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**ENVIRONMENTAL IMPACT
ASSESSMENT SCREENING
REPORT FOR THE
PROPOSED RESIDENTIAL
DEVELOPMENT AT RAVEN
ROCK ROAD, SANDYFORD,
CO. DUBLIN**

Report Prepared For
Ravensbrook Limited

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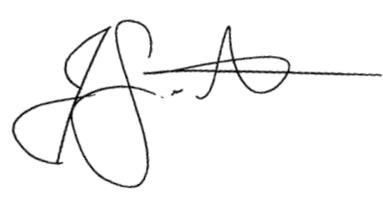
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1.0 INTRODUCTION

On behalf of Ravensbrook Limited ('the Applicant'), AWN Consulting Limited ('AWN') has prepared the following Environmental Impact Assessment (EIA) Screening Report to accompany the as part of an Strategic Housing Development Application to An Bord Pleanála in relation to the proposed residential development at Raven Rock Road, Sandymount Business Park, Dublin 18

The proposed development will consist of the demolition of the existing 2 no. storey building (c .717sqm) and hard surface parking area on the site and construction of a Build to Rent residential development comprising 101 no. residential apartments, including external communal amenity space, resident support facilities/ services and amenities space, Vehicular access and upgraded entrances, car and bicycle parking, ESB substation, and site wide landscaping and all associated services and infrastructure required to facilitate the development.

The proposed development site (hereafter referred to as 'the Site') is located at IVM House, nos. 31 Ravens Rock Road (D18H304) and 31a Ravens Rock Road (D18C8P2), Sandymount Business Park, Dublin 18. The indicative site is outlined in red on Figure 1.1 below. The development is described in further detail in Section 2.



Figure 1.1 Proposed development site (indicative in red) (Source: Google Earth)

The purpose of this report is twofold, to provide the planning authority with the information required under Schedule 7A to demonstrate the likely effects on the environment, having regard to the criteria set out in Schedule 7 of the Planning and Development Regulations 2001, as amended. This information will enable planning authority to undertake a screening determination in accordance with Article 299B(2) of the Planning and Development Regulations 2001 (as amended) in respect of the need for an Environmental Impact Assessment Report (EIAR) for the proposed

development. The second reason for this report is to document the studies undertaken by the Applicant, and the design team, which demonstrate there are no significant effects predicted as a result of the proposed development and the application can be determined by planning authority without an EIAR having been submitted.

There is a mandatory requirement for an EIAR to accompany a planning application for some types of development that meet or exceed the “thresholds”. In addition to the mandatory requirement, there is a case-by-case assessment necessary for sub-threshold developments as they may be likely to have significant effects on the environment. If a sub-threshold development is determined to be likely to have significant effect on the environment, then an EIAR will be required.

The proposed development and component parts have been considered, as documented in Section 2, against the thresholds for EIA as outlined in of the Planning and Development Regulations 2001 (as amended). The proposed development is a sub-threshold development and is not mandatory for EIA.

The proposed development and component parts have been considered, as documented in Section 2, against the thresholds for mandatory EIA as outlined in Schedule 5, Part 2 Class 10 (a) to (m). The most relevant project type in the context of the proposed development is Class 10 (b) (i) and (iv);

10. Infrastructure projects

- (b) (i) *Construction of more than 500 dwelling units*
- (iv) *Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.*

The proposed development site is c. 0.31 ha, and the proposed development will comprise 101 no. dwelling units and therefore is outside the mandatory requirements for EIA and is a sub-threshold development.

AWN, along with the project team, have undertaken an assessment on the likelihood of significant effects on the environment from the proposed development. The assessment is documented in Section 3.0, 4.0. and 5.0 and covers each aspect of the environment in accordance with guidance including; Population and Human Health; Biodiversity; Land, Soils, Geology, Hydrogeology, and Hydrology; Air Quality and Climate; Noise and Vibration; Landscape and Visual Impact; Cultural Heritage, and Archaeology; Traffic and Transportation; Material Assets, and Waste.

1.1 EIA SCREENING LEGISLATION AND GUIDANCE

The legislation and guidance listed below has informed this report and the method to EIA Screening:

- Environmental Impact Assessment Screening, OPR Practice Note PN02 (Office of the Planning Regulator, 2021).
- European Union (Planning & Development) (Environmental Impact Assessment) Regulations 2018.
- Environmental Impact Assessment of Projects – Guidance on Screening. (2017). European Commission.
- Environmental Impact Assessment of Projects Guidance on Screening (2017) European Commission

- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment. (August 2018). Department of Housing, Planning and Local Government.
- Guidelines on the Information to be contained in Environmental Impact Assessment Reports. (Draft, August 2017). Environment Protection Agency.
- Advice Notes for preparing Environmental Impact Statements. (Draft, September 2015). Environment Protection Agency.
- Interpretation of definitions of project categories of Annex I and II of the EIA Directive. (2015) European Commission.
- European Union Environmental Impact Assessment (EIA) Directive 2011/92/EU as amended by 2014/52/EU.
- Planning and Development Act, 2000 (as amended).
- Planning and Development Regulations 2001 (as amended).

The national requirements to provide an EIA with a planning application is outlined in *Planning and Development Act 2000 as amended* ('the Act') and *Planning and Development Regulations, 2001 as amended* ('the Regulations'). In addition to the national legislation there are requirements set out in the EIA Directive (Directive 2011/92/EU as amended by 2014/52/EU); the EIA Directive has been transposed into Irish planning legislation through amendments to the Act and the Regulations.

There is a mandatory requirement to prepare and submit an EIAR under Section 172(1)(a) of the Act to with a planning application for some types of Projects which are equal to or exceeds a limit, quantity or "threshold" set for that class of development. The mandatory thresholds for an EIAR are set out in Schedule 5 of the Regulations.

In addition to the mandatory requirement, there is a case-by-case assessment necessary for sub-threshold developments and a requirement under Section 172(1)(b) of the Act for an EIA to accompany a planning application for sub-threshold development which would be likely to have significant effects on the environment. In order to determine if a Project would be likely to have significant effects on the environment and if an EIA is required Schedule 7 of the Regulations sets out the relevant criteria to be considered by the Planning Authority and/or the Board..

Articles 299B and 299C of the Regulations set out the requirements in relation screening for environmental impact assessment for applications for sub-threshold strategic housing development pursuant to the Planning and Development (Housing) and Residential Tenancies Act 2016 (as amended) (the "2016 Act").

Article 299B(2)(b) requires the Board to carry out a screening exercise for sub-threshold SHD applications to determine whether or not there is a real likelihood of significant effects on the environment arising from the proposed development. If the Board determines that there is no real likelihood of significant effects on the environment, the Board must determine that no EIA is required for the proposed development. If the Board determines that there is a real likelihood of significant effects on the environment, the Board may decide to refuse to deal with the application pursuant to Section 8(3)(a) of the 2016 Act.

Article 299C specifies the information to which the Board must have regard to in carrying out its screening. This includes: the criteria set out Schedule 7 of the Regulations; the information set out at Schedule 7A; any further relevant information on the characteristics of the development and its likely significant effects on the environment submitted by the applicant; any mitigation measures proposed by the applicant; the available results, where relevant, of preliminary verifications or assessments carried out under other relevant EU environmental legislation, including

information submitted by the applicant on how the results of such assessments have been taken into account, and; the likely significant effects on certain sensitive ecological sites.

The screening process followed in this report is in accordance with the EIA Directive 2011/92/EU of the European Parliament and of the Council as amended by 2014/52/EU and as transposed by the Act and the Regulations and follows the format as per Section 3.2 of the Draft EPA Guidelines (August 2017). The potential for significant effects of the proposed Project has been considered against the criteria under Schedule 7 of the *Planning and Development Regulations, 2001 as amended*.

In producing this report due regard has been paid to other EIA guidance including the European Commission's 2017 *EIA of Projects Guidance on Screening* as well as the published *Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment* and the OPR Practice Note PN02 Environmental Impact Assessment Screening.

It is important for the Planning Authority to note that Article 27 of the EU Directive states that "*The screening procedure should ensure that an environmental impact assessment is only required for projects likely to have significant effects on the environment*". This screening exercise is used to establish whether the proposed Project is likely to have significant effects on the environment and if an EIA Report is required.

As required by Article 299B(1)(b)(ii)(II)(C), the available results of other relevant assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive have been considered within this EIA Screening Report. A standalone Article 299B(1)(b)(ii)(II)(C) Statement prepared by AWN has been included as part of this application.

Further, and in addition to the information included in this report relevant to Article 299C(1)(v), an Appropriate Assessment Screening report has been prepared in relation to the likely significant effects on European sites.

Preliminary Screening for EIA

The Planning and Development Regulations 2001 (as amended) provide for preliminary screening for EIA. The Departmental Guidelines (August 2018) state as follows in relation to such a preliminary screening:

"For all sub-threshold developments listed in Schedule 5 Part 2, where no EIAR is submitted or EIA determination requested, a screening determination is required to be undertaken by the competent authority unless, on preliminary examination it can be concluded that there is no real likelihood of significant effects on the environment. This is initiated by the competent authority following the receipt of a planning application or appeal.

A preliminary examination is undertaken, based on professional expertise and experience, and having regard to the 'Source – Pathway – Target' model, where appropriate. The examination should have regard to the criteria set out in Schedule 7 to the 2001 Regulations."

While it is a matter for ABP as competent authority, it is our view that it is appropriate to carry out a screening of the development for EIA rather than a preliminary screening.

1.2 SCREENING METHODOLOGY

The screening process followed in this report is in accordance with the EIA Directive 2011/92/EU of the European Parliament and of the Council as amended by 2014/52/EU and follows the format as per Section 3.2 of the Draft EPA Guidelines (August 2017). The potential for significant effects of the proposed Project has been considered against Schedule 7 of the *Planning and Development Regulations, 2001 as amended*.

The key steps to screen for an EIA is set out in Section 3.2 of the EPA Guidelines are as follows:

1. Is the development a type that that requires EIA?
2. Is it of a type that requires mandatory EIA?
3. Is it above the specified threshold?
4. Is it a type of project that could lead to effects? and/or
5. Is it a sensitive location? and/or
6. Could the effects be significant?

The information required to be submitted by the developer for the Planning Authority to make a determination on EIA Screening is set out in Schedule 7A of the Regulations of 2001 (see also Annex IIA of the EIA Directive).

An assessment of the points 1 to 3 above has been made by AWN against the relevant thresholds set out in Schedule 5 of the Regulations. This evaluation has been documented in Section 2.0.

However, it is important to note that Schedule 7A states '*The compilation of the information at paragraphs 1 to 3 [of Schedule 7A] shall take into account, where relevant, the criteria set out in Schedule 7.*' Having regard to this for the purposes of compiling the relevant information on the likely effects of the proposed development and in order to address points 4 to 6 above, an evaluation of the characteristics of the project, the sensitivity of the location of the proposed development, and the potential for significant impacts has been made with regard to Schedule 7 of the Regulations.

Schedule 7 of the Regulations of 2001 sets out the criteria for the Planning Authority to determine whether a development would or would not be likely to have significant effects on the environment. The criteria is broadly set out under the three main headings:

- 1) *Characteristics of proposed development (Report Section 3.0)*
 - a. *the size and design of the whole of the proposed development,*
 - b. *cumulation with other existing development and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment,*
 - c. *the nature of any associated demolition works,*
 - d. *the use of natural resources, in particular land, soil, water and biodiversity,*
 - e. *the production of waste,*
 - f. *pollution and nuisances,*
 - g. *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, and*
 - h. *the risks to human health (for example, due to water contamination or air pollution).*

- 2) *Location of proposed development* (Report Section 4.0)
- a. *the existing and approved land use,*
 - b. *the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground,*
 - c. *the absorption capacity of the natural environment, paying particular attention to the following areas:*
 - i. *wetlands, riparian areas, river mouths;*
 - ii. *coastal zones and the 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 and;*
 - 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.*
- 3) *Types and Characteristics of Potential Impacts* (Report Section 5.0)

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

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

The Planning Authority must have regard to the Schedule 7 criteria in forming an opinion as to whether or not a development is likely to have significant effects on the environment by virtue, inter alia, of their nature, size or location should be subject to EIA.

The information required to be submitted by the developer for the Planning Authority to make a determination on EIA Screening is set out in Schedule 7A of the Regulation, which transposes Annex IIA of the EU Directive.

However, it is important to note that Schedule 7A states '*The compilation of the information at paragraphs 1 to 3 [of Schedule 7A] shall take into account, where*

relevant, the criteria set out in Schedule 7. The main body of this report (Sections 3.0, 4.0 and 5.0) will cover Schedule 7A fully, but it has been formatted to present the information under the headings provided for in Schedule 7 in order to assist the Planning Authority in its screening assessment.

1.3 PROJECT TEAM AND CONTRIBUTORS TO THE EIA SCREENING REPORT

This EIA Screening Report and the proposed development has been informed by the accompanying documents submitted with the application (and the relevant listed mitigation measures as included therein). The preparation and co-ordination of this screening report has been completed by AWN and has relied on specialist input from the project design team and applicant, as per Table 1.1.

Table 1.1 Applicants project team

Role	Contributor	Qualification
Architectural	Henry J Lyons	Bjorn Rosaeg, MRIA
Civil Engineering, Outline Construction Management Plan, Construction and Demolition Waste Management Plan, Flood Risk Assessment, Traffic and Transport Statement	CS Consulting Engineers	Fionnán de Búrca, BSc (Hons) ME, MIEI
Design, Townscape And Visual Assessment	Citydesigner	Richard Coleman; Registered with the ARB; Member of the RIBA; Member of the RIAI; Dip Arch (Cant)
Arboricultural Consultancy	Charles McCorkell Arboricultural Consultancy	Charles McCorkell B.Sc. (Hons), MICFor, MArborA BSc Honours Degree in Arboriculture Chartered Arboricultural Consultant Professional Member of the Arboricultural Association
Archaeology	IAC Archaeology	Faith Bailey BA, MA, MIAI, MCIFA
Population and Human Health; Air Quality and Climate; Noise and Vibration; Material Assets.	AWN Consulting Limited	Niamh Kelly B.A. in Earth Sciences (TCD) and MSc in International Disaster Management (UoM) Jonathan Gauntlett BSocSc (Environmental Planning) and BBA (Economics)
Land Soils, Geology, Hydrogeology, and Hydrology	AWN Consulting Limited	Marcelo Allende BSc BEng (Water Resources Engineering)
Operational Waste Management	AWN Consulting Limited	Chonail Bradley Bsc Env AssocCIWM
Biodiversity including Appropriate Assessment Screening	Enviroguide	Shannen O'Brien Project Ecologist BA, MSc
Bat Survey Reprt	Ash Ecology & Environmental Ltd.	Aisling Walsh M.Sc MCIEEM

The various reports address a variety of environmental issues and assess the impact of the proposed development and demonstrate that subject to the various construction and design related mitigation measures recommended that the proposed development will not have a significant impact on the environment. This EIA Screening Report

should be read in conjunction with the reports and the plans and particulars submitted with the planning application.

