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

The Proposed Development will include the provision of a total of 137 No. car parking spaces. These parking spaces are incidental to the primary purpose of the Proposed Development and therefore a mandatory EIA is not required.

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

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

The Proposed Development does constitute an 'urban development' as it is located within a built-up area on land which has been zoned for development by Dun Laoghaire and Rathdown County Council. However, as the total area of the Site for development has been confirmed as approx. 0.829 hectares, it is less than the required threshold and accordingly a mandatory EIA is not required.

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

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

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

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

As this Proposed Development is significantly below the threshold specified in the above Classes or the Classes do not apply, Class 10(b), 14 and 15, of Part 2, it is considered a sub-

threshold development on these grounds. Therefore, the Proposed Development does not meet the thresholds to require a mandatory EIA as per Schedule 5 of the Planning and Development Regulations and is considered to be a sub-threshold development in the context of Irish legislation.

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

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

Table 1: Summary of EIA Activities

Class of Activity	Description of Activity Class	Summary Comments	EIA Required?
Schedule 5 Part 2 10. (b) (i)	<i>Construction of more than 500 dwelling units.</i>	The number of dwelling units as part of the residential development include 137 No. Residential Units.	No
Schedule 5 Part 2 10 (b) (ii)	<i>Construction of a carpark providing more than 400 spaces, other than a carpark provided as part of, and incidental to the primary purpose of, a development.</i>	The Proposed Development will include the provision of a total of 137 No. car parking spaces. These parking spaces are part of the Proposed Development and therefore a mandatory EIA is not required.	No
Schedule 5 Part 2 (10)(b)(iv)	<i>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.</i>	Proposed Development does not exceed the required threshold. The total Site area is approx. 0.829 hectares.	No
Schedule 5 Part 2 14	<i>Works of Demolition Works of demolition carried out in order to facilitate a project listed in Part 1 or Part 2 of this Schedule where such works would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.</i>	The Proposed Development will be reviewed having regard to the criteria set out in Schedule 7. The findings of this review will be detailed in this report's conclusions.	To be determined by this EIA Screening*
Schedule 5 Part 2	<i>Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development but which would be</i>	The Proposed Development will be reviewed having regard to the criteria set out in Schedule 7. The findings of	To be determined by this EIA Screening*

Class of Activity	Description of Activity Class	Summary Comments	EIA Required?
15	<i>likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.</i>	this review will be detailed in this report's conclusions.	

* Note that Section 5 of this EIA Screening has concluded the Proposed Development will not have significant effects on the environment and accordingly an EIA is not required.

3.3 EIA Screening

The process of evaluating the likelihood of a project listed in Annex II requiring an assessment is called Screening. Figure 4 below, from The Environmental Impact Assessment of Projects, Guidance on Screening (European Commission, 2017) provides the steps involved in the Screening process.

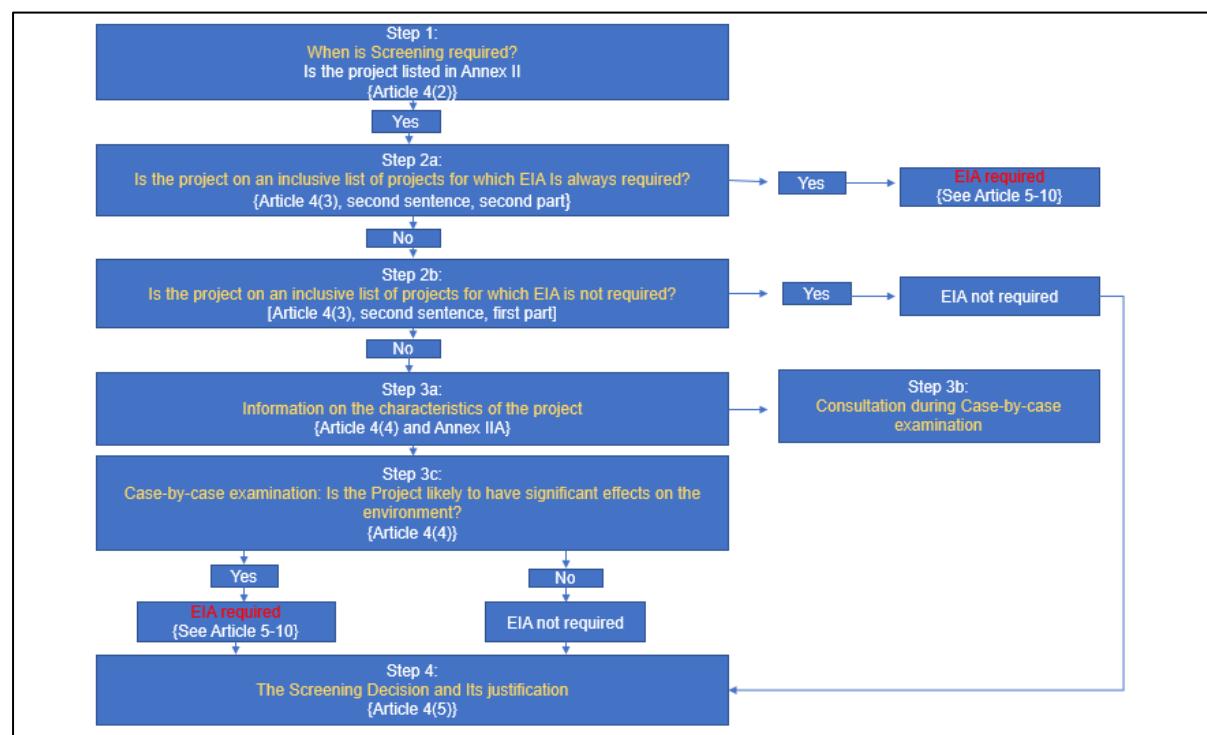


Figure 4: Flow Diagram of the Steps in Screening

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

3.4 Sub-Threshold Development

Sub-threshold development may still require an EIA process to be completed. The most important element to address in the possible assessment of a sub-threshold development and its requirement for an EIA is the likelihood of a project having any significant effects on the environment. In order to provide guidance with this, criteria have been transposed into Irish legislation and set out in Annex III of the EIA Directive, it is also set out in Schedule 7 to the

Planning & Development Regulations 2001 - 2022. Within Annex III of the EIA Directive 2014/52/EU, the characteristics under which a project must be considered in order to determine if an EIA is required includes:

1. The size and design of the Proposed Development;
2. The nature of any associated demolition works;
3. The use of natural resources, in particular land, soil, water and biodiversity;
4. The production of waste;
5. Pollution and nuisances;
6. The risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge;
7. The risks to human health (for example due to water contamination or air pollution);
8. The existing and approved land use;
9. The relative abundance, availability, quality and regenerative capacity of natural resources;
10. The absorption capacity of the natural environment, paying particular attention to the following areas
 - i. wetlands, riparian areas, river mouths;
 - ii. coastal zones and marine environment;
 - iii. mountain and forest areas;
 - iv. nature reserves and parks;
 - v. areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive;
 - vi. areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure;
 - vii. densely populated areas;
 - viii. landscapes and sites of historical, cultural or archaeological significance.
11. The magnitude and spatial extent of the impact;
12. The Nature of the Impact;
13. The transboundary nature of the impact;
14. The intensity and complexity of the impact;
15. The probability of the impact;
16. The expected onset, duration, frequency and reversibility of the impact;
17. Cumulation with other existing development and/or development the subject of a consent; and
18. The possibility of effectively reducing the impact.

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

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

In addition, the European Commission publication Environmental Impact Assessment of Projects, Guidance on Screening (2017) contains helpful checklists such as "Screening

Checklist" and the "Checklist of Criteria for Evaluating the Significance of Environmental Impacts", that are beneficial in aiding the production of screening for an EIA.

3.5 Characteristics of the Proposed Project

3.5.1 Size and Design of the Proposed Development

Midsal Homes Ltd. intend to apply to An Bord Pleanála for permission for a Strategic Housing Development at a c. 0.829 ha site at 'Karuna' and 'Glenina' Sandyford Road, Dublin 18.

The development will consist of: the demolition of the existing single dwelling and ancillary garage known as 'Glenina' and the existing 2 No. storey dwelling known as 'Karuna' and the construction of a residential development comprising of 137 No. apartments (32 No. one bed units, 78 No. two bed units and 27 No. three bed units) in 4 No. blocks ranging in height from part 1 to part 6 No. storeys over a part basement level. The Proposed Development which has a gross floor space of 13,144 sq m (over a part-basement/part-undercroft level measuring 4,508 sq m, principally providing car and cycle parking and plant) also includes: internal communal amenities and support facilities (404 sq m); 137 No. car parking spaces, which include 127 No. spaces and 6 No. GoCar spaces located at basement level (accessed beneath Block B) and 4 No. set down spaces located at surface level adjacent to Block A; motorcycle parking spaces; cycle parking spaces; bin store; substation; switch room; meter rooms; plant rooms; new telecommunications infrastructure at rooftop level including microwave link dishes concealed in shrouds; hard and soft landscaping, including communal amenity space; private amenity space with balconies facing north, south, east and west; boundary treatments; and all associated works above and below ground.

3.6 Site Planning History

The subject Site is comprised of 2 No. existing residential dwellings; 'Glenina', a single storey dwelling with an ancillary garage occupies the northern portion of the subject site with 'Karuna', a 2 No. storey dwelling occupies the southern portion of the subject site.

The Site is within the administrative jurisdiction of Dunlaoghaire Rathdown County Council.

Planning history for the Site of the Proposed Development was reviewed from data sources including:

- Dun Laoghaire-Rathdown County Council planning website:
<https://www.dlrcoco.ie/en/planning-applications/planning-applications-online-search>
- An Bord Pleanála website, <http://www.leanala.ie/>.
- EIA Portal, as provided by the Department of Housing, Planning and Local Government:<https://housinggov.ie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

The search revealed no recent planning applications for the site.

3.6.1 Cumulation with Other Projects

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

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

- Dun Laoghaire-Rathdown County Council planning website:
<https://www.dlrcoco.ie/en/planning-applications/planning-applications-online-search>
- An Bord Pleanála website, <http://www.leanala.ie/>.
- EIA Portal, as provided by the Department of Housing, Planning and Local Government:<https://housinggov.ie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

Any planning applications listed as granted or decision pending from within the last five years were assessed for their potential to act in-combination with Proposed Development and cause likely significant effects on the relevant European Sites. Long-term developments granted outside of this time period were also considered where applicable.