Best practice mitigation measures for the proposed development during the construction and operational phase are set out in various reports including but not limited to the Outline Construction Management Plan (CMP) and Outline Construction and Demolition Waste Management Plan (C&D WMP) prepared by CS Consulting Engineers, the Operational Waste Management Plan (OWMP) prepared by AWN, and the Ecological Impact Assessment (EclA) and Construction Environmental Management Plan (CEMP) prepared by Enviroguide Consulting.

With regard the construction phase, standard best practice construction mitigation measures are incorporated in the CEMP. These specific measures will provide protection to the receiving soil and water environments. However, the protection of downstream European sites is in no way reliant on these measures and they have not been taken into account in AA screening undertaken by Enviroguide Consulting.

This report was prepared by Niamh Kelly and Jonathan Gauntlett. Niamh is an Environmental Consultant with AWN and holds a B.A. in Earth Sciences (TCD) and MSc in International Disaster Management (UoM). Jonathan is a Principal Environmental Consultant in AWN Consulting with expertise in impact assessment, licensing, environmental compliance and project management. Recent projects include; EIA for SHD and planning applications, EPA Licencing and waste management. Jonathan has over 10 years' experience in environmental compliance, environmental licensing, and urban planning. Jonathan has a BSocSc (Environmental Planning) and BBA (Economics) from the Waikato University in New Zealand and has experience working in the environmental consultancy, planning, and regulatory fields from Ireland, the UK and New Zealand.

2.0 SCREENING EVALUATION

2.1 IS THE DEVELOPMENT A PROJECT

The first step in screening is to examine whether the proposal is a *project* as understood by the EU Directive. For the purposes of the EU Directive, 'project' means:

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

Each element of the proposed development has been examined and the development clearly meets the definition of a Project as understood by the EU Directive.

2.2 IS THE DEVELOPMENT A PROJECT THAT REQUIRES A MANDATORY EIA

The next step is to determine if the proposed development is of a project type that requires mandatory EIA (i.e., is the proposed development of a project type in which a threshold do not exist). The types of projects to which thresholds do not apply are types that are considered to always be likely to have significant effects.

An EIA is mandatory under Section 172 of the Act for development which exceeds the relevant threshold for the classes of projects set out in Schedule 5. This list was developed from Annex I and Annex II of the EIA Directive.

In considering the wider context and the component parts of the project the proposed development the thresholds of relevance to the proposal from Part 2 of Schedule 5 are Class 10 and Class 15.

For the project types Class 10 (a) to (m) an EIA is mandatory only if the project equals or exceeds, as the case may be, a limit, quantity or threshold set out; therefore, the next screening step is to determine whether the project exceeds the specific project threshold. Project Class 15 does not set out any thresholds and a case-by-case assessment is required to be undertaken.

2.3 IS THE PROJECT ABOVE THE THRESHOLD FOR EIA

An EIAR is required to accompany an application for permission of a class set out in the Schedule 5 Part 1 and Part 2 of the Regulations which equals or exceeds, as the case may be, a limit, quantity or threshold set for that class of development. A development that does not exceed a limit, quantity or threshold set for that class of development in Schedule 5 of the Regulations is known as a 'sub-threshold development'.

The proposed development and component parts have been considered against the thresholds outlined in Schedule 5, Part 2, Class 10 (a) to (m). The most relevant project type in the context of the proposed development are Class 10 (b)(i) and Class 10 (b)(iv):

10. Infrastructure projects –

(b)(i) Construction of more than 500 dwelling units;

(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).

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.

Under Class 10 (b) (i) the threshold is '*more than 500 dwelling units*'. Under Class 10 (b) (iv) the appropriate threshold is considered to be '*2 hectares in the case of a business district*'. The site location is on the edge of the transition between residential and industrial; the pragmatic approach is to consider the area to be predominant land use is retail or commercial use.

The total site area for the proposed works is c. 0.31 hectares (ha), and the proposed development comprises 101 no. dwelling units. The site location is not within a business district but is within a built-up area. The proposed development site is not equal to nor does it exceed the limit, quantity or threshold set out in Class 10(b) (i) and (iv); therefore, an EIA is not mandatory.

2.4 CONCLUSION – SUB THRESHOLD DEVELOPMENT

The proposed development is '*of a type set out in Part 2 of Schedule 5 [in the Planning and Development Regulations, 2001 (as amended)] which does not equal or exceed,*

as the case may be, a quantity, area or other limit specified in that Schedule in respect of the relevant class of development'. The development is sub-threshold for the relevant project type.

An EIA Report is required by Section 172 of the Act, and Schedule 5, Part 2, Class 15 of the Regulations to accompany a planning application for sub-threshold development which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.

Article 4(4) of Directive 2014/52/EU, requires the developer to provide information on the characteristics of the project and its likely significant effects on the environment, to allow the competent authorities to make a determination on the requirement for an EIA. The information required is set out in Annex II A of the Directive and transposed Schedule 7A of the Regulations.

Article 299B(1)(b) requires the Board to be satisfied that the developer has furnished the information listed in Schedule 7A of the Regulations to enable it to carry out its own assessment on the requirement for EIA..

In carrying out an EIA Screening the Board is required under Article 299C to take into account:

- the information furnished by the developer for the purposes of Schedule 7A; the criteria referred to under Schedule 7;
- any design or mitigation measures envisaged to avoid or prevent significant adverse effects on the environment;
- the statement provided by the developer in relation to available results of other relevant assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive;
- and the likely significant effect of the development on sites with certain environmental designations, including European Sites.

The remainder of this report presents the information required by Schedule 7A to demonstrate the likely effects on the environment, having regard to the criteria set out in Schedule 7.

The following Sections 3.0, 4.0 and 5.0 will provide information on the characteristics of the proposed development; the location and context, and its likely impact on the environment. These sub sections also include, in accordance with Article 299B(1)(c), a description of any features, if any, of the proposed development and the measures, if any, envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment of the development.

These sections present the information required under Schedule 7A of the Regulations, broadly set out in the structure Schedule 7 to ensure that each aspect for consideration is robustly addressed.

3.0 CHARACTERISTICS OF PROPOSED DEVELOPMENT

This section addresses the characteristics of proposed development by describing the physical characteristics of the whole proposed development and, where relevant, of demolition works; and a description of the location of the proposed development, with regard to the environmental sensitivity of geographical areas likely to be affected.

3.1 SIZE AND DESIGN OF THE PROPOSED DEVELOPMENT

Construction of a build-to-rent residential development comprising 101 no. apartments including internal and external amenity space, car and bicycle parking, site wide landscaping and all associated services and infrastructure required to facilitate the development.

The development will consist of the demolition of the existing 2 no. storey building (c.717sqm) and hard surface parking area on the site and construction of a Build to Rent residential development comprising 101 no. residential apartments as follows:

- 101 no. build to rent apartments within a part 5, part 6 to part 11 no. storey building over partial basement comprising 65 no. 1 bedroom apartments and 36 no. 2 bedroom apartments (balconies on all elevations);
- 734sqm of external communal amenity space provided in the form of a podium courtyard at first floor level and a series of rooftop terraces at fifth, sixth and tenth floor levels, c. 514sqm of public open space provided fronting Carmanhall Road;
- 511 sqm of resident support facilities/ services and amenities space provided at ground and first floor levels;
- Vehicular access to the development will be from the upgraded existing access from Ravens Rock Road;
- Provision of 10 no. car parking spaces [1 no. accessible], 2 no. motorcycle spaces; in an undercroft carpark and 234 no. cycle parking spaces;
- Provision of 4 no. Ø0.3m Microwave link dishes to be mounted on 2 No. steel support pole affixed to lift shaft overrun, all enclosed in radio friendly GRP shrouds, together with associated equipment at roof level;
- Provision of an ESB substation, switch room and plant room at ground floor level, hard and soft landscaped areas, public lighting, attenuation, service connections and all ancillary site development works o(including public realm updates on Carmanhall Road and Ravens Rock Road).

The proposed development is not an excessively large project and the proposed design is sympathetic to the surrounding context. The development has been designed to have its own identity and integrates with the surrounding buildings.

The architectural design of the proposed development utilises high quality materials and reflects the existing pattern of development in the surrounding area.

A detailed description of the architectural rationale and characteristics of the proposals is provided within the Architectural Design Statement prepared by Henry J Lyons Architects. It is considered that the proposed development will enhance the landscape in the area, replacing a brownfield infill site which currently exists as a two storey commercial unit and associated hard standing surface car park, with a residential scheme which incorporates high quality hard and soft landscaping. The Landscape Design and Access statement, prepared by Park Hood Chartered Landscape Architects provides a rationale for the landscape proposals.

The site layout for the proposed development is shown in Figure 3.1 below.

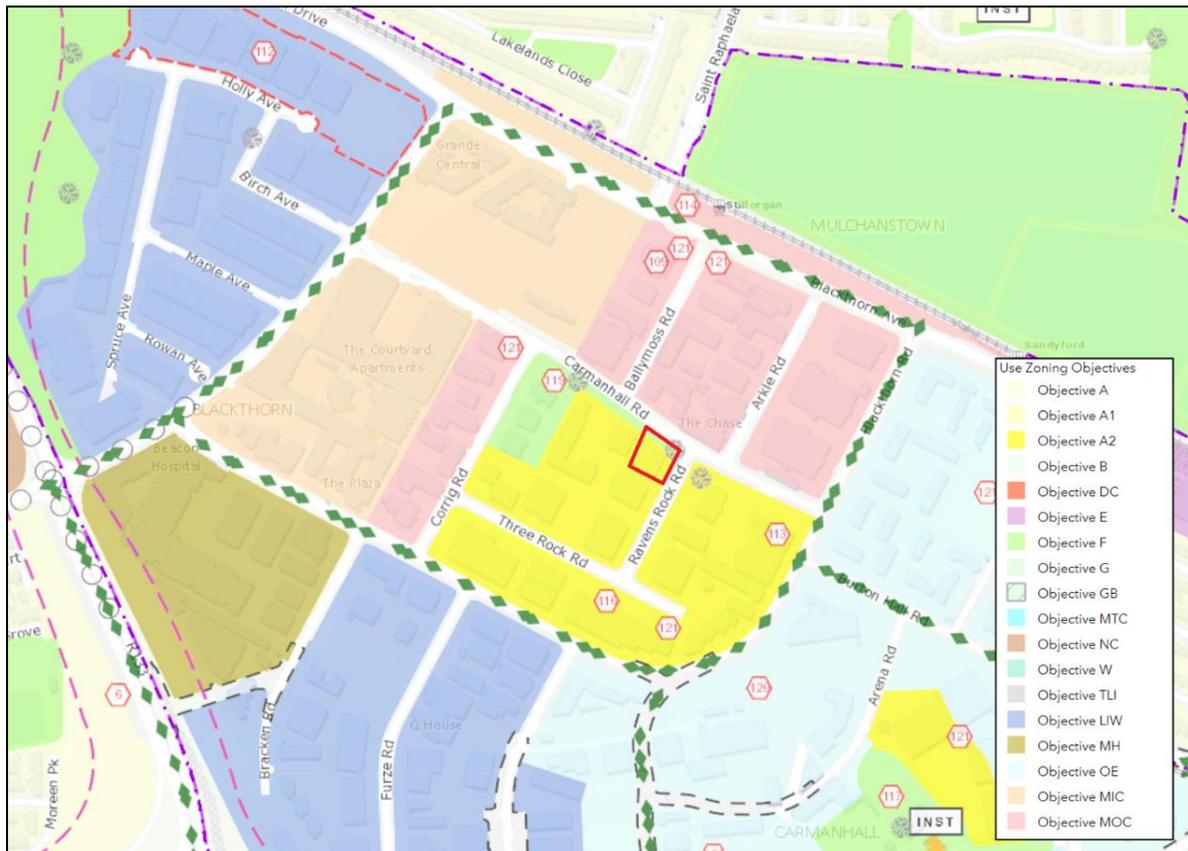


Figure 3.2 Site Zoning (proposed development site outlined in red; Source: Dún Laoghaire-Rathdown Development Plan 2016-2022)

In respect of the newly adopted Dun Laoghaire Rathdown County Development Plan 2022-2028 the land use zoning of the site remains unchanged under the zoning objective of A2 1 - Residential Zone 5:

“It is an objective of the Council to provide for the creation of Sustainable Residential Neighbourhoods, and preserve and protect residential amenity in Zone 5 of Sandyford Business District” as set out in the Sandyford Urban Framework Plan contained at Appendix 17 of the Draft Dun Laoghaire Rathdown County Development Plan 2022-2028.

and land use zone ‘F – Open Space Zone 7’

“It is an objective of the Council to preserve and provide for open space with ancillary recreational amenities”

The adopted plan includes a new classification of use; ‘Residential – Built-to-Rent’ which applies to the subject proposal. This is ‘open for consideration’ under the A2 land use zoning and applies to the subject site. The portion of the site zoned ‘open space’ has been designed as a linear park, including planting and open space.

See Figure 3.3 below.



Figure 3.3 Site Zoning (proposed development site outlined in red; Source: Dún Laoghaire-Rathdown Development Plan 2022-2028)

The National Planning Application Map, DL RCC, and An Bord Pleanála (ABP) online planning search systems were consulted for the previous 5 years to identify notable applications (proposed development), or applications granted permission (permitted development) within that period within 500m of the proposed development site.

The National Planning Application Map includes planning application data sourced from the 31 individual local authorities across Ireland.

This list of notable proposed and permitted developments that may have the potential to combine with the proposed development and result in cumulative impacts, are shown in Appendix A at the end of this report. These proposed and permitted developments have been, where relevant, considered as a part of the overall project impact. It is important to note that each project currently permitted shown in Appendix A is subject to an EIA and/or planning conditions which include appropriate mitigation measures to minimise environmental impacts.

The review of the online planning tool noted a large number of insignificant small extensions, boundary fences, changes of use, retention and other minor alterations in the vicinity of the proposed development. These minor proposed and permitted developments have not been included within the list as they are irrelevant and not notable, minor projects do not have the potential to combine with the proposed development and result in cumulative impacts.

3.3 NATURE OF ANY ASSOCIATED DEMOLITION WORKS

The proposed development will require the demolition of the existing 2 no. storey building (c.717sqm) and hard surface parking area on the site. Estimates on the generation of waste from the demolition works are set out in Section 3.5 below.

The demolition areas are identified in the planning drawings submitted as part of this application.

The Construction Management Plan included with the application documentation (CS Consulting Engineers) sets out a high level method a high-level method statement for the site clearance and demolition of existing buildings. The waste generated during the demolition phase will be managed as per the project-specific C&D WMP included with the application documentation (CS Consulting Engineers).

3.4 USE OF NATURAL RESOURCES (LAND, SOIL, WATER, BIODIVERSITY)

This section describes the proposed development in terms of the use of natural resources, in particular land, soil, water, biodiversity. The proposed development will consume minimal amounts of natural resources during construction and operation.

There will be no large use of natural resources. The main use of natural resources will be land. However, it is noted that the subject lands are brownfield which are zoned for residential development.

Other resources used will be construction materials which will be typical raw materials used in construction of residential developments. The scale and quantity of the materials used will not be such that would cause concern in relation to significant effects on the environment.

Land and Soil

The proposed land use is acceptable within the context of the existing and planned land uses and the wider residential land uses in the surrounding area. The site is already developed as an existing two storey commercial building (c.717sqm) and associated hard standing surface car park. The subject site is well suited for the proposed development, which is permissible under the A2 zoning of the lands.

There will be a requirement for deliveries of importation of construction materials. Other construction activities will include site storage of cement and concrete materials, fuels for construction vehicles.

The proposed development will require the excavation and removal of soils and materials for the purposes of levelling, excavation for foundations, basement level, landscaping, access and services. It is estimated by the project engineers, CS Consulting Engineers that c. 4,000-5,000 m³ of soils will be excavated to facilitate the development.

Any waste soil being exported off-site, shall be classified as inert, non-hazardous or hazardous in accordance with the EPA's Waste Classification Guidance – List of Waste & Determining if Waste is Hazardous or Non-Hazardous document dated 1st June 2015 to ensure that the waste material is transferred by an appropriately permitted waste collection permit holder and brought to an appropriately permitted or licensed waste facility.

Water Consumption

The construction or operation of the scheme will not use such a quantity of water to cause concern in relation to significant effects on the environment.

During construction of the scheme, water will be required for offices and welfare facilities, this will be provided by temporary connection to the public main by agreement between the Main Contractor and Irish Water. The construction phase will not use such a quantity of water to cause concern in relation to significant effects on the environment.

Once the development is completed and the development is occupied there will be a water primary demand domestic and commercial consumption. Records obtained from Dún Laoghaire-Rathdown County Council indicate a 150mm diameter Asbestos public watermain adjacent to the development site on Ravensrock Road. The water demand shall be: 0.473 l/sec Average water demand, and 2.36 l/sec Peak water demand. The previous site usage would have required a daily potable water demand of 3m³/day, based on.

A Pre-Connection Enquiry (Ref: CDS21001244) was submitted to Irish Water to determine the feasibility of connecting to the public water supply and drainage infrastructure. A Confirmation of Feasibility and Design Acceptance see Appendix B of CS Consulting Engineers' *Engineering Services Report For A Proposed Development At 31 & 31a Raven's Rock Road, Sandyford Business Park, Dublin 18*.

The proposed watermain infrastructure and routing plan is shown on drawing RR-CSC-XX-GF-DR-C-0004 included with this submission.

There is no proposed extraction of groundwater at the site for drinking water purposes.

Biodiversity Resources

Investigations into the implications on existing biodiversity including species and habitats has been undertaken through the Ecological Impact Assessment (EclA), and Appropriate Assessment (AA) Screening Report that have been prepared by Enviroguide, and the Bat Survey Report prepared by Ash Ecology & Environmental Ltd. These reports are included with the planning documentation.

A habitat survey was carried out at the Site on the 6th of October 2021 as part of a multi-disciplinary walkover survey by Enviroguide. A bat survey was carried out on Site of the proposed development on the 27th of April 2021 and a habitat assessment was carried out on the 21st of January 2022 by Ash Ecology & Environmental Ltd (AEE).

The EclA (Enviroguide, 2022) defines the site habitats using the Fossitt's Guide to Habitats in Ireland as mainly of Buildings and Artificial Surfaces (BL3), Treelines (WL2), and Amenity Grassland (Improved) (GA2).

Two bat species were recorded on the Site of the proposed development during the bat survey on the 27th of April 2021: Common Pipistrelle and Leisler's Bat. A low level of bat activity was recorded with a total of six (6 no.) passes by Common Pipistrelle and two (2 no.) passes by Leisler's Bat. The bat potential of the building on site was found to be '*Negligible*' both on the 27th of April 2021 and the 21st of January 2022. One dead beech tree on site had '*Moderate*' bat potential, and may offer roosting habitat to local bats due to the dense ivy cover.

No mammals were recorded within the site of the proposed development. As the majority of the site is comprised of hard standing, it is unlikely that any mammal species would frequent or utilise the site of the proposed development. The bird species recorded on site visit 6th of October 2021 are Green and Amber conservation concern. There will be minimal loss of habitat at the site of the proposed development through the removal of vegetation at the site.

The accompanying AA Screening Report (Enviroguide, 2022) has assessed the potential for significant impacts of the construction and operational phases of the proposed development on Natura 2000 sites and habitat loss/alteration, habitat/species fragmentation, disturbance and/or displacement of species, change in population density and changes in water quality. The accompanying AA Screening Report concludes that:

The Proposed Development at Ravens Rock Road, Sandyford, Dublin 18, has been assessed taking into account:

- *the nature, size and location of the proposed works and possible impacts arising from the construction works.*
- *the qualifying interests and conservation objectives of the European sites*
- *the potential for in-combination effects arising from other plans and projects.*

*Upon examination, analysis and evaluation of the relevant information and applying the precautionary principle, it is concluded by the authors of this report that, on the basis of objective scientific information, the possibility that the Proposed Development, either on its own or in combination with other plans or projects, will have a significant effect on any of the European Sites listed below [section 4 of the AA Report] (or any other European Site), **may be excluded.***

In respect of the foregoing; the low local ecological value for the site; the low Importance for roosting, commuting and foraging bats; the lack of impact pathways between the site and Natura 2000 sites; and brownfield / developed nature of the site; the proposed development is not considered to consume/use biodiversity resources.

3.5 PRODUCTION OF WASTE

Demolition Phase

Total the expected waste from the demolition will be 107.9 tonnes.

Table 3.1 Calculated Demolition Waste (Approximate)

Building Type	Area to be Demolished (m2)	Waste (tonnes)
Commercial Offices	296	70.45
Commercial Other	535	37.45
Total	831	107.9

The breakdown of demolition waste produced on a typical construction site is classified as follows:

Table 3.2 Typical Breakdown of Demolition Waste

Waste Type	Proportion of Total
Glass	3%
Concrete, Bricks, Tiles, Ceramics	64%
Plasterboard	4%
Asphalt, Tar, and Tar Products	6%
Metals	2%
Slate	8%
Timber	13%
Total	100%

Construction Phase

During the construction phase, waste will be produced from surplus materials such as broken or off-cuts of timber, plasterboard, concrete, tiles, bricks, etc. Waste from packaging (cardboard, plastic, timber) and oversupply of materials may also be generated. The construction contractor will be required to ensure that oversupply of materials is kept to a minimum and opportunities for reuse of suitable materials is maximised.

Waste will also be generated from construction workers e.g., organic/food waste, dry mixed recyclables (wastepaper, newspaper, plastic bottles, packaging, aluminium cans, tins and Tetra Pak cartons), mixed non-recyclables and potentially sewage sludge from temporary welfare facilities provided onsite during the construction phase. Waste printer/toner cartridges, waste electrical and electronic equipment (WEEE) and waste batteries may also be generated infrequently from site offices.

It should be noted that until final materials and detailed construction methodologies have been confirmed it is difficult to predict with a high level of accuracy the construction waste that will be generated from the construction of the proposed development as the exact materials and quantities may be subject to some degree of change and variation during the construction process.

Operational Phase

The proposed development will give rise to a variety of everyday waste and recycling from the development during the operational phase, i.e. when the project is completed, and fully operational. The typical non-hazardous and hazardous wastes that will be generated at the proposed development will include the following:

- Dry Mixed Recyclables (DMR) - includes wastepaper (including newspapers, magazines, brochures, catalogues, leaflets), cardboard and plastic packaging, metal cans, plastic bottles, aluminium cans, tins and Tetra Pak cartons;
- Organic waste – food waste and green waste generated from internal plants / flowers;
- Glass; and
- Mixed Non-Recyclable (MNR)/General Waste.

In addition to the typical waste materials that will be generated at the development on a daily basis, there will be some additional waste types generated less frequently / in smaller quantities which will need to be managed separately including:

- Green/garden waste may be generated from internal plants or external landscaping;
- Batteries (both hazardous and non-hazardous);
- Waste electrical and electronic equipment (WEEE) (both hazardous and non-hazardous);
- Printer cartridges/toners;
- Chemicals (paints, adhesives, resins, detergents, etc.) ;
- Lightbulbs;
- Textiles (rags);
- Waste cooking oil (if any generated by the residents);
- Furniture (and from time to time other bulky wastes); and
- Abandoned bicycles.

Wastes should be segregated into the above 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.

The estimated waste generation for the development for the main waste types is presented in Table 3.3.

Table 3.3 Estimated waste generation for the proposed development for the main waste types

Waste Type	Waste Volume (m ³ /week) Residential Units (Combined)
Organic	1.37
Dry Mixed Recyclables	9.39
Glass	0.27
Mixed Non-Recyclables	5.46
Total	16.49

All waste contractors collecting waste from the site must hold a valid collection permit to transport waste must be held by each waste contractor which is issued by the National Waste Collection Permit Office (NWCPO) and waste will only be brought to suitably registered/permited/licenced facilities. It is essential that all waste materials are dealt with in accordance with regional and national legislation, as outlined previously, and that time and resources are dedicated to ensuring efficient waste management practices.

These measures will ensure the waste arising from the development is dealt with in compliance with the provisions of the *Waste Management Act 1996*, as amended, associated Regulations, the *Litter Pollution Act 1997* and the *EMR Waste Management Plan (2015 - 2021)*. It will also ensure optimum levels of waste reduction, reuse, recycling and recovery are achieved.

3.6 POLLUTION AND NUISANCES

There are potential short-term nuisances such as dust, noise, as well as the potential for pollution of groundwater associated with construction activities. These construction activities shall only take place in accordance with standard construction times or permitted times as conditioned as follows: 8am – 6pm Monday to Friday; 8am – 2pm Saturdays, with no works Sundays or on Public Holidays.

Deliveries of materials to site will generally be between the hours of 07:00 and 19:00, Monday to Friday, and 08:00 to 14:00 on Saturdays. There may be occasions where it is necessary to make certain deliveries outside these times, for example, where large loads are limited to road usage outside peak times.

The outline Construction Management Plan (CMP) for the proposed development has been prepared by CS Consulting and an outline Construction Environmental Management Plan (CEMP) prepared by Enviroguide Consulting and submitted with the planning documentation. The CMP outlines details characteristics, logistics, and orderly management of the construction phase, while the CEMP outlines construction phase mitigation and management of; noise and vibration, air quality and dust monitoring, migrating dust and dirt pollution, and harmful materials, (i.e. fuel and chemical handling) including waste and waste management. All mitigation measures outlined therein will be implemented, as well as any additional measures required pursuant to planning conditions which may be imposed.

The CMP / CEMP will be a live document and it will go through a number of iterations before works commence and during the works. The CMP sets out requirements and standards which must be met during the construction stage and includes the relevant mitigation measures. With regard the construction phase, standard best practice environmental mitigation measures are incorporated in the CEMP. These specific measures will provide protection to the receiving soil and water environments. However, the protection of downstream European sites is in no way reliant on these measures and they have not been taken into account in AA screening undertaken by Enviroguide Consulting.

3.7 RISK OF MAJOR ACCIDENTS AND/OR DISASTERS

Landslides, Seismic Activity and Volcanic Activity

The Geological Survey Ireland (GSI) landslide database was consulted and the nearest landslide to the proposed development was c. 2.2 km west-south-west of the site, referred to as the Ticknock2001 which occurred at an unspecified date. There have been no recorded landslide events at the site. Due to the local topography and the underlying strata there is a negligible risk of a landslide event occurring at the site.

In Ireland, seismic activity is recorded by the Irish National Seismic Network. The Geophysics Section of the School of Cosmic Physics at the Dublin Institute for Advanced Studies (DIAS) has been recording seismic events in Ireland since 1978. The station configuration has varied over the years. Currently there are five permanent broadband seismic recording stations in Ireland and operated by DIAS. The seismic data from the stations comes into DIAS in real-time and are studied for local and regional events. Records since 1980 show that the nearest seismic activity to the proposed location was in the Irish sea (1.0 – 2.0 Ml magnitude) and to the south in the Wicklow Mountains. There is a very low risk of seismic activity to the proposed development site.

There are no active volcanoes in Ireland so there is no risk from volcanic activity.

The proposed development site is not vulnerable to either direct and indirect significant effects as a result of landslides, seismic activity and volcanic activity.

Flooding/Sea Level Rise

The potential risk of flooding on the site was reviewed with regard to incidences of historical, regional and local flooding relevant to the area of the subject site. The permitted developments were subject to Flood Risk Assessments. Resources on flooding aspects for the subject area were reviewed and included the following:

- Catchment Flood Risk Assessment and Management (CFRAM).
- Review of Historic Flood Events Office of Public Works (OPW) on-line database (floodinfo.ie).
- Dún Laoghaire-Rathdown Strategic Flood Risk Assessment 2016-2022.