There are several existing planning permissions on record in the area ranging from small-scale extensions and alterations to existing residential properties to some larger-scale developments. The larger-scale developments identified within the vicinity of the Proposed Development are as follows:

Table 2: Planned or Permitted Developments

Application Reg. Ref.	Applicant	Address	Development Proposal	Decision
D21A/0595	Ultra Dawn Limited	The Pastures, Sandyford Road, Dublin 18, D18K0V5	Permission for development. The development will principally consist of the demolition of the single storey dwelling known as 'The Pastures' and ancillary garage (241 sq m) and the construction of a residential development comprising 33 no. apartments (10 no. one bedroom units, 20 no. two bedroom units and 3 no. three bedroom units) in 2 no. apartment blocks ranging in height from part 3 no. to part 5 no. storeys. The development proposes a total gross floor area of 3,112 sq m. The development also proposes public and communal open space, 26 no. car parking spaces; bicycle parking; hard and soft landscaping; and all other associated site works above and below ground.	Decision Date: 19/08/2021 On appeal to ABP
D19A/0744	Sandyford House	Site to the east of Sandyford	Permission for development. The development will consist of: the construction of 15 no.	Decision Date: 29/07/2020

Application Reg. Ref.	Applicant	Address	Development Proposal	Decision
	Redevelopment Ltd.	Road (Coolkill), Sandyford, Dublin 18	dwellings comprising 1 no. 1.5 storey 3-bedroom detached dwelling (Type A), 1 no. 1.5 storey 3-bedroom detached dwelling (Type E), 1 no. 1.5 storey 3-bedroom detached dwelling (Type F), 1 no. 1.5 storey 4-bedroom detached dwelling (Type D), 1 no. 2.5 storey 5-bedroom detached dwelling (Type B), 2 no. 2.5 storey 5-bedroom detached dwellings (Type C), 2 no. 2.5 storey 5-bedroom detached dwellings (Type H) and 6 no. duplex units in a single 3 storey block (Type G), consisting of 3 no. 2 bedroom ground floor and 3 no. 3 bedroom upper floors units with vehicular and pedestrian access from the Sandyford Road (Coolkill), including all associated on and off site development works, car parking, soft and hard landscaping pedestrian/cycle link to south-eastern boundary, boundary treatments and 225 mm dia. outfall foul sewer of circa 180 m, which will discharge into the existing foul manhole at Kilcross housing estate to the west of the subject site all on overall application site circa 0.49ha.	GRANT PERMISSION
ABP309828 21	Ironborn Real Estate Limited	Sector 3, Aiken's Village, Townland of Woodside and Kilgobbin, Stepaside, Dublin 18	Permission for a Strategic Housing Development. The site for proposed residential development is generally bounded by Thornberry Road to the north, by Atkinson Drive and the adjoining open space lands to the west, Sandyford Hall residential development adjacent Ferncarraig Avenue to the east and by Village Road and Giannan Fidh residential development to the south (Townland of Woodside). The site for proposed below ground wastewater storage tank is on open space lands generally bounded Giannan Fidh residential development to the north, Sandyford Hall residential development to the east and open space lands (including detention basin) to the south and west (Townland of Kilgobbin). The development will consist of: - 445no. 'Build-to-Rent' apartment units (158no. 1 bedroom units and 287no. 2 bedroom units) arranged in 9no. blocks ranging in height from 2 – 8 storeys over 2no. independent single level basements. Private patios / terraces and balconies are provided for all apartment units. Upper level balconies are proposed on elevations of all multi-aspect apartment buildings. Blocks A – D are located above Basement 1 (5,949 sq. m gross floor area) and Blocks F – J are above Basement 2 (5,058 sq. m gross floor area). Provision 1no. childcare facility (c. 514.9 sq. m gross floor area) in Block D. Provision of	Decision Date: 15/07/2021 GRANT PERMISSION

Application Reg. Ref.	Applicant	Address	Development Proposal	Decision
			<p>resident amenity space / communal areas (c. 1,455.7 sq. m gross floor area) in Block C and Block G. And all associated and ancillary site development, infrastructural, landscaping and boundary treatment works including: - New vehicular access to / from Basement 1 from Atkinson Drive and new vehicular access to / from Basement 2 from Thornberry Road. Provision of c. 9,799 sq. m public open space, including a public plaza onto Village Road and improvement works to existing open space area to the north of existing Giannan Fidh residential development. Provision of 354no. car parking spaces including basement parking, set down spaces for proposed childcare facility and repositioning of set down area on Atkinson Drive. Provision of 638no. bicycle parking spaces. Provision of 14no. motorcycle parking spaces. Communal bin storage and plant provided at basement level and additional plant provided at roof level. Provision of below ground wastewater storage tank (c. 500 sq.m.) and associated connection to the wastewater networks including ancillary above ground kiosk and appropriate landscaping on open space lands to the south of Giannan Fidh residential development. The application contains a statement setting out how the proposal is consistent with the objectives of the Dun Laoghaire-Rathdown County Development Plan 2016 – 2022. The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land. The application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dun Laoghaire-Rathdown County Council.</p>	
D21A/0344	Central Bank Of Ireland	The Currency Centre, Central Bank Of Ireland, Sandyford Road, Dublin 16, D16K280	Permission for proposed development. The proposed development will consist of the following: (i) Works to elevations of Building 1; (ii) Extension of and works to Building 2; (iii) Provision of temporary Building 2 for the duration of the works; (iv) Site security works; (v) Revisions to car parking layout; (v) All associated site development works..	Decision Date: 27/07/2020 GRANT PERMISSION

Application Reg. Ref.	Applicant	Address	Development Proposal	Decision
D14A/0843/E	Kalidone Developments Ltd.	Cul Cuille, Sandyford Road, Dublin 18	Demolition of former residence and construction of 6 no. 2 storey 4 bedroom houses (in 2 Terraces of 3 houses each) as well as 4 no. Apartments (2 no. one bedroom apartments, 2 no. two bedroom apartments) and 2 no. three bedroom Duplexes in a 2/3 storey building and associated site development works.	Decision Date: 27/10/2020 EXTENSION OF DURATION
D20A/0143	Coshon Two Ltd.	Aikens Village, Village Road, Sandyford, Dublin 18	Permission for modifications to the previously permitted residential development, permitted under planning reg. ref. D16A/0393, and subsequent planning reg. ref. D18A/0509. Permission for minor amendments to the floor plans and elevations of the apartment block, Dun Gaoithe Hall, which will consist of 18 no. 1 and 2 bedroom apartments. The amendments proposed would provide 61.8m ² additional floor area within the building.	Decision Date: 11/01/2021 GRANT PERMISSION
D19A/0729	The Board of Management, St. Mary's NS.	St. Mary's National School, Lambs Cross, Sandyford, Co. Dublin.	Permission to remove 3No. single storey prefabricated buildings and the single storey shed structure to the rear/western/northern side of the existing school building in order to construct a new two storey extension in that location. The proposed extension will accommodate 2No. Classrooms, 5No. Resource Rooms, a new staff room, an Accessible Toilet, Staff Toilets and other ancillary areas including an internal landscaped Open Well, a new Boiler House, a Store Room and a new exit/accommodation Staircase. The works will also include modifications to the Reception Office at ground floor level within the return building and to the Toilet accommodation at both levels within the main school building.	Decision Date: 28/01/2021 GRANT PERMISSION
D17A/1003 / ABP Ref. 302954-18	C/o B & C Contractors Monaghan Ltd	Site known as Whinsfield, Sandyford, Dublin 18	The original planning application, the demolition of existing dwelling and the construction of 67 no. apartments in 3 no. three storey plus penthouse blocks (D17A/1003). The revisions will consist of the replacement of Glass Balustrades to painted rail balustrades to each balcony on proposed Block A and Block B.	Decision Date: 18/08/2021 GRANT PERMISSION

The Proposed Development is surrounded by a number of developments which are currently under construction. The western boundary of the subject site directly adjoins the Sandyford Road (R117), the other side of which lies a residential development comprised of 65 No. units that are presently under construction (DLRCC Reg. Ref. D17A/1003 / ABP Ref. 302954-18). Another residential development under construction and largely completed, (DLRCC Reg.

Ref. D14A/0843/E), comprised of 10 No. units and known as 'Cul Cuille', is located directly to the north of the subject site.

It is noted that a Planning Application has recently been lodged by Thornton O'Connor Town Planning in relation to the lands directly adjoining the southern boundary of the subject site (DLRCC Reg. Ref. D21A/0595) for a residential development comprising 33 No. units (9 No. 1 beds and 21 No. 2 beds and 3 No. 3 beds) in 2 No. blocks ranging in height from part 3 to part 5 No. storeys

It is considered that cumulative impacts are most likely to arise due the potential for water pollution, noise, dust and increased traffic. Good construction management practices will minimise the risk of pollution from construction activities at the Site. Due to the full implementation of the appropriate mitigation measures to avoid adverse environmental impacts from the current Proposed Development and the proposed off-site projects, as listed above, it is not expected that cumulative impacts from these developments are likely to result in significant adverse effects on the environment.

3.6.1.1 Relevant Policies and Plans

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

- Dun Laoghaire Rathdown Development Plan 2022-2028
- Dun Laoghaire Rathdown Biodiversity Plan 2009-2013
- Dun Laoghaire Rathdown Development Plan 2022-2028 Strategic Environmental Assessment (SEA)
- Dun Laoghaire Rathdown Development Plan 2022-2028 [Strategic Flood Risk Assessment]

The Proposed Development has also been assessed under Article 299 (c) (1) (a) (iv) of the European Union (Planning and Development) (Environmental Impact Assessment) Regulations:

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

There is potential for proposed plans and projects within the Dun Laoghaire Rathdown Development Plan 2022-2028 land area, to have cumulative, negative impacts on conditions in Dublin Bay via rivers, other surface water features and foul waters treated at Ringsend WWTP and discharged into Dublin Bay. However, the core strategy, policies and objectives of the Dun Laoghaire Rathdown Development Plan have been developed to anticipate and

avoid the need for developments that would be likely to significantly affect the integrity of this area. Furthermore, such developments are required to conform to the relevant regulatory provisions for the prevention of pollution, nuisance or other environmental effects likely to significantly affect the integrity of Natura 2000 sites. In addition, sustainable development including SuDS measures for all new developments is inherent in the objectives of all development plans within the Greater Dublin Area. Therefore, there is no potential for significant in-combination impacts to arise due to surface water discharges during the Construction and Operational Phases of the Proposed Development.

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

3.6.1.2 Zoning

The Site of the Proposed Development is located within the Dun Laoghaire and Rathdown 'A' zoning objective. The objective of this zoning directive is "*To provide residential development and improve residential amenity while protecting the existing residential amenities*" within the Dun Laoghaire and Rathdown Development Plan 2022-2028. The Proposed Development is in line with the zoning objectives as residential developments are permitted in principle for lands located within this zoning objective. The Proposed Development will contribute to the improvement of residential amenity by providing internal communal amenity/sports facilities.

3.6.2 Use of Natural Resources

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

For the water supply of the Proposed Development, it is proposed to connect to the existing 250mm dia. water main (Ductile Iron) located below Sandyford Road with a new connection serving the Proposed Development. To reduce the level of water consumption, it is intended to install water reduction devices throughout the development. These will include the following (as outlined in the Engineering Services Report(*Torque Consulting, April 2022*)):

- Dual flush cisterns;
- Aerated spray taps with variable flow rate;
- Use of shower heads that limit the volume of water used.

According to the Ecological Impact Statement Report (EcIA), prepared by Enviroguide (*April 2022*) based on the successful implementation of the proposed works and control measures, carried out in accordance with the proposed landscape plan; it is deemed that there will be no significant negative ecological impacts; to any valued habitats, designated sites or individual

or group of species, arising from Construction and Operational Phases of the Proposed Development.

Screening for Appropriate Assessment (AA Screening) was also carried out as part of this planning application (*Enviroguide, April 2022*). The AA Screening Report states that the Proposed Development is not located within any European site and therefore there will be no loss or alteration of habitat as a result of the Proposed Development.

Therefore, it is not foreseen that any extensive use of natural resources (land, soil, water and biodiversity) is required for the Construction or Operational Phase of the Proposed Development.

3.6.3 Production of Waste

All works carried out as part of these works will comply with all Statutory Legislation including the Waste Management Act & Local Government (Water Pollution) Acts, and the contractor will co-operate in full with the Environmental Section of the Local Authority.

There will be an increase in waste in the form of construction and demolition waste, during the construction of the residential development. A Resource Waste Management Plan (RWMP) has been developed by AWN Consulting for the project (*April 2022*). Predicted non-hazardous and hazardous waste streams generated by construction and demolition at the Site are outlined within the RWMP. It is noted that, until final materials and methods of construction have been decided, it is not possible to predict with a high level of accuracy the construction waste that will be generated as the exact materials and quantities may be subject to some degree of change and variation during the construction process.

There will be an increase in the form of municipal waste during the Operational Phase of the Proposed Development. All waste will be collected by appropriately authorised waste collection contractors and will be consigned to suitably authorised waste disposal or materials recovery facilities for further treatment or disposal. An Operational Waste Management Plan (OWMP) has been prepared by AWN Consulting for the Proposed Development and a Waste Generation Model (WGM) has been developed by AWN to predict waste types, weights and volumes arising from operations within the Proposed Development. The WGM incorporates building area and use and combines these with other data including Irish and US EPA waste generation rates (*AWN Consulting, April 2022*).

Estimated waste generation of the main waste types generated by the Operational Phase of the Proposed Development are outlined within the OWMP. Wastes will be segregated into the separate waste types, as outlined within the OWMP, to ensure compliance with waste legislation and guidance while maximising the re-use, recycling and recovery of waste with diversion from landfill wherever possible. Waste storage receptacles as outlined within the OWMP (or similar appropriate approved containers) will be provided by the building management company in the Waste Storage Area.

Due to the scale of the Proposed Development, in combination with the use of the authorised waste collection/waste treatment facilities, it is not predicted that the production of waste will cause any likely significant effects on the environment.

3.6.4 Pollution and Nuisances

The Construction Phase of the Proposed Development could give rise to short-lived dust nuisances. However, it is not predicted that these impacts will be significant, as they will be intermittent, localised, and last only for the duration of the Construction Phase. Adequate dust control measures will be put in place for the duration of the Proposed Development.

It is not considered that noise disturbance from the Proposed Development will be significant during the construction works due to the urban nature of the surrounding environment. Any such disturbance will be temporary and limited to the construction period. The Proposed Development will comply with BS 5228 "Noise Control on Construction and open sites Part 1: Code of Practice for basic information and procedures for noise control" and all works will be limited to normal daytime working hours.

The construction works present a risk of pollution to water resources, with potential water pollution sources including particulate matter, fuel, suspended solids, lubricants and concrete. The Construction, Environmental Management Plan (CEMP) outlines the proposed control measures that will prevent any significant risk of pollution to water resources (*AWN Consulting Limited, April 2022*). Construction works are informed by the best management practice guidelines from Inland Fisheries Ireland on prevention of pollution during development projects:

- Control of Water Pollution from construction Sites, Guidance for consultants and contractors (C532); and
- Guidelines on Protection of Fisheries During Construction Works in and Adjacent to Waters (2016).
- Environmental Good Practice on Site (3rd edition) (C692).

Surface water discharge from the Site will be managed and controlled for the duration of the construction works until the permanently attenuated surface water drainage system of the proposed site is complete. A temporary drainage system will be installed prior to the commencement of the construction works to collect surface water runoff by the Site during construction. The CEMP outlines that it is envisaged that a number of geotextile lined settling basins and temporary mounding's and/or silt fences will be installed to ensure silts do not flow off site during the construction stage (*AWN Consulting Limited, April 2022*).

Any temporary storage of spoil, hardcore, crushed concrete or similar material will be stored as far as possible from any surface water drains and also stored in receptacles where possible. In order to minimise the risk of contamination, the stockpiled material will be removed off-site as soon as possible. Surface water drain gratings in areas near or close to where stockpiles are located will be covered by appropriate durable polyurethane covers or similar.

There will be no direct pumping of silty water from the works to any watercourse. Sediment entrapment facilities will be installed to reduce sediment discharges to downstream properties and receiving waters. All run-off leaving a disturbed area should pass through a sediment entrapment facility before it exits the site and flows downstream such as straw bales, silt fencing, silt barriers and diversion dams.

No wash-down or wash-out of ready-mix concrete vehicles during the construction works will be carried out at the site within 10 meters of an existing surface water drainage point. Wash-outs will only be allowed to take place in designated areas with an impervious surface.

The CEMP outlines the following mitigation measures which will be undertaken at the construction site in order to prevent any spillages to ground of fuels during machinery activities and prevent any resulting soil and/or groundwater quality impacts (*AWN Consulting Limited, April 2022*):

- Refuelling will be undertaken off site where possible;
- Where mobile fuel bowsers are used the following measures will be taken:
 - Any flexible pipe, tap or valve will be fitted with a lock and will be secured when not in use;
 - The pump or valve will be fitted with a lock and will be secured when not in use;
 - All bowsers must carry a spill kit;
 - Operatives must have spill response training; and
 - Portable generators or similar fuel containing equipment will be placed on suitable drip trays.

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

All applicable environmental health and safety regulation is complied with throughout the Construction Phase thereby ensuring that the Proposed Development will not result in significant effects on human health or the environment resulting from potential pollution or nuisance. It is therefore concluded that the Proposed Development will not give rise to pollution or nuisances, and proper Site management will further reduce the likelihood of such impacts occurring.

3.6.5 Risk of Major Accidents and/or Disasters

The potential for the Proposed Development to result in any major accidents and /or disasters can be considered low. This is based on the correct implementation of all standard health and safety procedures, and the lack of substances used in the Proposed Development which may cause concern for having likely significant effects on the environment. Furthermore, the Site will be secured at all times and construction/demolition works will be managed and controlled by using standard best practice measures for construction/demolition sites and adhering to normal daytime working hours.

Therefore, it is anticipated that the risk of accidents and/or disasters will be insignificant due to the nature of the Proposed Development, proper Site management, and adherence to all standard health and safety procedures.

3.6.6 Risk to Human Health

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

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

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

3.7 Location of the Project

3.7.1 Existing and Approved Land Use

The Site of the Proposed Development is located within the Dun Laoghaire Rathdown County Council 'A' zoning objective. The objective of this zoning is "*to provide residential development and improve residential amenity while protecting the existing residential amenities*" within the Dun Laoghaire and Rathdown Development Plan 2022-2028.

In the context of the County Development Plan, the Proposed Development is entirely appropriate for the existing land use as it falls in line and assists with the core strategies of the Plan. It is considered that the Proposed Development will have no significant impact to the wider landscape as it will be keeping in line with the surrounding land uses and the zoning of the area.

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

Having regard to the character of the receiving environment and the surrounding area, the impacts are considered to be negligible for the Proposed Development in relation to the regenerative capacity of natural resources in the area.

As detailed within the RWMP, materials will be re-used where possible. This will reduce the level of new materials required for the site. Furthermore, this reduces the impact on new resources and carbon emissions associated with the extraction, manufacture and transportation of materials to the site.

3.7.3 The Absorption Capacity of the Natural Environment

3.7.3.1 Overview

The Proposed development is located on ca. 0.829Ha at 'Karuna' and 'Glenina' Sandyford Road, Dublin 18. The lands within the boundary of the site are considered underutilised and brownfield in planning terms. The site also includes the existing single dwelling and ancillary garage known as 'Glenina' and the existing 2 No. storey dwelling known as 'Karuna'. The subject site is bound by a residential development known as 'Coolkill' to the east, a 2 No. storey residential dwelling known as 'The Pastures' to the south, the Sandyford Road (R117) to the west and to the north by a residential development (which is under construction) known as 'Cul Cuille'.

The Site is situated mainly on the Wicklow groundwater body, which is Not at Risk of not meeting its WFD objectives, however the northwest area of the Site is located on the Kilcullen groundwater body, which is At Risk of not meeting its WFD objectives. The aquifer type within

the Site boundary is a *Poor Aquifer* (PI) aquifer on bedrock which is *Generally Unproductive except for Local Zones*. The groundwater rock units underlying the aquifer are classified as *Granites & other Igneous Intrusive rocks* (GSI, 2022). The level of vulnerability of the Site to groundwater contamination via human activities is *Extreme*. The soil is classified as *Urban*, and the subsoil is man-made (*Made*) (EPA, 2022).

3.7.3.2 Watercourses

The Site of the Proposed Development is within the Ovoca-Vartry catchment and the Dargle_SC_010 sub-catchment., however, the northwest of the Site falls within the Liffey and Dublin Bay catchment and Dodder_SC_010 sub-catchment. The closest watercourse to the Site of the Proposed Development is the Carrickmines Stream approximately 13m southeast of the Site, and which flows into the Shanganagh River approximately 6.7km to the southeast of the Site, and ultimately into Killiney Bay. The status of the Shanganagh River was designated as Good by the EPA 2020 (station code: RS10S010600).