A review of available information has identified no flood hazards at the proposed development site; therefore, in accordance with Flood Risk Management (FRM) Guidelines the site is located within Flood Zone C, where the probability of flooding is low. Low Probability flood events have an indicative 1-in-a-1000 chance of occurring or being exceeded in any given year. This is also referred to as an Annual Exceedance Probability (AEP) of 0.1%. The proposed development is considered 'Appropriate' for Flood Zone C. A Site Specific Flood Risk Assessment completed for the proposed development by CS Consulting also concluded that the site is located within Flood Zone C.

It is anticipated that any localised drainage issues would be engineered out as required during construction. It is concluded that the proposed development is located in an area which is not liable to flooding and will not in and of itself result in any additional flood risk.

The proposed development site is not vulnerable to either direct and indirect significant effects as a result of flooding.

Major Accidents/Hazards

The Seveso Directive (Directive 82/501/EEC, Directive 96/82/EC, Directive 2012/18/EU) was developed by the EU after a series of catastrophic accidents involving major industrial sites and dangerous substances. Such accidents can give rise to serious injury to people or serious damage to the environment, both on and off the site of the accident. The Chemicals Act (Control of Major Accident Hazards involving Dangerous Substances) Regulations 2015 (S.I. No. 209 of 2015) (the "COMAH Regulations"), implement the latest Seveso III Directive (2012/18/EU).

The purpose of the COMAH Regulations is to transpose the Seveso Directive into Irish law and lay down rules for the prevention of major accidents involving dangerous substances, and to seek to limit as far as possible the consequences for human health and the environment of such accidents, with the overall objective of providing a high level of protection in a consistent and effective manner.

As per the *Dún Laoghaire-Rathdown Development Plan 2016-2022*, there are currently no Seveso sites within Dún Laoghaire-Rathdown. The proposed development site is not vulnerable to either direct and indirect significant effects as a major accident hazards i.e. site registered under the COMAH Regulations.

Minor Accidents/Leaks

There is a potential impact on the receiving environment as a result of minor accidents/leaks of fuel/oils during the construction. However, the implementation of the

mitigation measures set out in this report and the CMP / CEMP accompanying the application will ensure that the residual effect on the environment are managed in accordance with best practice. The proposed development site, with the implementation of standard measures, is not vulnerable to either direct and indirect significant effects as a minor accidents or leaks.

3.8 RISKS TO HUMAN HEALTH

The EC 2017 Guidance on the preparation of the Environmental Impact Assessment Report outlines that human health is a very broad factor that is be highly project dependent. The guidance states: *The notion of human health should be considered in the context of the other factors in Article 3(1) of the EIA Directive and thus environmentally related health issues (such as health effects caused by the release of toxic substances to the environment, health risks arising from major hazards associated with the Project, effects caused by changes in disease vectors caused by the Project, changes in living conditions, effects on vulnerable groups, exposure to traffic noise or air pollutants) are obvious aspects to study.*

The EPA guidance explains that the scope of population and human health is project dependant but should consider significant impacts likely to affect aspects such as: convenience (expanded range of transport options); nuisance/ disturbance from lighting; displaced settlement patterns (residential); employment opportunities; settlement patterns; land use patterns; access for tourism, amenity, health impacts and/or nuisance due to noise, dust or water pollution; and health and safety.

The characteristics of the proposed development, in terms of the risks to human health (for example, due to water contamination or air pollution) have been considered. The primary potential impacts of the proposed development on human health would be increased air pollution, noise, or pollution of groundwater/watercourses as a result of the proposed development. Visual impact and traffic are also potential but perhaps lesser significant impacts (based on the location and the nature of the proposed development).

The nearest residential location is c. 100 m north of the site on Ballymoss Road and consists of a large multi-storey apartment complex. Goatstown Educate Together primary school is located c. 180m north of the site. The proposed development by way of a considered architectural approach, combined with due regard to the zoning of the site, will have a minimal impact on the local landscape amenity.

There will be no impact on local parks. It is not anticipated that the proposed development will have any impact on local tourism or shopping amenities.

The GSI data indicates that the site does not lie within a drinking water protection area. The area is serviced by mains water supply therefore it is unlikely that any wells are used for potable water supply. The proposed mitigation measures during the construction phase and, in particular, the implementation of the CMP / CEMP accompanying the application, will ensure that there are no impacts on groundwater or the stormwater mains.

The proposed development will include an appropriately designed stormwater network that will ensure that during the operational phase the risk from diesel spills through the carparks or unloading areas is minimised. Wastewater from the proposed development will connect to mains supplies and will not have a potential impact on local amenities or the local population.

The CMP / CEMP incorporates best practice construction methodologies for the control of dust generation, traffic, and noise, as well as the management of impacts on groundwater or the existing drainage ditches during the construction phase. Any impacts associated with dust generation, traffic, and noise will be short term. With regard to the construction phase, standard best practice environmental mitigation measures are incorporated in the CEMP. These specific measures will provide protection to the receiving soil and water environments. However, the protection of downstream European sites is in no way reliant on these measures and they have not been taken into account in AA screening undertaken by Enviroguide Consulting.

4.0 LOCATION AND CONTEXT OF THE PROPOSED DEVELOPMENT

4.1 EXISTING AND APPROVED LAND USE

The proposed development site is located c. 2.4 km southeast of Dundrum Town Centre and c. 1.2 km northeast of Sandyford Village. The proposed development site is c. 0.23 ha, and is located within an industrial estate on Raven's Rock Road, Sandyford, Co. Dublin.

The subject site is located on the corner of Ravens Rock Road and Carmanhall Road within Sandyford Business Park, Dublin 18. The site is bound by Carmanhall Road to the north and Ravens Rock Road to the east and comprises 0.31ha. The site currently comprises a 2 no. storey red brick, flat roof office building, known as units 31 and 31A. The site contains 2 no. strips of landscaped areas to the north- eastern and eastern boundaries.

The site is located in an area undergoing transition. Existing development to the east and west comprises low-rise light industrial and office uses. Development directly to the north on the opposite side of Carmanhall Road comprises commercial offices in the form of an 8 no. storey building.

Sandyford Business Park is located c. 2.8km southeast of Dundrum Town Centre via numerous public transport options. All lands within Sandyford Business Park are considered to be strategically important to the County and the region as a whole. The site is located c. 350m from Stillorgan Luas Stop and 500m from Sandyford Luas Stop.

The subject site is primarily zoned as 'A2 - To provide for the creation of sustainable residential neighbourhoods and preserve and protect residential amenity', with the northern portion of the site zoned as 'F - To preserve and provide for open space with ancillary active recreational amenities'.

The proposed residential development is permitted under A2. The 'F' zoned portion of the site has been designed as a linear park, including planting and open space. This is also permitted in principle under the zoning.

It is considered that the proposed development is consistent with the existing land uses and the wider land uses in the surrounding area.

Nearby recreational facilities include Clonmore Park, Leopardstown Golf Centre, Foxrock Golf Club and a number of local gyms all within close proximity to the site (less than 2.5km).

4.2 RELATIVE ABUNDANCE, AVAILABILITY, QUALITY AND REGENERATIVE CAPACITY OF NATURAL RESOURCES IN THE AREA AND ITS UNDERGROUND

4.2.1 Hydrogeology and Hydrology

The proposed development site lies within the Liffey and Dublin Bay Catchment (Hydrometric Area 09) and River Dodder sub-catchment (WFD name: Dodder_SC_010, Id 09_16) (EPA, 2021).

The closest watercourse to the Site is the Carrickmines Stream, approximately 400 m to the southwest, however, according to the Hydrological & Hydrogeological Qualitative Risk Assessment (AWN Consulting, 2022) prepared as part of the Proposed Development, the surface water from the Site discharges to the Brewery Stream, 980 m northeast of the Site. The Brewery Stream then flows into Dublin Bay 3.7 km northeast of the Site of the proposed development.

The Environmental Protection Agency (EPA, 2021) on-line mapping presents the available water quality status information for water bodies in Ireland. The Brewery Stream has no recorded water quality information; but it has a 'Moderate' WFD status based on expert judgement (EPA, 2022) and its WFD risk score is 'Under Review'. The Coastal Waterbody Dublin Bay has a WFD status (2013 – 2018) of 'Good' and a WFD risk score of 'Not at risk'. The ecological status (which comprises biological and chemical status) of transitional and coastal water bodies during 2013-2018 for Dublin Bay is classed as 'good'. The most recent surface water quality data for Dublin Bay for the 2015–2017 assessment on trophic status of estuarine and coastal waters indicate that they are 'Unpolluted' (based on *Water Quality in Ireland*, EPA, 2021). Under the 2015 'Trophic Status Assessment Scheme' classification of the EPA, 'Unpolluted' means there have been no breaches of the EPA's threshold values for nutrient enrichment, accelerated plant growth, or disturbance of the level of dissolved oxygen normally present.

The proposed development is within the '*Kilcullen*' groundwater body and is classified under the WFD Status 2013-2018 (EPA, 2021) as having '*Good status*'. The WFD Risk Score system indicates the GWB as '*At risk*'. GSI classifies 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, 2021). The level of vulnerability of the Site to groundwater contamination via human activities is *Moderate*. The soil is classified as *Urban*, and the subsoil is man-made (*Made*) (EPA, 2021).

The GSI Well Card Index is a record of wells drilled in Ireland, water supply and site investigation boreholes. It is noted that this record is not comprehensive as licensing of wells is not currently a requirement in the Republic of Ireland. This current index does not show any wells drilled or springs at the site or surrounding area. The area is serviced by Local Authority mains therefore it is unlikely that any wells are used for potable supply. The site is not located near any public groundwater supplies or group schemes. There are no groundwater source protection zones in the immediate vicinity of the site.

4.2.2 Biodiversity and Areas of Conservation

The potential ecological impacts of proposed development have been considered in terms of the sensitivity of the location through the Ecological Impact Assessment, Bat

Survey, and AA Screening Report (Enviroguide, 2022) included with the planning documentation.

There is a total of 10 SACs, 6 SPAs and 27 pNHAs located within the Zone of Influence of the Proposed Development Site. The site is not located within an designated site.

This Ecological Impact Assessment (EclA) assesses 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. This report will describe the ecology of the Proposed Development area, with emphasis on habitats, flora and fauna, and will assess the potential effects of the Construction and Operational Phases of the Proposed Development on these ecological receptors. The report follows Guidelines for Ecological Impact Assessment in the UK and Ireland, by the Chartered Institute of Ecology and Environmental Management (CIEEM, 2018).

4.3 ABSORPTION CAPACITY OF THE NATURAL ENVIRONMENT

The proposed development due to its size and localised nature will not have any effect on wetlands, riparian areas, river mouths, coastal zones and the marine environment, mountain and forest areas, nature reserves and parks, or densely populated areas.

According to the Hydrological & Hydrogeological Qualitative Risk Assessment (AWN Consulting, 2022) the potential for offsite migration due to any construction discharges is low as there is no significant pathway in the aquifer or through land ditches or streams.

- Vertical migration to the underlying limestone is minimised due to the recorded '*Moderate*' vulnerability existing at the site together with the hardstand already present at the site, resulting in good aquifer protection from any localised diesel/fuel oil spills during either construction or operational phases. The site is underlain by [generally low permeable] Granite which the GSI classifies as a Poor Aquifer (PI), i.e. Bedrock which is Generally Unproductive except for Local Zones. Flow paths are generally not connected and limited to within the upper weathered zones identified. As such any potential for offsite migration through the underlying granite is considered low.
- There is no 'direct' hydrological linkage for construction or operational run-off from the site to the Dublin Bay Dublin Natura 2000 Sites. There is however an 'indirect' pathway through the drainage sewer which ultimately discharges into Brewery Stream.
- There is no 'direct' pathway for foul sewage to any receiving water body (as identified above). There is however an 'indirect pathway' through the public sewer, which is pumped from West Pier and ultimately discharges to the Irish Water WWTP at Ringsend prior to discharge to Dublin Bay post treatment.

The environmental sensitivity of the proposed location in respect of Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive has been addressed in the AA Screening Report.

This Report has considered the landscapes and sites of historical, cultural or archaeological significance that are likely to be affected by the proposed development.

5.0 TYPES AND CHARACTERISTICS OF POTENTIAL IMPACTS

This section sets out the likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2 of Schedule 7 (as set out in Sections 4 and 5 above), with regard to the impact of the project on the factors specified in paragraph (b)(i)(l) to (v) of the definition of ‘environmental impact assessment report’ in section 171A of the Act (as amended).

The quality, magnitude and duration of potential impacts are defined in accordance with the criteria provided in the *Guidelines on Information to be Contained in Environmental Impact Assessment Reports* (EPA, 2017) this criteria is duplicated in Table 5.1.