The Site of the Proposed Development is located within Flood Zone C with low probability of fluvial and tidal flooding as per the Composite Flood Mapping for Dublin City Centre from Strategic Flood Risk Assessment (SFRA) for the Dun Laoghaire Rathdown County Council Development Plan 2022-2028. The Proposed Development was subject to a Flood Risk Assessment (FRA) in accordance with OPW Flood Risk Management Guidelines. This FRA, carried out by Torque Consulting Engineers Ltd. (April 2022) concluded that the Proposed Development Site is not required to be reviewed under Dun Laoghaire Rathdown County Councils requirement for a justification test and is deemed to be in compliance with their County Development Plan 2022-2028 flood risk strategy requirements.

SuDS techniques, as detailed in the Engineering Services Report (*Torque Consulting Engineers Ltd., April 2022*), will be used to manage surface water runoff from the development. SuDS features proposed for the development include the use of a stormwater attenuation tank and permeable pavements. Green roofs will be included to assist in slowing the stormwater flow, increase evaporation and also treat the stormwater.

3.7.3.3 Mountain and Forest Areas

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

3.7.3.4 Nature Reserves and Parks

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

3.7.3.5 Nationally Designated Sites

Within a 15km radius of the Site, 9 SACs and 4 SPAs are located and detailed in Table 4 below. An Appropriate Assessment (AA) Screening Report (*Enviroguide, April 2022*) was produced as part of the planning application. This Report concluded that **the possibility may be excluded** that the Proposed Development will have any significant effect on the European sites listed in Table 3:

Table 3: Natura 2000 sites within 15km of Proposed Development

Site Code	Site Name	Qualifying Interests	Distance to Site
Special Areas of Conservation (SAC)			
000210	South Dublin Bay SAC	<ul style="list-style-type: none"> - [1140] Tidal Mudflats and Sandflats - [1210] Annual vegetation of drift lines - [1310] Salicornia and other annuals colonising mud and sand. - [2110] Embryonic shifting dunes 	5km Northeast
000206	North Dublin Bay SAC	<ul style="list-style-type: none"> - [1140] Tidal Mudflats and Sandflats - [1210] Annual Vegetation of Drift Lines - [1310] Salicornia Mud - [1330] Atlantic Salt Meadows - [1410] Mediterranean Salt Meadows - [2110] Embryonic Shifting Dunes - [2120] Marram Dunes (White Dunes) - [2130] Fixed Dunes (Grey Dunes) * - [2190] Humid Dune Slacks - [1395] Petalwort (<i>Petalophyllum ralfsii</i>) 	10km Northeast
003000	Rockbill to Dalkey Island SAC	<ul style="list-style-type: none"> - [1170] Reefs - [1351] Harbour Porpoise (<i>Phocoena phocoena</i>) 	9.2km East
000202	Howth Head SAC	<ul style="list-style-type: none"> - [1230] Vegetated Sea Cliffs - [4030] Dry Heath 	14.2km Northeast
002122	Wicklow Mountains SAC	<ul style="list-style-type: none"> - [3110] Oligotrophic Waters containing very few minerals. - [3130] Oligotrophic to mesotrophic standing waters with vegetation of the <i>Littorelletea uniflorae</i> and/or <i>Isoeto-Nanojuncetea</i> - [3160] Dystrophic Lakes - [4010] Wet Heath - [4030] Dry Heath - [4060] Alpine and Subalpine Heaths - [6130] Calaminarian Grassland - [6230] Species-rich <i>Nardus</i> Grassland* - [7130] Blanket Bogs (Active)* - [8110] Siliceous Scree - [8210] Calcareous Rocky Slopes - [8220] Siliceous Rocky Slopes - [91A0] Old Oak Woodlands - [1355] Otter (<i>Lutra lutra</i>) 	5km Northeast
001209	Glenasmole Valley SAC	<ul style="list-style-type: none"> - [6210] Orchid-rich Calcareous Grassland* - [6410] <i>Molinia</i> Meadows - [7220] Petrifying Springs* 	8.9km West
000725	Knocksink Wood SAC	<ul style="list-style-type: none"> - [7220] Petrifying springs with tufa formation (<i>Cratoneuron</i>)* 	6.3km South

Site Code	Site Name	Qualifying Interests	Distance to Site
		<ul style="list-style-type: none"> - [91A0] Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles - [91E0] Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i>, <i>Alnion incanae</i>, <i>Salicion albae</i>)* 	
000173	Ballyman Glen SAC	<ul style="list-style-type: none"> - [7220] Petrifying springs with tufa formation (<i>Cratoneurion</i>)* - [7230] Alkaline fens 	7.8km Southeast
000714	Bray Head SAC	<ul style="list-style-type: none"> - [1230] Vegetated sea cliffs of the Atlantic and Baltic coasts - [4030] European dry heaths 	12.2km Southeast
Special Protection Areas (SPA)			
004024	South Dublin Bay and River Tolka Estuary SPA	<ul style="list-style-type: none"> - [A046] Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [wintering] - [A130] Oystercatcher (<i>Haematopus ostralegus</i>) [wintering] - [A137] Ringed Plover (<i>Charadrius hiaticula</i>) [wintering] - [A141] Grey Plover (<i>Pluvialis squatarola</i>) [wintering] - [A143] Knot (<i>Calidris canutus</i>) [wintering] - [A144] Sanderling (<i>Calidris alba</i>) [wintering] - [A149] Dunlin (<i>Calidris alpina</i>) [wintering] - [A157] Bar-tailed Godwit (<i>Limosa lapponica</i>) [wintering] - [A162] Redshank (<i>Tringa totanus</i>) [wintering] - [A179] Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [wintering] - [A192] Roseate Tern (<i>Sterna dougallii</i>) [passage] - [A193] Common Tern (<i>Sterna hirundo</i>) [breeding] [passage] - [A194] Arctic Tern (<i>Sterna paradisaea</i>) [breeding [passage] - [A999] Wetland and Waterbirds 	5km Northeast
004006	North Bull Island SPA	<ul style="list-style-type: none"> - [A046] Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [wintering] - [A048] Shelduck (<i>Tadorna tadorna</i>) [wintering] - [A052] Teal (<i>Anas crecca</i>) [wintering] - [A054] Pintail (<i>Anas acuta</i>) [wintering] - [A056] Shoveler (<i>Anas clypeata</i>) [wintering] - [A130] Oystercatcher (<i>Haematopus ostralegus</i>) [wintering] - [A140] Golden Plover (<i>Pluvialis apricaria</i>) [wintering] - [A141] Grey Plover (<i>Pluvialis squatarola</i>) [wintering] - [A143] Knot (<i>Calidris canutus</i>) [wintering] - [A144] Sanderling (<i>Calidris alba</i>) [wintering] - [A149] Dunlin (<i>Calidris alpina</i>) [wintering] - [A156] Black-tailed Godwit (<i>Limosa limosa</i>) [wintering] 	10km Northeast

Site Code	Site Name	Qualifying Interests	Distance to Site
		<ul style="list-style-type: none"> - [A157] Bar-tailed Godwit (<i>Limosa lapponica</i>) [wintering] - [A160] Curlew (<i>Numenius arquata</i>) [wintering] - [A162] Redshank (<i>Tringa totanus</i>) [wintering] - [A169] Turnstone (<i>Arenaria interpres</i>) [wintering] - [A179] Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [wintering] - [A999] Wetland and Waterbirds 	
004172	Dalkey Islands SPA	<ul style="list-style-type: none"> - [A192] Roseate Tern (<i>Sterna dougallii</i>) [breeding [passage]] - [A193] Common Tern (<i>Sterna hirundo</i>) [breeding [passage]] - [A194] Arctic Tern (<i>Sterna paradisaea</i>) [breeding [passage]] 	8.9km East
004040	Wicklow Mountains SPA	<ul style="list-style-type: none"> - [A098] Merlin (<i>Falco columbarius</i>) [breeding] - [A103] Peregrine (<i>Falco peregrinus</i>) [breeding] 	5.1km Southeast

3.7.3.6 Environmental Quality Standards

No environmental quality standards will be exceeded by the Construction or Operational Phases of the Proposed Development.

Surface water will be in accordance with all requirements of the Greater Dublin Strategic Drainage Study (GDSDS) and includes SuDs components such as the use of a stormwater attenuation tank, green roofs and permeable paving. The proposed drainage scheme will be designed and detailed in accordance with the Great Dublin Regional Code of Practice for Drainage Works. The drainage for the Proposed Development will be designed on an independent system to the foul water drainage system.

As part of the overall project methodology, sediment and water pollution control risks arising from construction/demolition-related surface water discharges will be considered. All works carried out as part of these works will comply with all Statutory Legislation including the Local Government (Water Pollution) acts, 1977 and 1990.

3.7.3.7 Densely Populated Areas

The Site of the Proposed Development is located on land designated “to provide residential development and improve residential amenity while protecting the existing residential amenities” within ‘A’ zoning objective of the Dun Laoghaire and Rathdown Development Plan 2022-2028.

A Transportation Assessment Report has been carried out by NRB Consulting Engineers (NRB, April 2022) for the Proposed Development. The results of the assessment show that the potential impact of the Proposed Development on the operation of the local road network

will be negligible. The site of the Proposed Development is very accessible to the existing bus stops on Sandyford Road which are served by frequent bus services and which provide a beneficial link to Balally LUAS. These provide a maximum frequency of 20-30minutes to/from the city during peak commuter periods, with easy bus accessibility to/from the City Centre. In terms of Future Planned Services, the NTA have published details on the 'New Dublin Area Network' which indicates that the site's accessibility to bus services will be further enhanced. With the high frequency of existing and proposed bus and LUAS services to/from the city, the site is also within easy reach of the mainline Nationwide Bus and Train services – trains via Connolly & Heuston Stations and Buses via Busaras Terminus. Furthermore, the M50 is within 1300m of the site entrance on the Sandyford Road, the M50 connects all the National Primary Routes which are served by numerous bus services. The development has incorporated a series of proposals to facilitate the sustainable nature of the development including provision of No. 6 Car club e.g. Go Car spaces are proposed near the access for ease for the use of end occupiers/residents, extensive cycle parking provision and the implementation of a Mobility Management Plan. The Material Contravention Statement, having regard to the context of the subject site, demonstrates how the provision of a reduced number of car parking spaces is accepted in line with Paragraph 4.21 of the Apartment Guidelines, 2020 (*Thornton O'Connor, April 2022*).

The development has been designed in accordance with both the principles and guidance outlined within the Design Manual for Urban Roads and Streets (DMURS). The scheme proposals are the outcome of an integrated design approach. This approach seeks to implement a sustainable community connected by well-designed links, layout and accesses - which combined deliver attractive, convenient and safe access in addition to promoting modal shift and viable alternatives to car based journeys. The design features which are incorporated with the objective of delivering a design that is consistent with the principles of DMURS are discussed in the DMURS Statement of Consistency (Appendix G) of the Transportation Assessment Report.