Table 5.1 Schedule of Impacts following EPA Guidelines

Characteristic	Term	Description
Quality of Effects	Positive	A change which improves the quality of the environment
	Neutral	No effects or effects that are imperceptible, within normal bounds of variation or within the margin of forecasting error.
	Negative	A change which reduces the quality of the environment
Describing the Significance of Effects	Imperceptible	An impact capable of measurement but without noticeable consequences
	Not significant	An effect which causes noticeable changes in the character of the environment but without noticeable consequences
	Slight	An effect which causes noticeable changes in the character of the environment without affecting its sensitivities
	Moderate	An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends
	Significant	An effect, which by its character, magnitude, duration or intensity alters a sensitive aspect of the environment
	Very Significant	An effect which, by its character, magnitude, duration or intensity significantly alters the majority of a sensitive aspect of the environment.
	Profound	An impact which obliterates sensitive characteristics
Describing the Extent and Context of Effects	Extent	Describe the size of the area, the number of sites, and the proportion of a population affected by an effect.
	Context	Describe whether the extent, duration, or frequency will conform or contrast with established (baseline) conditions (is it the biggest, longest effect ever?)
Describing the Probability of Effects	Likely Effects	The effects that can reasonably be expected to occur as a result of the planned project if all mitigation measures are properly implemented.
	Unlikely Effects	The effects that can reasonably be expected not to occur because of the planned project if all mitigation measures are properly implemented.
Describing the Duration and Frequency of Effects	Momentary Effects	Effects lasting from seconds to minutes
	Brief Effects	Effects lasting less than a day

Characteristic	Term	Description
	Temporary Effects	Effects lasting less than a year
	Short-term Effects	Effects lasting one to seven years.
	Medium-term Effects	Effects lasting seven to fifteen years
	Long-term Effects	Effects lasting fifteen to sixty years
	Permanent Effects	Effects lasting over sixty years
	Reversible Effects	Effects that can be undone, for example through remediation or restoration
	Frequency of Effects	Describe how often the effect will occur. (once, rarely, occasionally, frequently, constantly – or hourly, daily, weekly, monthly, annually)
Type of Effects	Indirect Effects	Impacts on the environment, which are not a direct result of the project, often produced away from the project site or because of a complex pathway.
	Cumulative	The addition of many minor or significant effects, including effects of other projects, to create larger, more significant effects.
	'Do Nothing'	The environment as it would be in the future should no development of any kind be carried out
	'Worst case' Effects	The effects arising from a project in the case where mitigation measures substantially fail
	Indeterminable	When the full consequences of a change in the environment cannot be described
	Irreversible	When the character, distinctiveness, diversity, or reproductive capacity of an environment is permanently lost
	Residual	Degree of environmental change that will occur after the proposed mitigation measures have taken effect
	Synergistic	Where the resultant impact is of greater significance than the sum of its constituents

5.1 POPULATION AND HUMAN HEALTH

5.1.1 Construction Phase

With due consideration to the characteristics of the proposed development, the potential impacts of the proposed development on population and human health during the construction and demolition phase are short term nuisances such increased air pollution (dust), noise, traffic, and visual impacts. The likely potential impact of the proposed development with respect to population and human health during the construction phase can be considered to be; negative, not significant and short-term.

The construction phase of the proposed development will provide for the temporary employment of construction workers which will provide benefits for local businesses providing retail or other services to construction workers and potential additional employment in the area.

In order to avoid and prevent construction phase nuisances that may impact on human health the outline CMP / CEMP sets out mitigation measures in the form of requirements and standards in relation to construction noise, traffic, and dust generation that must be met during the construction stage.

All mitigation measures outlined therein will be implemented, as well as any additional measures required pursuant to planning conditions which may be imposed.

The residual impact of the proposed development with respect to population and human health during the construction phase after the implementation of mitigation measures set out in this report, are **negative, not significant** and **short-term**.

5.1.2 Operational Phase

With due consideration to the characteristics of the proposed development, the potential impacts of the proposed development on population and human health during the operational phase are discussed below.

In respect of potential health impacts and/or nuisance due to water pollution there are no planned direct discharges to water or land, although the potential for accidental discharges or spills within car parks or unloading areas exists; that may impact on groundwaters or surface waters. Design measures as described in Section 5.2 will be adopted to prevent the contamination of groundwaters or surface waters during the operational phase. These measures will ensure that there are no residual impact on population and human health.

In respect of potential health impacts and/or nuisance due to air quality / dust the proposed development will not result in any off-site exceedance of the relevant ambient air quality standards (see Section 5.4 (Air Quality and Climate)); therefore, there are no potential impact on population and human health.

In respect of potential health impacts and/or nuisance due to noise design measures as described in Section 5.5 will be adopted to prevent the excessive noise during the operational phase. These measures will ensure that there are no residual impact on population and human health.

In respect of potential impacts regarding access for tourism, amenity and settlement and land use patterns the design of the proposed development has due regard of the sensitivity of the surroundings; therefore, there are no potential impact on population and human health. Landscape and Visual Impacts are discussed further in Section 5.6.

The overall residual impact of the proposed development with respect to population and human health during the operational phase after the implementation of mitigation measures set out in this report, are **neutral, not significant** and **long-term**.

5.2 LAND, SOILS, GEOLOGY, HYDROGEOLOGY, HYDROLOGY

5.2.1 Construction Phase

Potential for increased sediment and overland runoff from excavation, soil handling, removal and compaction

Land clearing, earthworks and excavations will be required for construction phase operations to facilitate site clearance, construction of new buildings, foundations and

installation of services. This will include site levelling, construction, and building foundation excavation, this will necessitate the removal of vegetation cover and the excavation of soil and subsoils.

The site preparation, excavations and levelling works required to facilitate construction of foundations, access roads and the installation of services will require excavation of soil, stones, and bedrock (if encountered). It has been estimated by the project engineers, CS Consulting Engineers that c. 4,000-5,000 m³ of soils will be excavated to facilitate the development. Any material, which is exported from site, if not correctly managed or handled, could impact negatively on human beings (onsite and offsite) as well as water and soil environments.

There is no evidence of historical contamination in the proposed development area, all excavated materials will be visually assessed for signs of possible contamination such as staining or strong odours. Should any unusual staining or odour be noticed, samples of this soil will be analysed for the presence of possible contaminants in order to ensure that historical pollution of the soil has not occurred. Should it be determined that any of the soil excavated is contaminated, this will be disposed of by a licensed waste disposal contractor.

The gradual introduction of impermeable surfaces and the compaction of soils across the construction site will reduce the infiltration capacity and increase the quantity/volume and rate of direct surface run-off. If not adequately mitigated increased surface water runoff has the potential to impact; local drainage regimes resulting in downstream flooding during rain events, increased sediment loading and damage to property. Stockpiles have the potential to cause negative impacts on air and water quality, the movement of material can degradation of soil structure generate dust. With due consideration to the characteristics of the proposed development and the site location, the likely potential impact of the proposed development with respect to land, soils, geology, hydrogeology, and hydrology during the construction phase can be considered to be; negative, not significant and short-term.

The potential impacts during the construction phase will be mitigated by the implementation of the project CEMP, the measure for the Control of Emissions to Surface Water and Drainage set out in Section 6.4.2, and the measure for Control of Emissions to Ground and Groundwater set out in Section 6.4.3 of the CEMP (Enviroguide, 2022) will adequately reduce the potential for impacts. These specific measures will provide protection to the receiving soil and water environments. However, the protection of downstream European sites is in no way reliant on these measures and they have not been taken into account in AA screening undertaken by Enviroguide Consulting.

In respect of the foregoing, and the measures set out in the project CMP / CEMP, the residual impact in relation to increased sediment and runoff from excavation works on, land, soils, geology, hydrogeology, and hydrology during operation is considered to be **negative, imperceptible** and **short-term**.

Potential for contamination from Accidental Spills and Leaks

As with all construction projects there is potential for water (rainfall and/or discontinuous perched groundwater) to become contaminated with pollutants associated with construction activity. Contaminated water which arises from construction sites can pose a significant short-term risk to water quality for the duration of the construction if contaminated water is allowed percolate to the aquifer or accidental discharges into surface water.

Machinery activities on site during the construction phase may result in run off of contaminated waters into surface water networks or ground water. Potential impacts could arise from accidental spillage of fuels, oils, paints, cement, etc. which could impact surface water if allowed to runoff into surface water systems and/or receiving watercourses or groundwaters. With due consideration to the characteristics of the proposed development and the site location, the likely potential impact of the proposed development with respect to land, soils, geology, hydrogeology, and hydrology during the construction phase can be considered to be; negative, not significant and short-term.

The potential impacts during the construction phase will be mitigated by the implementation of the project CEMP, the measure for the Control of Emissions to Surface Water and Drainage set out in Section 6.4.2, and the measure for Control of Emissions to Ground and Groundwater set out in Section 6.4.3 of the CEMP (Enviroguide, 2022) will adequately reduce the potential for impacts. These specific measures will provide protection to the receiving soil and water environments. However, the protection of downstream European sites is in no way reliant on these measures and they have not been taken into account in AA screening undertaken by Enviroguide Consulting.

In respect of the foregoing, and the measures set out in the project CMP / CEMP, the residual impact related to contamination from accidental spills on, soils, geology, hydrogeology, and hydrology during operation is considered to be **negative, imperceptible** and **short-term**.

Dewatering / Surface Water Drainage Systems / Management of Construction Surface Waters

There is the potential for contaminated surface water to arise from site excavations, exposed ground, stockpiles, and access roads. Due to site preparation, levelling, landscape contouring and excavations during the construction phase this water may contain increased silt levels or become polluted from construction activities.

Construction water containing large amounts of silt or other contaminants such as hydrocarbons has the potential to cause significant, negative, and short-term impacts receiving surface water bodies, or surface water networks, if not adequately mitigated. No silty (contaminated) water from the works will be discharged to any stormwater network but should any discharge of contaminated construction water be required during the construction phase, the discharge will be to foul sewer following agreement with Dún Laoghaire-Rathdown County Council / Irish Water.

With due consideration to the characteristics of the proposed development and the site location, the likely potential impact of the proposed development with respect the management of construction surface waters to land, soils, geology, hydrogeology, and hydrology during the construction phase can be considered to be; negative, not significant and short-term.

The potential impacts during the construction phase will be mitigated by the implementation of the project CEMP, the measure for the Control of Emissions to Surface Water and Drainage set out in Section 6.4.2, and the measure for Control of Emissions to Ground and Groundwater set out in Section 6.4.3 of the CEMP (Enviroguide, 2022) will adequately reduce the potential for impacts. The CEMP details measures to help ensure that the receiving surface water drainage network is sufficiently protected for the duration of the proposed works. These specific measures will provide protection to the receiving soil and water environments. However, the

protection of downstream European sites is in no way reliant on these measures and they have not been taken into account in AA screening undertaken by Enviroguide Consulting.

In respect of the foregoing, and the measures set out in the project CMP, the residual impact in respect of the potential for impacts related to dewatering on, soils, geology, hydrogeology, and hydrology during operation is considered to be **negative**, **imperceptible** and **short-term**.

Foul waters during construction

Welfare facilities will be provided for the contractors on site during the construction works. During construction, portable sanitary facilities will be provided with waste collected and disposed of appropriately. There are no likely potential impacts on foul water during construction.

Should any discharge of contaminated construction water / interceptor sludge be required during the construction phase, the discharge will be to foul sewer following agreement with Dún Laoghaire-Rathdown County Council / Irish Water, and/or removed from site with tanker.

With due consideration to the characteristics of the proposed development and the site location, there are no likely potential impacts of the proposed development in relation to foul water during construction, under the environmental factor of land, soils, geology, hydrogeology, and hydrology.

5.2.2 Operational Phase

Direct and Indirect Discharges Management

The proposed surface water drainage will comprise a newly constructed stormwater drainage system. In accordance with the requirements of the local authority all new developments are to limit their storm water discharge to 2l/s/Ha or to Q-Bar whichever is the greater.

The proposed site drainage incorporates SuDS elements and flows will be restricted in accordance with the requirements of the Greater Dublin Strategic Drainage Strategy. SuDS elements will include the use of green roofs, the directing of local footpaths, hardstanding areas will be directed into tree pits or landscaped areas to allow for local infiltration, and swales. Further detail on the surface water drainage design can be found in the Engineering Services Report prepared by CS Consulting.

With the implementation of the design measures there are no potential impact associated with the operational phase.

Accidental Spill and Leaks

Any accidental petrol emissions during storage, transfer, or delivery or leakage in the car parks could cause localised contamination if the emissions enter the soil and groundwater environment without adequate mitigation. However, it is noted that any accidental discharge will more likely impact stormwater drainage due to the hardstand and drainage infrastructure proposed and any releases to drainage will be mitigated through petrol interceptors.

Flood Risk

The CS Consulting FRA concludes that:

- The site historically has no recorded flood events as noted in the OPW's historical flood maps.
- Predicted flood mapping for pluvial / tidal & Fluvial flood events will not affect the subject lands.
- The subject site is located in **Flood Zone 'C'**¹. Under department guidelines this designation put the likelihood of flooding outside an extreme 1-in-1000 year event.
- The permitted development will have a storm water attenuation system to address a 1 in 100 year extreme storm events increased by 20% for predicted climate change values. This will significantly reduce the volume of storm water leaving the site during extreme storms which in turn will have the effect of reducing the pressure on the existing public drainage system.
- The likelihood of onsite flooding from the hydrogeological ground conditions are deemed to be minor and within acceptable levels.

The residual impact on land, soils, geology, hydrogeology, and hydrology during operation is considered to be **neutral, imperceptible** and **long term**.

5.3 BIODIVERSITY

5.3.1 Construction Phase

The potential impact from the proposed development on biodiversity with particular attention to species and habitats protected under the Habitats Directive and the Birds Directive has been considered as a part of the EclA and AA Screening Report by Envrioguide provided with the planning documentation. The accompanying EclA has assessed the potential for significant impacts, mitigation measures required, and the residual impacts of the construction phase of the proposed development on biodiversity.

In respect of potential impacts during the construction phase the EclA States:

There will be minimal loss of habitat for bats at the Site of the Proposed Development through the removal of vegetation at the Site, and disturbance of local bats during the Construction Phase is possible. This could have a negative, permanent, insignificant impact on bats in the locality.

There will be some loss of habitat for birds at the Site of the Proposed Development through the removal of vegetation at the Site, and disturbance of species during the Construction Phase is possible. This could have a negative, permanent, moderate impact on birds in the locality.

The increased noise and dust levels associated with the Construction Phase of the Proposed Development may have the potential to cause negative, short-term, slight impacts to local bird populations.

¹ Flood Zone C means an area where the probability of flooding from rivers and the sea is low (less than 0.1% or 1 in 1000 for both river and coastal flooding).

The mitigation measures as set out in the Section 7.1 of the EclA will be incorporated and adhered to during the construction phases of the proposed development, under the subheadings:

- Planting of native flora and protecting pollinators (Section 7.1.1 of the EclA)
- Aquatic Fauna & Surface Waters (Section 7.1.2 of the EclA)
- Bats (Section 7.1.3 of the EclA)
- Birds (Section 7.1.4 of the EclA)
- Reduction of noise and dust related impacts (Section 7.1.5 of the EclA)
- Control of Air Quality and Dust (Section 7.1.6 of the EclA)
- Invasive Species (Section 7.1.7 of the EclA)
- Biosecurity (Section 7.1.8 of the EclA)

The mitigation measures have been incorporated into the project CMP and CEMP.

Furthermore, the AA Screening Report has concluded that the possibility that the proposed development during the construction phase, either on its own or in combination with other plans or projects, will have a significant effect on any of the European Sites that potentially lie within the Zone of Influence (ZOI) of the proposed development (or any other European Site), may be excluded. In carrying out the AA screening, mitigation measures have not been taken into account.

On the basis of the foregoing, and with regard to the conclusions set out within the EclA and AA Screening Report there are no significant negative residual impacts on the local ecology or on any designated nature conservation sites are predicted from the Proposed Development for the construction phase.

5.3.2 Operational Phase

The potential impact from the proposed development on biodiversity with particular attention to species and habitats protected under the Habitats Directive and the Birds Directive has been considered as a part of the EclA and AA Screening Report by Envrioguide provided with the planning documentation. The accompanying EclA has assessed the potential for significant impacts, mitigation measures required, and the residual impacts of the operational phase of the proposed development on biodiversity.

In respect of potential impacts during the construction phase the EclA States:

The height of the building, coupled with the use of glass in the proposed design has the potential to cause negative, permanent, moderate impacts on birds due to collisions. The design proposal stipulates building will be 11 storeys. Glass in buildings can pose a potentially lethal threat to bird species. This is a result of birds being unable to distinguish between reflections in glass and the natural environment (resulting in birds flying into windows that appear to be trees or sky), and their inability to perceive clear glass as a solid object (Toronto City Bird-Friendly Best Practices: Glass). Birds will strike clear glass while attempting to reach habitat and sky seen through corridors, windows positioned opposite each other in a room, ground floor lobbies, glass balconies or glass corners. The impact of striking a reflective or clear window in full flight often results in death. In general, the lower stories of buildings are the most dangerous because they are at the same level as trees and other landscape features that attract birds. Nevertheless, monitoring programs assessing setbacks and roofs of tall buildings are finding that birds also collide with higher levels especially during bad weather at night. It is especially important that glass

near rooftop gardens, green roofs, and other features such as green walls, is treated to be bird friendly.

The mitigation measures as set out in the Section 7.2 of the EclA will be incorporated and adhered to during the construction phases of the proposed development, under the subheadings:

- Bats (Section 7.2.1 of the EclA)
- Birds (Section 7.2.1 of the EclA)

Furthermore, the AA Screening Report has concluded that the possibility that the proposed development during the operational phase, either on its own or in combination with other plans or projects, will have a significant effect on any of the European Sites that potentially lie within the Zone of Influence (ZOI) of the proposed development (or any other European Site), may be excluded. In carrying out the AA screening, mitigation measures have not been taken into account.

Furthermore, based on the successful implementation of the operational measures and proposed works, to be carried out in accordance with the landscape plan, this will enhance the biodiversity in the area due to the introduction of a high quality landscaping and planting scheme which will create positive impacts on habitats.

On the basis of the foregoing, and with regard to the conclusions set out within the EclA and AA Screening Report there are no significant negative residual impacts on the local ecology or on any designated nature conservation sites are predicted from the proposed development for the operational phase.

5.4 AIR QUALITY AND CLIMATE

5.4.1 Construction Phase

Construction stage traffic and embodied energy of construction materials are expected to be the dominant source of greenhouse gas emissions as a result of the construction phase of the development. Construction vehicles, generators etc., may give rise to some CO₂ and N₂O emissions. However, due to short-term nature of these works, the impact on climate will not be significant.

Due to the low volume of construction stage traffic associated with the proposed project, there is no potential for significant impacts to air quality or climate. Impacts to air quality are considered localised, **short-term**, and **imperceptible**. Impacts to climate are considered **short-term** and **imperceptible** and will not impact Ireland's ability to meet its GHG targets under Regulation (EU) 2018/842. Nevertheless, some site-specific mitigation measures can be implemented during the construction phase of the proposed development to ensure emissions are reduced further. In particular the prevention of on-site or delivery vehicles from leaving engines idling, even over short periods. Minimising waste of materials due to poor timing or over ordering on site will aid to minimise the embodied carbon footprint of the site.

In terms of construction dust impacts, the concern from a health perspective is focussed on particles of dust which are less than 10 microns (PM10) and less than 2.5 microns (PM2.5). With regards to larger dust particles that can give rise to nuisance dust, there are no statutory guidelines regarding the maximum dust deposition levels that may be generated during the construction phase of a development in Ireland.

The pro-active control of fugitive dust will ensure the prevention of significant emissions, rather than an inefficient attempt to control them once they have been released. The main contractor will be responsible for the coordination, implementation and ongoing monitoring dust in accordance with the CMP / CEMP set out minimisation measures. At all times, these procedures will be strictly monitored and assessed. In the event of dust nuisance occurring outside the site boundary, movements of materials likely to raise dust would be curtailed and satisfactory procedures implemented to rectify the problem before the resumption of construction operations.

The residual impact of the construction works on air quality as a result of dust emissions will therefore be **short-term** and **imperceptible**.

5.4.2 Operational Phase

In relation to the operational phase of the proposed development, the proposed development will not result in any significant emissions of air quality pollutants or greenhouse gases once operational. Therefore, the impact to air quality from the operational phase of the proposed Project is expected to be imperceptible. Therefore, the predicted impact of the proposed Project on ambient air quality is deemed to be negligible.

Current EPA guidance states that a development may have an influence on global climate where it represents “a significant proportion of the national contribution to greenhouse gases” (EPA, 2003). The draft “*Guidelines On The Information To Be Contained In Environmental Impact Assessment Reports*” (EPA, August 2017) states that impacts relevant to adaptation to climate change should be assessed and that projects should be assessed in terms of their vulnerability to climate change. Therefore, the impact to climate from the operational phase of the proposed Project is expected to be imperceptible in terms of national CO₂ emissions and Ireland’s agreed limit under the Kyoto Protocol (Framework Convention on Climate Change, 1997, 1999) and the EU Effort Sharing Agreement (“20-20-20” Targets). The proposed Project will not result in any impacts relevant to adaptation therefore the Project will not be vulnerable to climate change.

On the basis of the above the potential effects on Air Quality are **neutral**, **imperceptible**, and **long term** for the operational phase.

5.5 NOISE AND VIBRATION

5.5.1 Construction Phase

During the construction phase it is expected that there will be some temporary impact on the nearest residential properties due to noise emissions from the plant equipment required for construction. The magnitude of noise generated will be dependent on a number of factors including the proximity of noise sensitive receptors, construction methods employed, the selection of plant and the construction programming. A variety of items of construction methods and plant items will be required during the various phases of the construction project. Noise will be generated primarily from the onsite construction activity however noise can be generated during haulage of construction and waste materials to and from site.

The potential for noise and vibration effects in the absence of mitigation on the can be characterised as negative, moderate to significant, and short term for the construction phase.

The application of avoidance measures, such as binding hours of construction, along with implementation of appropriate noise and vibration control measures, will ensure that noise and vibration impact will not be excessively intrusive. Any impacts will be short term in duration for the construction phase.

The CMP sets out minimisation measures to ensure nuisance noise arising from demolition, site clearance and construction activities is prevented where possible and managed in accordance with best practice and any subsequent planning conditions relevant to the proposed development.

The potential impacts during the construction phase will be mitigated by the implementation of the project CMP, the measure for the Noise and Vibration set out in Section 6 of the CS Consulting CMP will reduce the potential for impacts.

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

In addition, the Construction Contractor will be required to:

- Restricting high noise activities
- Use of enclosures and noise screens to control noise from plant
- Locating plant away from closest noise sensitive receptors
- Turning off vehicles when not in use
- Vibration sources (compressors, pumps, generators) to be isolated and placed on anti-vibrate pads
- Sound attenuated generated shall be used
- Insulated pneumatic hammers to be used
- Any complaints will be subject to review by management and liaise with complainant

Noise and vibration effects on the environment following the implementation of standard construction mitigation measures, as set out in the CMP, the residual impact can be characterised as **negative, slight to moderate**, and **short term** for the construction phase.

5.5.2 Operational Phase

The operation of the proposed development will remain consistent with the type of activity and buildings the vicinity of the proposed development site. A range of mechanical plant items will be required to service the development. While the specific details of the plant items would normally be confirmed at the detail design stage of a project, typically for residential and commercial developments, there will be a requirement to provide mechanical plant for ventilation, heating and cooling purposes. Mechanical plant serving these purposes may include air handling units, chillers, condensers, boilers and fans of various types and sizes. Whilst there is potential for these plant items to generate moderate to significant noise levels, mitigation at the design stage can effectively eliminate potential noise impacts associated with these plant items.

The best practice method for measuring and assessing building services plant noise emissions is outlined in the British Standard BS4142:2014+A1:2019 Methods for Rating and Assessing Industrial and Commercial Sound. BS4142:2014+A1:2019 describes methods for rating and assessing sound of an industrial and/or commercial nature. The methods described in this British Standard use outdoor sound levels to

assess the likely effects of sound on people who might be inside or outside a dwelling or premises used for residential purposes upon which sound is incident.

It will be necessary that the cumulative noise levels from all plant associated with the proposed development be specified and designed to ensure that specific plant noise levels do not exceed 10 dB above the prevailing background noise levels at the nearest noise sensitive location, as well as any additional measures required pursuant to planning conditions which may be imposed. In addition, due care should be taken to ensure that the selected mechanical plant does not generate any potential tonal or impulsive noise.

The proposed development will give rise to additional road traffic on public roads., additional traffic from residential developments can give rise to slight to moderate impacts in respect of noise.

The residual effects on noise and vibration are **neutral, imperceptible, and long term** for the operational phase.

5.6 LANDSCAPE AND VISUAL IMPACT

5.6.1 Construction Phase

The change of use of the site from its existing use to that of a construction site will give rise to short term and substantially localised effects on landscape character. The initial construction operations created by the clearance of the site and the construction of the buildings and plant will give rise to short-term impacts on the landscape character, through the introduction of new structures, machinery, ancillary works etc. There will also be a change to the landscape character as a result of a land-use change.

The proposed development site is zoned A2 – to provide for the creation of sustainable residential neighbourhoods and preserve and protect residential amenity (applies to Sandyford Urban FP area only) under the *Dún Laoghaire-Rathdown Development Plan 2016-2022*. The site is located in a transitional zone between residential, business parks and future commercial and enterprise zone within South Dublin County. The application site contains predominantly industrial units towards the south and existing low storey residential units to the north.

The proposed development site was visited by Charles McCorkell Arboricultural Consultancy on the 5 March 2021, to survey on and off-site trees and vegetation which may be of significance to the proposed development. According to Map 6 of the County Development Plan 2016 – 2022, the northern boundary trees have been specifically highlighted to protect and preserve. A Tree Protection Plan has been developed by Charles McCorkell Arboricultural Consultancy to ensure the protection these protected trees. Measures include retaining existing hardstanding in the vicinity of the trees during construction works to act as ground protection, and excavation works within the root protection areas of the trees are to be carried out with hand tools only and under the supervision of an arboriculturist. Full details of the proposed protection measures are outlined in the Tree Protection Plan developed by Charles McCorkell Arboricultural Consultancy which is included with the planning documentation.

The development site is not located within or adjoining an Architectural or General Conservation Area; is not located within or adjoining a Native Woodland Trust; and is not covered by protected views, scenic routes or viewpoints. The proposed development is consistent with the land use zoning designation and with the wider

emerging industrial setting and will not give rise to any significant landscape and visual effects.

It is likely that cranes will be visible from the site during construction. This will have a temporary slight negative impact.

Implementation and monitoring of a well-managed and organised construction site, with control of construction activity, traffic, materials storage and lighting will ensure due consideration for neighbouring residences.

The residual impact on landscape and visual impact during construction will be **short term** and will be **moderate** and **neutral to negative**.

5.6.2 Operational Phase

The visual impact of the proposed development on the surrounding area has been separately assessed in a Design, Townscape and Visual Impact Assessment Report prepared by Citydesigner. This examines the visual effects plus the townscape and design qualities of the proposed scheme, for which planning permission is now sought.

The success of the design is confirmed in the assessments set out with the images of the fourteen (14 no.) views. In each case it has been possible to be positive about the scheme, in terms of its height, massing, and elevational compositions, materiality and landscaping.

The proposed development is consistent with the land use zoning designation and with the wider industrial setting and will not give rise to any significant landscape and visual effects.

The predicted impact on landscape and visual impact during construction will be short term and will range from **slight to moderate** and **neutral to positive**. There are no likely significant effects in terms of the Landscape and Visual Impact during construction, and it would not warrant preparation of an EIA on these grounds.

5.7 CULTURAL HERITAGE, AND ARCHAEOLOGY

5.7.1 Construction Phase

A review of the Heritage Council's online database (<https://heritagemaps.ie/>) determined that there are no recorded archaeological sites or monuments within the proposed development lands.

An Archaeological Assessment was completed by IAC Archaeology for the proposed development site. This report identified one archaeological site within 500m of the proposed development area, a castle (DU023-045), located 489m northeast, although the precise location of this site is currently unknown. This site is listed in the SMR only and is not subject to statutory protection. The nearest recorded monument consists of a fulacht fia (DU022-109), located c. 727m southwest of the proposed development area.

A suitably qualified archaeologist could oversee any ground disturbance work if deemed necessary by the planning authority.

The Archaeological Assessment prepared by IAC Archaeology concluded that the site has been subject to full development in recent years. As the site has been subject to a

significant amount of disturbance during previous development, it is highly likely that if any archaeological remains that were located here, have since been removed. As such there is no predicted impact upon the archaeological resource as a result of the proposed development going ahead and no archaeological mitigation is deemed to be necessary.

The proposed development does not require any significant construction works or any additional land-use changes therefore the impact of the minimal construction works will be **short-term, imperceptible** and **neutral**.

5.7.2 Operational Phase

There will be no impacts on the archaeological heritage in the receiving environment during the operational phase of the proposed development.

It is concluded that the proposed development will not have a significant effect on archaeology or cultural heritage and the proposed Project would not warrant preparation of an EIA on cultural heritage grounds.

5.8 TRAFFIC AND TRANSPORTATION

5.8.1 Construction Phase

During the construction phase of the proposed development, there will be additional traffic movements to/from the site from construction personnel, security staff, professional staff (i.e. design team, utility companies), excavation plant, dumper trucks and deliveries/removal of materials (waste/spoil). It is anticipated that the peak of HGV movements to and from the site will be during excavation works and construction of the building foundations and basement. The peak LGV movements to and from the site will be during the building construction and fit out.