The development seeks to embrace the principles of sustainable transport and given the clear accessibility of the location, it is anticipated that a significant number of residents can be encouraged to cycle to work and school etc. with the safe links and secure parking which are in place. This is reflected in the provision of a total of 340 dedicated cycle parking spaces including 2 designated cargo bike spaces. This number is considered appropriate in terms of published policy documents. Cycle parking provision is over and above the DLR Cycle Policy requirements (1 long stay cycle space per apartment plus 1 short stay visitor cycle space per 5 apartments) and in line with new national Design Standards for Apartments. Once occupied, advice can be provided on routes by the appointed Travel Plan Coordinator, possibly with the help of a bicycle user group. This can be further facilitated in consultation with the DLR Unit, as the ongoing provision of cycle facilities is fully implemented.

Overall, the Transportation Assessment Report concludes that the Proposed Development will have an absolutely negligible impact upon the established local traffic conditions and can easily be easily accommodated by the network without any capacity concerns arising.

It can be concluded that there will be no likely significant impacts on the environment with regard to the geographic location of densely populated areas.

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

No architectural or archaeological sites will be affected by the construction and operation of the Proposed Development. The five closest buildings of architectural heritage are as follows: a house sometimes known as "Sandyford House" or "Surr's House" (Reg. No. 60220045), Saint Mary's Catholic Church (Reg. No. 60220044), Saint Mary's Catholic Church (Reg. No. 60220042) which are all located approx. 0.2km northeast of the Site, as well as Sandyford Carnegie Free Library (Reg. No. 60220039) and Saint Mary's National School (Reg. No. 60220038), both located approx. 0.3km south of the Site.

3.7.3.9 Designated Focal Points/ Views

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

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

3.8 Characteristics of the Potential Impacts

3.8.1 Extent of the Impact

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

The Operation Phase of the development will result in an increase in population in the area; however, due to the nature and scale of the proposed activities for this development, there are no significant impacts envisaged on the geographical area and size of the affected population in the area. The Operation Phase will result in an increase in the population of the area, and it will have a positive impact on the long-term supply needs of housing in the greater Dublin area.

3.8.2 Transboundary Nature of the Impact

The effects of the development are local in nature and there are no transboundary impacts associated with the Proposed Development. The geographical extent and population likely to be affected is limited and significant environmental effects are unlikely to arise.

3.8.3 Magnitude and Complexity of the Impact

3.8.3.1 Air Quality and Climate

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

- Dust deposition and surface soiling;

- Visible dust plumes;
- Elevated PM₁₀ concentrations due to dust generating activities onsite;
- Increase in airborne particles and nitrogen dioxide due to exhaust emissions from diesel powered vehicles and machinery onsite and vehicles accessing the Site.

Given the fact that there are buildings to be demolished, there are other potential impacts, such as the release of heavy metals, asbestos fibres or other pollutants during demolition. If such risks are identified, adequate control measures will be put in place to protect workers and others in the vicinity of the Site.

Any potential dust impacts will be localised in nature and last only for the duration of these works. Nevertheless, best practice measures will be implemented for the duration of this phase for all potential ambient air quality impacts and all site activities will be undertaken with due consideration of the surrounding environment and the close proximity of sensitive receptors such as residents and pedestrians. The CEMP outlines the following measures to be implemented to ensure impacts are minimised (*AWN Consulting Limited, April 2022*):

- Complaint registers will be kept detailing all telephone calls and letters of complaint received in connection with construction activities, together with details of any remedial actions carried out;
- Equipment and vehicles used on site will be in good condition such that emissions from diesel engines etc. are not excessive; and
- Pre-start checks will be carried out on equipment to ensure they are operating efficiently and that emission controls installed as part of the equipment are functional.

Dust deposition levels will be monitored on a regular basis in order to assess the impact that site activities may have on the local ambient air quality. The following procedures as outlined in the CEMP will be implemented (*AWN Consulting Limited, April 2022*):

- The dust deposition rate will be measured by positioning Bergerhoff Dust Deposit Gauges at strategic locations near the boundaries of the site for a period of 30 (+/- 2) days if required. Monitoring should be conducted as required during periods when the highest levels of dust are expected to be generated i.e., during site preparation works and soil stripping activities.
- The exact locations will be determined after consideration of the requirements of Method VDI 2119 with respect to the location of the samplers relative to obstructions, height above ground and sample collection and analysis procedures.
- After each 30 (+/- 2 days) exposure period, the gauges will be removed from the sampling location, sealed and the dust deposits in each gauge will be determined gravimetrically by an accredited laboratory and expressed as a dust deposition rate in mg/m²/day in accordance with the relevant standards.
- Technical monitoring reports detailing all measurement results, methodologies and assessment of results will be subsequently prepared and maintained by the Site Manager.

A limit value of 350 mg/m²/day will be used in comparison with recorded values.

Good site management will be ensured by avoiding dust becoming airborne at source. This will be done through good design, planning and effective control strategies as outlined in the CEMP. The siting of construction activities and the limiting of stockpiling will take note of the location of sensitive receptors and prevailing wind directions in order to minimise the potential for significant dust nuisance. In addition, good site management will include the ability to respond to adverse weather conditions by either restricting operations on-site or using effective control measures quickly before the potential for nuisance occurs.

- During working hours, technical staff will be available to monitor dust levels as appropriate; and
- At all times, the dust management procedures put in place will be strictly monitored and assessed.

The dust minimisation measures will be reviewed at regular intervals during the construction phase to ensure the effectiveness of the procedures in place and to maintain the goal of minimisation of dust generation. In the event of dust nuisance occurring outside the site boundary, site activities will be reviewed, and procedures implemented to rectify the problem. Specific dust control measures are as follows (*AWN Consulting Limited, April 2022*):

- A speed restriction of 20 km/hr will be applied as an effective control measure for dust for on-site vehicles or delivery vehicles within the vicinity of the site;
- Bowsers will be available during periods of dry weather throughout the construction period. Research shown found that the effect of surface watering is to reduce dust emissions by 50%. The bowser will operate during dry periods to ensure that unpaved areas are kept moist. The required application frequency will vary according to soil type, weather conditions and vehicular use; and
- Any hard surface roads will be swept to remove mud and aggregate materials from their surface while any unsurfaced areas will be restricted to essential site traffic only;
- During dry and windy periods, and when there is a likelihood of dust nuisance, watering will be conducted to ensure moisture content of materials being moved is high enough to increase the stability of the soil and thus suppress dust;
- During periods of very high winds (gales), activities likely to generate significant dust emissions should be postponed until the gale has subsided;
- Overburden material will be protected from exposure to wind by storing the material in sheltered parts of the site, where possible;
- Regular watering will take place during dry/windy periods to ensure the moisture content is high enough to increase the stability of the soil and suppress dust.

Spillage and blow-off of debris, aggregates and fine material onto public roads will be reduced to a minimum by employing the following measures:

- Vehicles delivering material with potential for dust emissions to an off-site location will be enclosed or covered at all times to restrict the escape of dust;
- Any hard surface site roads will be swept to remove mud and aggregate materials from their surface while any unsurfaced roads will be restricted to essential site traffic only.

- A power washing facility or wheel cleaning facility will be installed near to the site compound for use by vehicles exiting the site when appropriate, and an example of the washing equipment can be seen in insert 7.1 ; and
- Road sweepers will be employed to clean the site access route as required.

There is the potential for combustion emissions from onsite machinery and traffic derived pollutants of CO₂ and N₂O to be emitted as a result of the proposed construction works. However, in this case, the effect on national GHG emissions will be insignificant in terms of overall national contributions and Ireland's obligations under the Kyoto Protocol and therefore will have no considerable impact on climate.

In relation to traffic generation, the traffic impact of the Proposed Development is expected to be negligible, primarily given the low level of car parking proposed which will considerably reduce car-based trips to and from the Proposed Development. A Travel Plan has been included as Appendix F as part of NRB Consulting Engineers' Transportation Assessment, in order to demonstrate the commitment of the Applicant to encourage modal shift and the use of public transport, cycling and walking. The scheme will actively be marketed as a "Reduced-Car-Dependency" scheme.

A Sustainability Statement has also been collated by Renaissance Engineering (*April 2022*) for the Proposed Development. This report sets out various energy conservation measures which will be incorporated into the Development design in order to aid in the reduction of energy consumption, carbon emissions and cost throughout the building lifecycle. The report further states that the Proposed Development will comply with Part L of the Building Regulations, aiming to exceed the requirements of Part L, where feasible, and achieve Nearly Zero Energy Building (NZEB) performance. A provisional Building Energy Rating (BER) will also be produced in line with the EU Directive on Energy Performance in Buildings (EPBD). Key features of the energy-efficient design of the Proposed Development include enhanced building fabric performance, solar photovoltaic panels, mechanical ventilation heat recovery and high-efficacy lighting with occupancy and daylight control where applicable.

A Microclimate Assessment was prepared by AWN Consulting and this assessment concluded that the existing environment experiences B3/B4 conditions for much of the time which correspond to a gentle breeze. Based on the analysis conducted it was concluded the Proposed Development would have no significant effects with regard to microclimate (*April 2022*).

3D Design Bureau were commissioned by the Applicant to undertake a Daylight Assessment, Sunlight Assessment and Shadow Study (*April 2022*) for the Proposed Development. This assessment assessed existing neighbouring properties and granted neighbouring properties in terms of a series of possible impacts, relating to Effect to Vertical Sky Component, Effect to Annual Probable Sunlight Hours, Effect to Winter Probable Sunlight Hours and Effect to Sun On Ground. The results of this impact assessment concluded that there would be minimal impact recorded and furthermore, that there would be many improvements to daylight and sunlight access in the neighbouring properties due to the planned removal of dense clusters of evergreen trees. The report demonstrates a very small number of units that do not fully meet the daylight requirements, these have been discussed in the Material Contravention

Statement in the event that this is considered to be a material contravention of Section 12.3.4.2 of the Development Plan (*Thornton O' Connor, April 2022*).

3.8.3.2 Noise and Vibration

There will be an increase in noise and vibration levels during the Construction Phase. However, these impacts will be localised, intermittent, and last only for the duration of this phase. It is not considered that noise levels from the Proposed Development will be significant during these works due to the existing urban nature of the surrounding environment. Nevertheless, the Proposed Development will comply with BS 5228 "Noise Control on Construction and open sites Part 1: Code of practice for basic information and procedures for noise control". The noise limits to be applied for the duration of the infrastructure works are those specified in the B Category of BS 5228. These limits are summarised below and will be applied at the nearest sensitive receptors to the works.