Construction traffic will access the site from the adjoining street network. The site is bound by the Carmanhall Road which provides easy access to the M50 via a network of local distributor roads for deliveries and extraction to and from the site.

The Contractor must submit a Construction Traffic Management plan to the Local Authority for approval. Haulage vehicle movements should be fully coordinated to comply with the requirements of the layout and requirements herein.

It is anticipated that the construction traffic impact on the surrounding local road network will be minimal. The potential effects on Traffic and Transportation are negative, not significant, and short term for the construction phase. There are no likely significant effects in terms of Traffic and Transportation that require mitigation. Thus the residual effect are **negative, not significant**, and **short term** for the construction phase.

5.8.2 Operational Phase

The potential impact from the operational development on Traffic and Transportation has been considered as a part of the Traffic and Transport Statement prepared by CS Consulting Group, this is provided with the planning documentation. The accompanying Traffic and Transport Statement has assessed the potential for significant impacts, mitigation measures required, and the residual impacts of the operational phase of the proposed development on Traffic and Transportation.

The proposed development provides vehicular, pedestrian and cyclist access from the surrounding road network to/from Raven's Rock Road, located on the eastern side of the subject site. The proposed development includes the provision of carparking spaces and cycle parking.

The proposed scheme is designed in compliance with the following:

- Design Manual for Urban Roads and Streets (2019);
- Dún Laoghaire-Rathdown County (DLRCC) Development Plan 2016– 2022;
- Sustainable Urban Housing: Design Standards for New Apartments (Guidelines for Planning Authorities) December 2020;
- Sandymount Small Area Plan Urban Framework 2016-2022; and
- Department of Transport, Tourism and Sport Smarter Travel guidelines.

Trip generation factors from the TRICS database have been used to predict the overall trip generation to and from the proposed development, for both the AM and PM peak hour periods. It is not expected to result in an increase of more than 5% in total traffic flows at any adjoining roads, in either peak hour period due to the minimal level of vehicular traffic forecasted. Further assessment is not required. Further detail is presented in the Traffic and Transport Statement prepared by CS Consulting Group.

On the basis of the above the potential effects on Traffic and Transportation are neutral, imperceptible, and long term for the operational phase. There are no likely significant effects in terms of Traffic and Transportation that require mitigation. Thus the residual effect are **negative**, **imperceptible**, and **long-term** for the construction phase.

5.9 MATERIAL ASSETS, INCLUDING WASTE MANAGEMENT

5.9.1 Construction Phase

Utilities: Foul Sewer, Stormwater and Potable Water

Welfare facilities (canteens, toilets etc.) will be available within the construction compound and this will remain in place for the construction of the proposed development. The offices and site amenities will initially need to have their own power supply (generator), water deliveries and foul water collection until connections are made to the mains networks.

Electrical connections will be made by suitably qualified personnel following consultation with the relevant authorities and will be cognisant of subsequent construction works. High voltage connections will be established for heavy duty equipment and site facilities, as required. All electrical works, including connection to the ESB network will be carried out by a suitably qualified contractor. The power and electrical supply requirements during construction are relatively minor, and there is no potential impact anticipated on existing users.

Water supply required for welfare facilities, dust suppression and general construction activities will be sourced from the existing public piped supplies running into the site. Although before connections are established to the water supply it may need to be trucked onto site. As with electrical works, this will be carried out by a suitably qualified contractor. It will be necessary to service the site with a reliable and safe water supply.

Site welfare facilities will be established to provide sanitary facilities for construction workers on site. The main contractor will ensure that sufficient facilities are available

at all times to accommodate the number of employees on site. Foul water from the offices and welfare facilities on the site will discharge into the existing sewer on site (the cabins may initially need to have the foul water collected by a licensed waste sewerage contractor before connection to the sewer line can be made).

The measures to contain run-off water containing silt are detailed in Section 5.2 above.

Waste and Waste Management

There will be some waste materials produced in the demolition and construction phase of the proposed scheme which will be disposed of using licensed waste disposal facilities and contractors. The scale of the waste production in conjunction with the use of licensed waste disposal facilities and contractors does not cause concern for likely significant effects on the environment.

All waste arising during the construction phase will be managed and disposed of in a way that ensures the provisions of the Waste Management Act 1996 and associated amendments and regulations and the project specific C&D WMP. In the event, there is excess material with no defined purpose, it will be transported to an authorised soil recovery site.

Other than materials necessary for the construction of the building the proposed development will not produce significant volumes of waste.

It is considered that the proposed development will not have any significant impact in terms of resources or waste generation.

A carefully planned approach to waste management as set out in Section 3.5 will ensure that the impact on the environment will be **short-term, neutral** and **imperceptible**.

5.9.2 Operational Phase

Utilities: Foul Sewer, Stormwater and Potable Water

Water supply and wastewater will be provided via the existing public mains network adjacent to the site. The disposal of foul water from the site will be separated from that of surface water.

A Pre-Connection Enquiry (Ref: CDS21001244) was submitted to Irish Water to determine the feasibility of connecting to the public water supply and drainage infrastructure. A Confirmation of Feasibility and Design Acceptance see Appendix B of CS Consulting Engineers' *Engineering Services Report For A Proposed Development At 31 & 31a Raven's Rock Road, Sandyford Business Park, Dublin 18*. As there is adequate supply within the network there are no predicted impact in respect of foul sewer, potable water, that would warrant the preparation of an EIA report.

Dún Laoghaire-Rathdown County Council's drainage records indicate a 300mm diameter storm sewer flowing south to north on Ravensrock Road. At present the hardstanding areas of the site all drain into this storm water sewer. The proposed development shall require the demolition of the existing building on site and the removal of the existing storm water system. The proposed new storm water drainage arrangements shall be designed and carried out in accordance with best practice guidance.

There is no predicted impact in respect of foul sewer, stormwater and potable water, that would warrant the preparation of an EIA report.

Waste and Waste Management

The proposed development will give rise to a variety of waste streams during the operational phase, i.e., when the project is completed, and fully operational. The majority of waste will be generated from packaging for equipment deliveries to the facility which is likely to be at its peak in the early months of operation.

An OWMP has been prepared by AWN, which will outline measures to maximise the quantity of waste recycled by providing sufficient waste recycling infrastructure, waste reduction initiatives and waste collection and waste management information to the residents of the development.

During the operational phase, a structured approach to waste management as set out in Section 3.5 will promote resource efficiency and waste minimisation. Provided the mitigation measures are implemented and a high rate of reuse, recycling and recovery is achieved, the predicted impact of the operational phase on the environment will be **long-term, neutral** and **imperceptible**.

5.10 ASSESSMENT OF POTENTIAL IMPACTS FROM INTERACTIONS AND CUMULATIVE IMPACTS

5.10.1 Interactions

This section discusses the potential interactions and inter-relationships between the environmental factors discussed in the preceding sections. This section covers both the construction and operational phase of the proposed development.

In accordance with the guidance not only are the individual significant impacts required to be considered when assessing the impact of a development on the environment, but so must the interrelationships between these factors be identified and assessed.

The majority of the interactions that are considered to have a neutral effect (i.e., no effects or effects that are imperceptible, within the normal bounds of variation or within the margin of forecasting error).

There is a potential interaction between land, soil, hydrogeology, hydrology. During the construction phase poorly managed surface water run-off, and surface water management on site can result in contaminants migrating off site or into groundwater.

There is a potential interactions for the construction activity in terms of land, soil, and air quality with increase in dust generated, that may impact on human health or biodiversity. The potential impact interactions of noise and vibration that can impact on human health or biodiversity.

These are potential negative interactions that are short-term and associated with the construction phase of the proposed development. The CMP / CEMP mitigation measures are aimed to ensure that these pollution and nuisances arising from demolition, site clearance and construction activities are prevented where possible and managed in accordance with best practice and any subsequent planning conditions relevant to the proposed development.

It is considered that there will be no likely significant residual interactions, after the implementation of the mitigation measures set out in this report, and accompanying reports, that which would warrant preparation of an EIAR.

5.10.2 Cumulative Impacts

As part of the assessment of the proposed development, the likelihood of potential cumulative impact of the proposed development has been considered with any future development (as far as practically possible) and the cumulative impacts with developments in the locality (including planned and permitted developments).

The National Planning Application Map, DLRC, and An Bord Pleanála (ABP) online planning search systems were consulted for the previous 5 years to identify notable applications (proposed development), or applications granted permission (permitted development) within that period within 500m of the proposed development site. The National Planning Application Map includes planning application data sourced from the 31 individual local authorities across Ireland. This list of notable proposed and permitted developments that may have the potential to combine with the proposed development and result in cumulative impacts, are shown in Appendix A at the end of this report. The review of the online planning tool noted a large number of insignificant small extensions, boundary fences, changes of use, retention and other minor alterations in the vicinity of the proposed development. These minor proposed and permitted developments have not been included within the list as they are irrelevant and not notable, minor projects do not have the potential to combine with the proposed development and result in cumulative impacts.

Cumulative impacts are those impacts that relate to incremental / additive impacts of the planned development in addition to historical, present or foreseeable future actions. Cumulative impacts can be thought of as occurring through two main pathways: first, through persistent additions or losses of the same materials or resource, and second, through the compounding effects as a result of the coming together of two or more effects.

Mitigation is included in the project design to minimise impacts on the receiving environment. Each project currently permitted in the wider area is subject to planning conditions which include appropriate mitigation measures to minimise environmental impacts. Provided that mitigation measures for other developments are implemented as permitted, there will be no significant cumulative effects.

Any future development will be required to incorporate appropriate mitigation measures (e.g. noise management, dust management, traffic management, management of water quality in run-off water, landscape, etc) during the construction phase as such any cumulative development will not have a significant effect on human health, material assets, land, soils, geology, hydrogeology, and hydrology.

Any future development proposed on the surrounding lands should be cognisant with the A2 zoning and will be subject to EIA and/or planning conditions which include appropriate mitigation measures to minimise environmental impacts.

Based on the assessment of the environmental sensitivities in the existing environment and consideration of potential cumulative impacts, it is concluded that there are no likely cumulative environmental impacts which would warrant preparation of an EIA.

6.0 FINDINGS AND CONCLUSIONS

The purpose of this EIA Screening Report has been to consider whether there is a requirement for the preparation of an Environmental Impact Assessment Report (EIAR) to accompany the Strategic Housing Development application to An Bord Pleanála (ABP), and to provide ABP with the information required under Schedule 7A of the Planning and Development Regulations 2001, as amended, to enable the Board to determine in light of the criteria set out under Schedule 7 of those regulations whether the proposed development is likely to have significant effects on the environment. If the Board determines that the proposed development is not likely to have significant effects on the environment, the request can be determined without an Environmental Impact Assessment Report (EIAR) having been submitted.

The proposed development and component parts have been considered against the thresholds outlined in Schedule 5, Part 2 Class 10 (a) to (m). The most relevant project type in the context of the proposed development is Class 10 (b) (i) and (iv);

10. Infrastructure projects

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

On the basis of the evaluation set out in Section 2.0 an EIA for the proposed Project is not mandatory. The proposed project is considered to be a sub-threshold development and therefore, the Board is required to assess whether the proposed development is likely to have significant effects on the environment in order to determine whether the submission of an EIAR is required. The information necessary to enable this screening assessment has been provided in this report and the methodology used has been informed by the available guidance, legislation and directives.

It is concluded having regard to the nature, scale and location of the subject site, that the proposed development is not considered to have likely significant effects on the environment (direct, indirect or cumulatively with other development) and therefore it is considered that an Environmental Impact Assessment Report is not required in this instance.

AWN has considered the proposed development and assessed the potential for significant environmental effects and the need for an EIAR is documented Sections 3.0, 4.0 and 5.0. It is considered that:

- The Appropriate Assessment Screening concluded that due to the scale and nature of the planned works it is considered that the developments within the wider environs will have no likelihood of direct or indirect effects on European sites considered in this assessment in view of their conservation objectives.
- It is anticipated that the preparation of, and compliance with, a Construction Environmental Management Plan (CMP) by the construction contractor prior to commencement will address potential short-term nuisances (such as dust and noise etc.) and risks from the storage of any hazardous substances (fuels, chemicals and other construction materials that may pose a risk to the environment) are avoided and minimised. The CMP will ensure potential nuisances during the construction of the facility are avoided and minimised.
- Compliance with the CMP /CEMP will prevent potential short-term nuisances (such as dust, noise and vibration, and traffic) and risks from the storage of any

hazardous substances (fuels, chemicals and other construction materials that may pose a risk to the environment). With regard the construction phase, standard best practice construction mitigation measures are incorporated in the CEMP. These specific measures will provide protection to the receiving soil and water environments. However, the protection of downstream European sites is in no way reliant on these measures and they have not been taken into account in AA screening undertaken by Enviroguide Consulting.

The site makes optimum and sustainable use of a brownfield site and will use existing servicing provision as well as being directly adjacent to high frequency public transport links and will have a neutral long term impact on material assets.

AWN has concluded, there are no likely significant environmental effects on the receiving environment for the proposed development, which would warrant preparation of an EIA.

A mandatory EIA is not required for the proposed development, and as the potential effects are not significant it is submitted by AWN that there is not a requirement for an EIAR to be submitted with this planning application.

As required by Regulation 299B(1)(b)(ii)(II)(C), the available results of other relevant assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive have been taken into account within this EIA Screening Report. A standalone Regulation 299B(1)(b)(ii)(II)(C) Statement has been provided as part of this application.

7.0 REFERENCES

Appropriate Assessment Screening Report For Proposed Residential Development At Ravens Rock Road, Sandyford, Dublin 18. Enviroguide Consulting. March 2022.

Arboricultural Impact Assessment, Charles McCorkell Arboricultural Consultancy, March 2022.

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Department of Housing, Planning and Local Government. Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment. DHPLG: 2018.

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Environment Protection Agency. Guidelines on the Information to be contained in Environmental Impact Assessment Reports (Draft). EPA: 2017.

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Environmental Impact Assessment Screening, OPR Practice Note PN02 (Office of the Planning Regulator, 2021).

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European Union. Environmental Impact Assessment of Projects Guidance on Screening. EU Luxembourg: 2017.