- Night (23:00-07:00) = 55dB LAeq,1hr
- Evening (19:00-23:00) = 65dB LAeq,1hr
- Day (07:00-19:00) = 70dB LAeq,1hr

The total construction noise ($L_{Aeq,1hr}$) which should not be exceeded during daytime is therefore 70dB.

BS 5228-2:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites recommends that, for soundly constructed residential property and similar structures that are generally in good repair, a threshold for minor or cosmetic (i.e. non-structural) damage should be taken as a peak component particle velocity (in frequency range of predominant pulse) of 15mm/s at 4Hz increasing to 20mm/s at 15Hz and 50mm/s at 40Hz and above.

The standard also notes that below 12.5 mm/s PPV the risk of damage tends to zero. The recommended construction vibration criteria;

- Less than 15Hz - 15mm/s
- 15 to 40 Hz - 20mm/s
- 40 Hz and above - 50mm/s

Any noise complaints related to activities at the site will be logged and investigated and, where required, measures taken to ameliorate the source of the noise complaint.

In general, the contractor will implement the following mitigation measures during the proposed infrastructure works:

- Avoid unnecessary revving of engines and switch off equipment when not required.
- Keep internal haul roads well maintained and avoid steep gradients.
- Minimise drop height of materials.
- Start-up plant sequentially rather than all together

More specifically the Contractor will ensure the following as outlined in the CEMP (AWN Consulting Limited, April 2022):

- In accordance with "Best Practicable Means", plant and activities to be employed on site are reviewed to ensure that they are the quietest available for the required purpose.
- Where required, improved sound reduction methods are used e.g. enclosures.
- Site equipment is located away from noise sensitive areas, as much as physically possible.
- Regular and effective maintenance by trained personnel is carried out to reduce noise and / or vibration from plant and machinery.
- Hours are limited during which site activities likely to create high levels of noise and vibration are carried out.
- A site representative responsible for matters relating to noise and vibration will be appointed prior to construction on site.

External noise and vibration monitoring will be undertaken at locations on the site boundary closest to sensitive locations. It is considered that it will be appropriate to amend the monitoring program as the works progress. Accordingly, monitors may be added, removed or relocated as necessary.

The noise monitoring terminals will provide the following at minimum:

- Logging at hourly intervals; and
- Daily CIC automated calibrations.

Vibration monitoring terminals will continually log vibration levels using the Peak Particle Velocity parameter (PPV, mm/s) in the X, Y and Z directions, in accordance with BS ISO 4866: 2010: Mechanical vibration and shock – Vibration of fixed structures – Guidelines for the measurement of vibrations and evaluation of their effects on structures.

The mounting of the transducer to the vibrating structure, by way of resin fixings only, will need to comply with BS EN ISO 5348: 1998: Mechanical vibration and shock – Mechanical mounting of accelerometers. In summary, the following ideal mounting conditions apply:

- The transducer and its mountings should be as rigid as possible;
- The mounting surfaces should be as clean and flat as possible;
- Simple symmetric mountings are best, and;
- The mass of the mounting should be small in comparison to that of the structure under test.

3.8.3.3 Soils and Geology

Based on the GSI database (2022) the bedrock beneath the site is mapped as Type 3 muscovite porphyritic (Stratigraphic Code: Nt3; New Code: IDNLGR3). The formation is described as granite with muscovite phenocrysts.

The Site is situated mainly on the Wicklow groundwater body, which is Not at Risk of not meeting its WFD objectives, however the northwest area of the Site is located on the Kilcullen

groundwater body, which is *At Risk* of not meeting its WFD objectives. The quality status of this GWB has been classified by the EPA (2022) as having an overall 'good' water quality status (for the period 2013-2018).

The aquifer type within the Site boundary is a *Poor Aquifer* (PI) aquifer on bedrock which is *Generally Unproductive except for Local Zones*. The groundwater rock units underlying the aquifer are classified as *Granites & other Igneous Intrusive rocks* (GSI, 2022). The level of vulnerability of the Site to groundwater contamination via human activities is *Extreme*. The soil is classified as *Urban*, and the subsoil is man-made (*Made*) (EPA, 2022).

There will be no direct discharges to ground or surface water during the Construction Phase of the Proposed Development.

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

3.8.3.4 Hydrology & Hydrogeology

The Site of the Proposed Development is located primarily within the Ovoca-Vartry catchment and the Dargle_SC_010 sub-catchment, however the northwest area of the Site falls within the Liffey and Dublin Bay catchment and Dodder_SC_010 sub-catchment. There are no river waterbodies within the Site of the Proposed Development.

The closest watercourse to the Site is Carrickmines Stream approximately 13m southeast of the Site, which flows into the Shanganagh River approximately 6.7km to the southeast of the Site, and ultimately into Killiney Bay. The status of the Shanganagh River was designated as Good by the EPA in 2020 (station code: RS10S010600).

All works will be undertaken in accordance with the requirements of the CEMP which includes measures to ensure there will be no significant impact on the receiving hydrogeological environment associated with the construction of the Proposed Development, as outlined in Section 3.6.4.

In accordance with current planning and policy requirements, new developments must ensure that a comprehensive Sustainable Drainage System (SuDS), is incorporated into the development. SuDS requires that post development run-off rates be maintained at equivalent, or lower, levels than pre-development levels. Any new development must also have the physical capacity to retain surface water volumes as directed under the Greater Dublin Strategic Drainage Strategy (GDSDS) and, if necessary, release these attenuated surface water volumes to an outfall at a controlled flow rate, not greater than the greenfield runoff equivalent. A further component of the SuDS protocol is to increase the overall water quality of surface water runoff before it enters a natural watercourse or a public sewer, which ultimately discharges to a water body. This is to ensure the highest possible standard of surface water quality.

It is proposed that the overall drainage system, serving this development, will contain a range of surface water treatment methods, as outlined within the Engineering Services Report, which will improve the quality of surface water being discharged from the Proposed Development. All waters discharged from site will comply with the requirements of the Local Government (Water Pollution) Acts, 1977 and 1990.

A Flood Risk Assessment (FRA) has been carried out for the Site and this report concluded that the Proposed Development is deemed appropriate as it is located within Flood Zone C indicating a low probability of flooding. The development is outside of 'Flood Zone A & B', therefore, a Justification test is not required for the development in accordance with The Planning System and Flood Risk Management Guidelines for Planning Authorities. The subject lands are located outside of the 0.1% predicted fluvial flood zone and in a low-risk area for pluvial flooding (*Torque, April 2022*).

3.8.3.5 Biodiversity

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

An Ecological Assessment was carried out by Enviroguide Consulting (*April 2022*) and assessed the potential effects of the Proposed Development on habitats and species; particularly those protected by national and international legislation or considered to be of particular nature conservation importance. The Report describes the ecology of the Proposed Development area, with emphasis on habitats, flora and fauna, and assessed the potential effects of the Proposed works on these ecological receptors. This Report concluded that, provided the mitigation measures proposed are carried out in full, there will be no significant negative impact to any valued habitats, designated sites or individual group of species as a result of the Proposed Development.

The Appropriate Assessment investigated the potential direct and indirect impacts of the proposed works, both during construction and operation, on the integrity and qualifying interests of the Natura 2000 sites, alone and in combination with other plans and projects, taking into account the site's structure, function and conservation objectives. Based on the information obtained in the Appropriate Assessment Screening Report (*Enviroguide, April 2022*), the report concludes that, there will be no possibility of significant effects on any of the qualifying interests of the identified Natura 2000 Sites.

Therefore, it is considered there will be no significant, negative impacts to any valued habitats or individual or group of species as a result of the Proposed Development.

3.8.3.6 Archaeology, Architecture and Cultural Heritage

There are no buildings to be demolished which are on the register of protected structures. Furthermore, the Site does not include, nor is it within, a Record Monument or Place of Archaeological Potential. Therefore, the project will have no impact on any monuments, archaeological sites, or structures. However, should any archaeological features or material be uncovered during archaeological testing or any phase of construction, ground works will cease immediately and the National Monuments Service of the Department of Housing, Local Government and Heritage will be informed. Time must be allowed for a suitably qualified archaeologist to inspect and assess any material. If it is established that archaeologically significant material is present, the National Monuments Service may require that further archaeological mitigation be undertaken.

3.8.3.7 Material Assets and Land

The Proposed Development involves demolition works which will be subject to a Resource Waste Management Plan (RWMP) and waste permit as required. All construction and demolition waste will be collected by an appropriately authorised waste collection contractor. All construction and demolition waste will be consigned to a suitably permitted or licensed waste disposal or materials recovery facilities.

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

Electricity to the Site will be provided via the national grid. It is not anticipated that the Proposed Development will require such quantities of these material assets which are sufficient to result in significant impacts on the surrounding environment.

In June 2018 Irish Water applied for and subsequently received planning permission in 2019 for upgrade works to the Ringsend WwTP facility. There are already on-going upgrading works taking place, which were the subject of a prior permission which are expected to be complete in 2021. These works, together with the further works permitted in 2019 will increase the capacity of the facility from 1.6 million Population Equivalent (PE) to 2.4 million PE. Therefore, it is considered that there is sufficient capacity to service the Proposed Development in this aspect.

The Proposed Development is considered to require permanent interference with lands used by the community; however, all subsequent development will be in accordance with planning and policy objectives for the area. It is not predicted that material assets will be involved or affected by this project.

The Operational Phase of the Proposed Development will be subject to an Operational Waste Management Plan (OWMP) which has been prepared by AWN Consulting and enclosed separately. All waste will be collected by appropriately authorised waste collection contractors and will be onsined to suitably permitted or licensed waste disposal or materials recovery facilities.

Therefore, it is considered that there is sufficient capacity to service the Proposed Development in this aspect.

3.8.3.8 Landscape and Visual Amenity

The removal of the two existing dwellings on the site will constitute a permanent change in landscape for the area.

The Tree File Ltd. were commissioned by the Client to carry out an Arboricultural Report for the Proposed Development (*April 2022*). This report provides information regarding tree protection and the avoidance of damage to trees during the construction process which is necessary to achieve sustainable tree retention. All tree protection measures and locations must be agreed, overseen, and verified by the Project Arborist prior to works commencement

and any issue that has the potential to affect site trees must be brought to the attention of the Project Arborist for review and comment.

The Proposed Development comprises of 137 No. apartments in 4 No. blocks ranging from part 1 to part 6 No. storeys with a part-basement/part-undercroft level (at Blocks B, C and D), which is considered to be appropriate having regard to the location of the subject site, well served by public transport and in proximity to employment locations, services and facilities. In addition, the subject site has the ability to absorb increased height having regard to its frontage onto Sandyford Road, which has also provided the opportunity to open up the site and provide enhanced permeability to Cul Cuille to the north and an activate streetscape. In relation to Suburban Infill, Section 3.7 'Building Height in Dun Laoghaire-Rathdown' in Appendix 5 of the Development Plan states that there has been a discernible pattern of gradually increasing residential densities in 'infill' sites within the built-up area of the County over the last 20 years. Many of these infill developments have been at a higher density and with a taller building height profile than the prevailing local low-rise context. This pattern of development has been supported by the current Building Height Strategy which allows for increases in height at appropriate locations or on sites in excess of .5 hectare which set their own context. Whilst the Council recognises the County's historic patterns of low-rise development, it acknowledges the trend towards taller developments and the national policy and environmental factors that drive this in support of more sustainable and resilient urban development and compact growth.

The basis for additional height is driven by the principle of securing an increase in land-use intensities and residential densities, informed by planning policy at all levels that prioritises new development in existing urban areas rather than in greenfield locations. Therefore, with limited sites and site areas available, it is generally necessary, and indeed more sustainable, to 'build up, not out'. The Planning Report submitted with this application demonstrates the compliance of the Proposed Development with the provisions of Table 5.1 in the Development Plan's Height Strategy in terms of a series of responses to the criteria included in the Table (*Thornton O'Connor, April 2022*). A Material Contravention Statement has been submitted as part of the planning application for the Proposed Development (*Thornton O'Connor, April 2022*) and provides futher justification regarding the Building Height with reference to Appendix 9 of the Development Plan.

The densification of the subject site is a direct response to planning policy at all levels that is seeking to drive development into existing urban areas and in more progressive and sustainable way, such as urban infill and consolidation and increased height. This in turn protects undeveloped landbanks and supports the creation of critical mass required to sustain and more efficiently use and deliver infrastructures and local services and to allow local business to thrive as outlined in the Planning Report (*Thornton O'Connor, April 2022*).

The Proposed Development will cause permanent visual changes to the landscape, but this change will be a benefit to the surrounding area as the development will utilise an underutilised brownfield site in a prime location which will contribute towards compact growth in Dublin in line with the objectives of the National Planning Framework (NPF). The NPF sets out that: 'To effectively address the challenge of meeting the housing needs of a growing population in our key urban areas, it is clear that we need to build inwards and upwards rather than outwards.' The NPF recognises that building inwards and upwards is important to effectively address the housing crisis and that there is a significant importance placed in the NPF to develop high

quality accommodation by increasing building heights in existing urban areas. The Proposed Development which proposes heights of part 1 to part 6 No. storeys, is appropriate given the site's location and close proximity to public transport such as the LUAS Green Line connecting Sandyford to Dublin City Centre. As outlined in the Statement of Consistency, the Proposed Development involves the redevelopment of an existing underutilised, brownfield, infill site in a sustainable location and will contribute towards delivering compact growth in our urban areas. The design response ensures that the development potential of a strategically positioned underutilised plot is maximised without impacting adversely on the amenity of adjacent properties and the surrounding area having regard to the position of the highest forms at the least sensitive locations at the subject site. The scheme is therefore fully in accordance with the preferred approach of the NPF (Thornton O' Connor, April 2022).

A Landscape and Visual Impact Assessment (LVIA) has been carried out by Mitchell & Associates for the Proposed Development (*April 2022*). This assessment has determined that the visual effects due to construction will be short-term and may include the following:

- Site preparation works and operations;
- Site excavations and earthworks;
- Site infrastructure and vehicular access;
- Construction traffic, dust and other emissions;
- Temporary fencing/hoardings;
- Temporary site lighting;
- Temporary site buildings (including office accommodation);
- Cranes, crash deck and scaffolding.

The LVIA assessed the impact of the Proposed Development on No. 10 viewpoints. The assessment concluded that the design incorporates many aspects of mitigation of the potential visual impact, to make it successful in appropriately integrating the proposed buildings into their local landscape. This is so for both users of Sandyford Road and for existing, neighbouring residential occupiers. For both the users of Sandyford Road and for the existing neighbouring residential occupiers, the views of the Proposed Development reveal a well-conceived and considerately designed scheme which successfully mitigates potential visual impacts.

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

3.8.3.9 Population and Human Health

Demolition works in many cases involve the stripping of hazardous materials, such as Asbestos containing construction materials (ACMs). Exposure to harmful substances may cause harm to workers by inhalation or contact with the skin (HSA, 2005). Prior to work commencing a Refurbishment/Demolition Asbestos Survey will be carried out by a suitably qualified expert prior to the demolition of the existing dwelling onsite to assess whether such health hazards exist. If any ACMs or suspected ACMs are identified by the Asbestos survey they will be required to be removed by a suitably trained and competent person prior to commencement of demolition works. ACMs will only be removed from site by a suitably permitted waste haulier and will be brought to a suitably licenced facility. Where required, the

HSA should be contacted in relation to the handling of asbestos and material should be dealt with in accordance with the Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006, as amended and associated approved Codes of Practice. The contractor will also be required to refer to the Construction & Demolition Management Plan in relation to asbestos identification and removal.

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

A Building Lifecycle Report has been prepared for the Proposed Development (*Aramark Property, April 2022*). This report addresses human health and wellbeing during the Operational Phase of the Development and has revealed that the forefront of the design approach has been the health and wellbeing of the user; as such, the apartments have been designed with the health and wellbeing of the user in mind. A number of design provisions which are to be incorporated into the Proposed Development, have been specifically considered to effectively manage and reduce costs for the benefit of the residents and these have been outlined within the Building Lifecycle Report.

The Construction and Operational Phase of the Proposed Development will provide for an increase of employment in the area which is believed to have a positive impact on human health. Furthermore, the Operational Phase of the Proposed Development will result in an increase in the population of the area, and it will have a positive impact on the long-term supply needs of housing in the greater Dublin area, delivering much needed residential units in response to the Rebuilding Ireland - Action Plan for Housing and Homelessness' that was published by the Government on 19th July 2016. This plan identifies that accelerated "delivery of housing for the private, social and rented sectors is a key priority for the Government". The supply of residential units remains a priority for the current Government. The Proposed Development will assist in achieving this objective by providing a high-quality residential development in proximity to essential services.

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

3.8.3.10 Resource and Waste Management

3.8.3.10.1 Construction Waste

All construction and demolition waste will be disposed of using suitably licensed waste disposal or materials recovery facilities. Due to the use of authorised waste collection/waste management facilities, it is not predicted that the production of waste will cause any likely significant effects on the environment. A RWMP has been prepared for the Proposed Development by AWN Consulting which has been designed to ensure the highest possible levels of waste reduction, waste reuse, and waste recycling are achieved for the Proposed Development. The RWMP has estimated the category and quantity of waste generated by the Proposed Development and includes recommendations for the bespoke management of various waste streams. The plan provides further guidance in relation to the collection and

transport of waste to prevent issues associated with litter or environmental pollution (contamination of land or water resources).

3.8.3.10.2 Operational Phase

During the Operational Phase, all waste will be collected by appropriately authorised waste collection contractors and will be consigned to permitted or licensed waste disposal or materials recovery facilities. An Operational Waste Management Plan (OWMP) has been prepared by AWN Consulting Ltd. for the Proposed Development and has been submitted with the planning application. The OWMP has been prepared to ensure that the management of waste during the Operational Phase of the Proposed Development is undertaken in accordance with the current legal and industry standards as outlined within the report. The aim of the OWMP is to ensure maximum recycling, reuse and recovery of waste with diversion from landfill, wherever possible. Furthermore, the OWMP provides guidance on the appropriate collection and transport of waste to prevent issues associated with litter or more serious environmental pollution (contamination of land or water resources). The plan has estimated the type and quantity of waste to be generated from the Proposed Development during the Operational Phase and provides a strategy for managing the different waste streams.

3.8.3.11 Interactions

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

3.8.4 Probability of the Impact

No significant environmental impacts are predicted for the Proposed Development. The CEMP will ensure that all applicable environmental health and safety regulation is complied with throughout the Construction Phase thereby ensuring that this phase will not result in significant effects on human health or the environment.

If all COVID-19 safety protocols and hygiene measures are adhered to during all phases of the Proposed Development, it is considered that the development poses no additional COVID-19 risk.

Increased noise levels may intermittently occur during the duration of the construction works. Any increase in noise levels is not considered as being significant in nature or sufficient to cause environmental impacts of any significance. Guidelines and defined operational measures detailed within the CEMP and adhered to during all stages of the works in order to further reduce the possibility of such nuisances occurring.

The Operational Phase of the Proposed Development will result in an increase in the population of the area, and it will have a positive impact on the long-term supply needs of accommodation in the greater Dublin area.

3.8.5 Duration, Frequency, and Reversibility of the Impact

Any potential impacts associated with the Construction Phase of the Proposed Development will be temporary and characteristic of a typical urban development project.

According to the EcIA Report, it is considered that provided the mitigation measures proposed are carried out in full, there will be no significant negative impact to any valued habitats, designated sites or individual or group of species as a result of the Proposed Development.

The Proposed Development will cause permanent visual changes to the landscape, but this change will be a benefit to the surrounding area as the development will utilise an underutilised brownfield site in a prime location which will contribute towards compact growth in Dublin in line with the objectives of the NPF.

The Proposed Development will assist in providing a greater number of residential units that are required in this zoned land and furthermore, it will contribute positively towards addressing the national critical shortage in housing supply.

Impacts such as noise, dust and/or water pollution during the Construction Phase will be temporary and reversible through the correct implementation of the appropriate control measures.

4 SUMMARY OF ASSESSMENT FINDINGS

A summary of the findings resulting from this assessment are presented in Table 4:

Table 4: Summary of Assessment Findings

Characteristics of Proposed Project	
Size of the Subject Site	The total application area is c.0.92 Ha (and a developable area of approx. 0.829 hectares) at 'Karuna' and 'Glenina' Sandyford Road, Dublin 18. The Site currently comprises of two residential dwellings, and is bounded by a residential development known as 'Coolkill' to the east, a 2 No. storey residential dwelling known as 'The Pastures' to the south, the Sandyford Road (R117) to the west and to the north by a residential development (which is under construction) known as 'Cul Cuille'.
Cumulation with other Projects	It is not considered that cumulative impacts from the Proposed Development and other existing offsite projects are likely to result in significant effects on the environment.
Use of Natural Resources	It is not foreseen that any extensive use of natural resources is required for the Proposed Development.
Production of Waste	There will be an increase in waste in the form of construction and demolition waste, during the Construction Phase of the Proposed Development. However, this waste will segregated into the separate waste types to ensure compliance with waste legislation and guidance while maximising the re-use, recycling and recovery of waste with diversion from landfill wherever possible. Due to the scale of the Proposed Development, in combination with the use of the authorised waste collection/waste treatment facilities, it is not predicted that the production of waste will cause any likely significant effects on the environment.
Pollution and Nuisances	The Construction & Demolition Phase could give rise to temporary nuisances (noise or dust). However, it is not predicted that these impacts will be significant, as they will be temporary and short-term in duration for the Construction and Demolition Phases, and adequate noise and dust control

	<p>measures will be put in place for the duration of the Proposed Development.</p> <p>All applicable environmental health and safety regulation will be complied with throughout the Construction Phase thereby ensuring that the Proposed Development will not result in significant effects on human health or the environment resulting from potential pollution or nuisance.</p>
Risk of Major Accidents and/or Disasters	<p>During operations, it is anticipated that the risk of accidents and/or disasters will be insignificant due to adherence to emergency type specific corrective action measures for potential spillages or fire.</p>
Risk to Human Health	<p>During the Construction and Operational Phase, due to best management practices and good housekeeping, it is not foreseen that there will be any negative impacts to human health.</p> <p>If all COVID-19 safety protocols and hygiene measures are adhered to during all phases of the Proposed Development, it is considered that the development poses no additional COVID-19 risk.</p>
Location of the Project	
Existing and Approved Land Use	<p>The project would result in changes to the existing land use at the Site of the Proposed Development is for the demolition of the existing residential buildings and the construction of a SHD.</p> <p>In the context of the County Development Plan, the Proposed Development is appropriate for the existing land use as it falls in line and assists with the core strategies of the Plan. It is considered that the Proposed Development will have no significant impact to the wider landscape as it will be keeping in line with the surrounding land uses and zoning of the area.</p>
Relative Abundance, Availability, Quality and Regenerative Capacity of Natural Resources	<p>The impacts are considered to be negligible for this project in relation to the regenerative capacity of natural resources in the area.</p>

Absorption Capacity of the Natural Environment	Having regard to the criteria which have been subject to analysis, it is considered that the Site has a high absorption capacity to facilitate the scale and nature of the Proposed Development and there is no likelihood of significant environmental effects.
Characteristics of Potential Impacts	
Extent of the Impact	<p>The impacts are considered to be insignificant with regards to this project, due to the nature and scale of the proposed demolition works. It is not predicted that any significant effects will be experienced beyond the project works area during the Construction Phase and the geographical extent is perceived to be small.</p> <p>The Operational Phase of the Proposed Development will result in an increase in the population of the area, and it will have a positive impact on the long-term supply needs of housing in the greater Dublin area.</p>
Transboundary nature of the Impact	There are no transboundary physical impacts envisaged for this project.
Magnitude and Complexity of the Impact	<p>During construction, temporary and intermittent impacts are predicted due to potential noise and dust, however these impacts will be localised, insignificant, and last only for the duration of this phase. Construction operational control measures identified within the CEMP and will ensure that there will be no nuisance or impacts from the Proposed Development beyond the Site boundary.</p> <p>The geographical extent and population likely to be affected is limited and significant environmental effects are unlikely to arise. There are no aspects to the Proposed Development which are considered to be of unusual magnitude or complexity, and any potential impacts are considered to be consistent with projects of this scale.</p> <p>During operation, a positive impact may be perceived, as this development will facilitate the provision of residential accommodation in proximity to high frequency public transport, employment locations and services and facilities which can meet</p>

	<p>the housing needs of a greater number of persons and will address the current housing shortage in the Dublin region.</p>
Probability of the Impact	<p>No significant environmental impacts are predicted for the Proposed Development. The CEMP will ensure that all applicable environmental health and safety regulation is complied with throughout the Construction Phase thereby ensuring that this phase will not result in significant effects on human health or the environment.</p> <p>Increased noise levels may intermittently occur during the duration of the construction works. Any increase in noise levels is not considered as being significant in nature or sufficient to cause environmental impacts of any significance. Control measures are detailed within the CEMP and will be adhered to during all stages of the works in order to further reduce the possibility of such nuisances occurring.</p>
Duration, Frequency and Reversibility of the Impact	<p>Any potential impacts associated with the Construction Phase of the Proposed Development will be temporary and characteristic of a typical urban development project. There is no potential loss of habitat associated with the project.</p> <p>The proposal for the development is located in an area which has been identified for residential development under planning and policy documents for the administrative area.</p> <p>The minor impacts such as noise, dust and/or water pollution during the Construction Phase will be temporary and reversible through the correct implementation of the appropriate control measures</p>

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

EU Legislation	Nature of the assessment completed	Conclusion of the assessment	How taken into account
Directive 92/43/EEC, The Habitats Directive	<ul style="list-style-type: none"> • Appropriate Assessment Screening Report • Ecological Impact Assessment • Landscape and Visual Impact Assessment • Arboricultural Report 	No significant impact once proposed control measures are implemented.	Refer Section 3.7.3.5, Section 3.8.3.5 and Section 3.6.2.
Directive 2000/60/EC, EU Water Framework Directive	<ul style="list-style-type: none"> • Appropriate Assessment Screening Report • Ecological Impact Assessment • Flood Risk Assessment Report • Construction and Environmental Management Plan • Engineering Services Report 	No significant impact once proposed control measures are implemented.	Refer to Section 1.3.1, Section 3.6.2, Section 3.6.3, Section 3.6.4, Section 3.8.3.10, Section 3.6.2, Section 3.6.6, Section 3.7.3.2, Section 3.7.3.6 and Section 3.8.3.4
Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (SEA Directive)	<ul style="list-style-type: none"> • Dun Laoghaire Rathdown Development Plan 2022-2028 • Dun Laoghaire Rathdown Biodiversity Plan 2009-2013 • Dun Laoghaire Rathdown Development Plan 2022-2028 Strategic Environmental Assessment (SEA) • Dun Laoghaire Rathdown Development Plan 2022-2028 [Strategic Flood Risk Assessment] • Environmental Impact Assessment Screening Report • Planning Report 	No significant impact once proposed control measures are implemented.	Refer to Section 3.6 of this report
Directive 2002/49/EC on the assessment and management of environmental noise	<ul style="list-style-type: none"> • Construction and Environmental Management Plan 	No significant impact once proposed control measures are implemented.	Refer to Section 3.6.4 and Section 3.8.3.2 of this report
Directive 2008/50/EC on ambient air quality and cleaner air for Europe	<ul style="list-style-type: none"> • Construction and Environmental Management Plan • Transportation Assessment Report 	No significant impact once proposed control measures are implemented.	Refer to Section 1.3.1, Section 3.6.1, Section 3.6.2, Section 3.6.3, Section 3.6.4, Section 3.8.3.2 and Section 3.8.3.10

Directive 2007/60/EC on the assessment and management of flood risks	<ul style="list-style-type: none"> Flood Risk Assessment Report 	No significant impact once proposed control measures are implemented.	Refer to Section 3.7.3.2 and Section 3.8.3.4 of this report
Other relevant provision of EU law	Nature of the assessment completed	Results of the assessment	How taken into account
Birds Directive (79/409/EEC), Bern and Bonn Convention & Ramsar Convention.	<ul style="list-style-type: none"> Ecological Impact Assessment 	No significant impact once proposed control measures are implemented.	Refer Section 3.7.3.5, Section 3.8.3.5 and Section 3.6.2.
Directive 2006/21/EC on the management of waste from extractive industries	<ul style="list-style-type: none"> Not relevant to the Proposed Development. 	N/A	N/A
Directive (EU) 2018/850 on the landfill of waste	<ul style="list-style-type: none"> Resource Waste Management Plan Operational Waste Management Plan 	No significant impact	Refer to Section 1.3.1, Section 3.6.2, Section 3.6.3, Section 3.6.4 and Section 3.8.3.10
Directive 2008/98/EC on waste and repealing certain Directives as amended by Directive 2018/851/EU	<ul style="list-style-type: none"> Resource Waste Management Plan Operational Waste Management Plan 	No significant impact	Refer to Section 1.3.1, Section 3.6.2, Section 3.6.3, Section 3.6.4 and Section 3.8.3.10
Directive 2010/75/EU on industrial emissions	<ul style="list-style-type: none"> Not relevant to the Proposed Development. 	N/A	N/A
Regulation (EC) No 166/2006 concerning the establishment of a European Pollutant Release and Transfer Register	<ul style="list-style-type: none"> Not relevant to the Proposed Development. 	N/A	N/A
Directive 2000/14/EC on the approximation of the laws of the Member States relating to the noise emission in the environment by equipment for use outdoors	<ul style="list-style-type: none"> Construction and Environmental Management Plan 	No significant impact	Refer to Section 3.6.4 and Section 3.8.3.2 of this report
Directive 2012/27/EU on energy efficiency	<ul style="list-style-type: none"> Sustainability Report Building Lifecycle Report 	Positive impact	Refer to Section 3.8.3 of this report
Directive 2003/87/EC establishing a system for greenhouse gas emission allowance trading within the EU	<ul style="list-style-type: none"> Not relevant to the Proposed Development 	N/A	N/A

Regulation (EU) 2018/842 on binding annual greenhouse gas emission reductions by Member States from 2021 to 2030 contributing to climate action to meet commitments under the Paris Agreement and amending Regulation (EU) No 525/2013	<ul style="list-style-type: none">• Sustainability Report• Building Lifecycle Report	Positive impact	Refer to Section 3.8.3 of this report
Regulation (EU) 2018/841 on the inclusion of greenhouse gas emissions and removals from land use, land use change and forestry in the 2030 climate and energy framework, and amending Regulation (EU) No 525/2013 and Decision No 529/2013/EU (Text with EEA relevance)Text with EEA relevance	<ul style="list-style-type: none">• Not relevant to the Proposed Development	N/A	N/A
Directive (EU) 2018/2001 on the promotion of the use of energy from renewable sources	<ul style="list-style-type: none">• Sustainability Report• Building Lifecycle Report	Positive impact	Refer to Section 3.8.3 of this report
Regulation (EU) No 517/2014 on fluorinated greenhouse gases	<ul style="list-style-type: none">• Not relevant to the Proposed Development	N/A	N/A
Directive 2012/18/EU on the control of major-accident hazards involving dangerous substances, amending and subsequently repealing Council Directive 96/82/EC	<ul style="list-style-type: none">• Not relevant to the Proposed Development	N/A	N/A

6 CONCLUSION

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

Having regard to:

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

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

7 REFERENCES

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