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Hydrological & Hydrogeological Qualitative Risk Assessment For Proposed Development At 31 And 31a Ravens Rock Road, Sandyford Business Park, Dublin 18 Co. Dublin. AWN Consulting March 2022.

Office of Public Works. <https://www.floodinfo.ie/>. Accessed March 2022.

Office of Public Works. The Planning System and Flood Risk Management Guidelines for Planning Authorities. Environment, Heritage, and Local Government; 2009.

Planning and Development Regulations, 2001 as amended.

Site Specific Flood Risk Assessment, CS Consulting Group, March 2022

Traffic & Transport Statement, CS Consulting Engineers Limited. March 2022

Tree Protection Plan, Charles McCorkell Arboricultural Consultancy, March 2022.

APPENDIX A

Relevant Planning History

Prepared By

AWN Consulting

March 2022

Planning Reference, Applicant & Location	Development Description	Decision & Decision Date
D21A/0364, Sandyford Meats Limited, Units 32/1 & 32/4, Ravens Rock Road, Sandyford Business Park, Dublin 18, D18Y8R96	Permission to retain the provision of an extension to the existing industrial building to include an extension to the north eastern side elevation; an increase in internal floor area through extension of the first floor; removal of an internal wall to facilitate amalgamation of 2 no. industrial units (unit 1 & 4) into one larger unit; provision of rooftop ventilation equipment and access ladder; alteration to north east rear facade to include new plant room door; and associated site works. The activity currently operates under a waste licence Ref.No.WPS/DR/084	Grant Permission for Retention. Decision Date: 21/06/2021
D20A/0526, Hookmill Limited, Unit 60, Holly Avenue, Stillorgan Business Park, Stillorgan, Co. Dublin	Permission for development to comprise the construction of a new two storey storage / workshop building to the side of the existing part two storey, part single storey (double height) warehouse building along with the formation of a new site entrance from Spruce Avenue, all with associated site works and landscaping.	Grant Permission. Decision Date: 12/11/2020
D19A/0946, Property Rentals Property Management Ltd., 17 Corrig Road/Junction of Carmanhall Road, Sandyford, Dublin 18	Permission for demolition of existing two storey over basement commercial building of 1507m ² and construction of a new six storey plus roof plant over basement commercial office building with ancillary café and retail use at ground floor; overall new building area proposed is 5982.51m ² and basement of 1370.50m ² (total is 7353.01m ²) with 29 car spaces; New civic plaza accessible to public at junction of Corrig Road and Carmanhall Road, all ancillary landscaping services and bicycle parking at plaza and within building, and all ancillary civil engineering and drainage connections on a site of 0.2ha.	Grant Permission. Decision Date: 31/08/2020
ABP-305940-19 Sandyford Central Partnership strategic housing development on a 1.54-hectare site at the former Aldi Site, Carmanhall Road, Sandyford Business District, Dublin 18	Permission for a strategic housing development, which will have a Gross Floor Area of 49,342 sqm m will principally consist of: the demolition of the existing structures on site and the provision of a Build-to-Rent residential development comprising 564 No. apartments (46 No. studio apartments, 205 No. one bed apartments, 295 No. two bed apartments and 18 No. three bed apartments) in 6 No. blocks as follows: Block A (144 No. apartments) is part 10 to part 11 No. storeys over basement; Block B (68 No. apartments) is 8 No. storeys over basement; Block C (33 No. apartments) is 5 No. storeys over lower ground; Block D (103 No. apartments) is part 16 to part 17 No. storeys over lower ground; Block E (48 No. apartments) is 10 No. storeys over semi-basement; and Block F (168 No. apartments) is 14 No. storeys over semi basement. The development provides resident amenity spaces (1,095 sqm) in Blocks A, C and D including concierge, gymnasium, lounges, games room and a panoramic function room at Roof Level of Block D; a creche (354 sqm); café (141 sqm); a pedestrian thoroughfare from Carmanhall Road to Blackthorn Drive also connecting into the boulevard at Rockbrook to the west; principal vehicular access off Carmanhall Road with servicing and bicycle access also provided off Blackthorn Drive; 285 No. car parking spaces (254 No. at basement level and 31	Grant Permission. Decision Date: 12/03/2020

Planning Reference, Applicant & Location	Development Description	Decision & Decision Date
	<p>No. at ground level); 21 No. motorcycle spaces; set-down areas; bicycle parking; bin storage; boundary treatments; hard and soft landscaping; lighting; plant; ESB substations and switchrooms; sedum roofs; and all other associated site works above and below ground. The application contains a statement setting out how the proposal will be consistent with the objectives of the Dún 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. An Environmental Impact Assessment Report has been prepared in respect of the proposed development. The application together with an Environmental Impact Assessment Report 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 Dún Laoghaire - Rathdown County Council.</p>	
<p>ABP30346719, Prime Living Sandyford Ltd, Avid Technology International, Carmanhall Road, Sandyford Industrial Estate, Dublin D18 E024 (a corner site with Blackthorn Road, Sandyford Industrial Estate, Dublin 18)</p>	<p>Application to An Bord Pleanála for permission for a strategic housing development, consisting of: (i) construction of a student accommodation development with an overall gross floor area of 25,459sqm in 1 no. seven to nine no. storey block. The development will include: 17 no. two-bed units; 1 no. three-bed units; 8 no. four-bed units; 42 no. five-bed units; 21 no. six-bed units; 35 no. seven-bed units; and 7 no. eight-bed units, providing a total of 817 no. bedspaces. Ancillary student support facilities are also proposed, including: an entrance/reception (101sqm); management office (55sqm); and gym (297sqm) located at ground floor level, and 21 no. communal spaces (internal), including movie room, study and hang-out spaces (comprising a total of 842sqm) across all levels of the building; (ii) The provision of 2 no. commercial units fronting Blackthorn Road -- a café/lounge (119sqm) and a laundrette (85sqm) at ground floor level fronting Blackthorn Road; (iii) The provision of 57 no. car-parking spaces (3 no. of which are disabled car-parking spaces), 586 no. bicycle parking spaces (560 no. provided within the ground floor parking area and 26 no. provided along the Carmanhall Road and Blackthorn Road frontages), 5 no. motorcycle parking spaces; bin stores, plant rooms, switch room and ESB sub-station at ground floor level; alterations to the existing vehicular entrance from Carmanhall Road; creation of a new vehicular entrance from the Blackthorn Road which will serve as an entrance for bin collection and emergency services only; and creation of a new cycle path along the Carmanhall Road and Blackthorn Road frontages; (vi) All ancillary works, including landscaped areas, comprising an internal courtyard and public open space along the Carmanhall</p>	<p>Grant Permission. Decision Date: 30/04/2019</p>

Planning Reference, Applicant & Location	Development Description	Decision & Decision Date
	Road and Blackthorn Road frontages; boundary treatments, all ancillary drainage works, including SuDS drainage, lighting; public footpath works; and all other associated site services, site infrastructure and site development works. The application contains a statement setting out how the proposal will be consistent with the objectives of the Dun Laoghaire- Rathdown Development Plan 2016-2022.	
D18A/0785, Irish Residential Properties REIT PLC, Site of the previously permitted Block B4 (c.0.33 ha) of the Beacon South Quarter mixed use scheme, located at the junction of Blackthorn Drive and Blackthorn Road, Sandyford Business Estate, Dublin 18	Permission for development. The proposed development will substantially complete the Beacon South Quarter scheme and will be constructed over 3 no. existing basement levels which extend beneath the subject site as permitted under Dun Laoghaire-Rathdown County Council Planning Reg. Ref. D04A/0618 as amended. The proposed development comprises a mixed-use scheme (c. 13,076 m ²) ranging in height from 1 – 14 storeys, including a ground floor mezzanine level, arranged around a communal area of open space of c. 1,014 m ² . The proposed development will include; 3 no. neighbourhood retail units at ground floor level (c. 781 m ² , c.559 m ² and c.181 m ² respectively), plant and refuse store rooms; a two-storey crèche unit at the ground and mezzanine floor levels (c. 390 m ²); and 84 no. apartment units arranged across the 1st to 13th floors (12 no. 1-bedroom units, 59 no. 2-bedroom units and 13 no. 3-bedroom units) with balconies, terraces or winter gardens provided to all elevations. The proposed development will include the provision of 65 no. car parking spaces in lieu of the previously permitted storage use at the existing basement level -3; 5 no. motorcycle spaces in the permitted, existing basement level -2; and, 136 no. bicycle parking spaces and 3 no. dedicated crèche car parking spaces in the permitted existing basement level -1. A new lift access is proposed in basement level -1 to serve the proposed apartment units. Vehicular access to the basement levels will be from the existing ramp to the east of the site via Blackthorn road, with pedestrian access to the proposed development provided from Blackthorn Drive and Blackthorn Road. The development will also include piped infrastructure and ducting; green roofs; 84 no. solar panels and plant at roof level; site landscaping; on-street cycle parking facilities; boundary treatments; and, all associated site development and excavation works above and below ground. The development will also include minor hard and soft landscaping works to the public footpaths adjoining the site at Blackthorn Drive and Blackthorn Road.	Grant Permission. Decision Date: 25/01/2019
TA06D.310104, Former Avid Technology International Site, Carmanhall Road, Sandyford	428 no. Build to Rent apartments, childcare facility and associated site works.	DECISION DUE 19 Aug 2021

Planning Reference, Applicant & Location	Development Description	Decision & Decision Date
Industrial Estate, Dublin 18. www.carmanhallroadshd.ie		
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 DUE 15 Jun 2021
D21A/0246, Tesla Motors Ireland Ltd., Tesla Motors Ireland Limited, 92, Bracken Road, Sandyford, Dublin 18, D18 CY92	Permission is sought for 4 No. car parking spaces, 4 No. Tesla illuminated charger points, 4 No. Tesla parking sign posts, 1 No. Tesla supercharger cabinet, 1 No. ESB substation/switch room, and for all associated site development works.	GRANT PERMISSION 18 May 2021
D20A/0339, Tesla Motors Ireland Limited, Unit 92, Bracken Road, Sandyford Business Park, Dublin 18 (D18 CY92)	Permission is sought. Planning permission has previously been granted under Reg. Ref. D16A/0937 for the provision of a motor sales outlet and showroom with ancillary offices on the site. The proposed development in this application will consist of: (i) provision of a car hand-wash facility, covered by a metal deck roof and supported on a structural steel portal frame; (ii) provision of a car storage area to the rear of the existing motor sales outlet and showroom by installing a permeable grasscrete surface in the form of 'SCS Integra', to the side and rear of existing building; and (iii) drainage, lighting, signage, landscaping and all ancillary works necessary to facilitate the development.	GRANT PERMISSION 07 May 2021
D20A/0921, Goldwing Real Estate Plaza Limited, Site of 2.13 ha at, Blackthorn Avenue, Sandyford Business District, Dublin 18, bounded to the north by Sandyford Office Park; the east by Blackthorn Avenue, the south by Sandyford Park & the Leopardstown Office Park & west by Sandyford Business Centre	Permission is sought to vary the previously approved development Reg. Ref. D15A/0560. The proposed changes to the previously approved are: (a) building height increased by one floor on all five Blocks, A to E, resulting in an increase of floor area from 41,871 sq. m to 54,730 sq. m (b) minor realignment of basement boundary at the south west and south east corners of the site (c) minor realignment of all blocks (d) revised facade treatment on all blocks (e) modifications to hard and soft landscaping at ground floor level and to increase the size and number of landscaped terrace areas at upper floors. (f) internal reconfiguration to building core layouts to comply with Building Regulations and Industry Standards and (g) provision of totem identification sign. All other works approved shall be carried out in accordance with the plans and particulars lodged with the parent application, Reg. Ref. D15A/0560, subject to the conditions attached. (Final Grant Order: P/2275/16). The application is accompanied by an Environmental Impact Assessment Report updated from that lodged with the 2015 parent application.	REQUEST ADDITIONAL INFORMATION 08 Feb 2021
D20A/0422, Mastercard Ireland Limited, One South County, South	Permission for development. The development will consist of amendments to existing commercial office building at One South County as previously permitted	GRANT PERMISSION

Planning Reference, Applicant & Location	Development Description	Decision & Decision Date
County Business Park, Leopardstown, Dublin 18, D18 E3HR	under Reg. Ref. D15A/0695, and as amended under D17A/094 and D18A/1240, comprising: 1. Change of use of the office spaces (302 sq.m and 502 sq.m) on the ground floor to proposed Mastercard Experience Centre (302sq.mm) and staff restaurant and associated kitchen (502 sq.m) 2. Two no. proposed backlit logo signs, of c.1.87m x c. 3m each, surface mounted to existing facade, on the north elevation at fifth floor level and on the south elevation at roof level. 3. Proposed new security room, of 54 sq.m, at ground floor level located in the upper deck car park. 4. Removal of 3 no. parking spaces & alteration to existing roadway kerbing to facilitate installation of new traffic island & automatic traffic barriers to the west of the building at ground level. 5. Proposed extension of existing screened plant rooms at roof level, on both west elevation (31 sq.m) and east elevation (78 sq.m). 6. Proposed new storage rooms (38 sq.m, 27 sq.m and 59.36 sq.m) and new generator plant room (45 sq.m) at basement level- this results in the removal of 5 no. car parking spaces. 7. Proposed alterations to the north eastern facade to include for louver panels within existing curtain wall system at first floor spandrel level. 8. Relocation of existing vehicular access barrier from bottom of ramp at basement level to top of ramp accessing the basement car-parking. 9. Proposed 7 no. 4m high pole structures on north, east and south elevations to include for site CCTV and security infrastructure. 10. Proposed infill of all existing site boundaries to include for extension of existing walls and fences on all boundaries and the introduction of pedestrian gates at existing pedestrian access points and car barriers at vehicular access point from the west of the site. 11. Associated site development works and landscaping.	26 Nov 2020
D19A/0744, Sandyford House Redevelopment Ltd., Site to the east of Sandyford Road (Coolkill), Sandyford, Dublin 18	Permission for development. The development will consist of: the construction of 15 no. 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 02 Sep 2020

Planning Reference, Applicant & Location	Development Description	Decision & Decision Date
D20A/0201, Legend Biotech Ireland Ltd., 10a Ballymoss Road, Sandyford Business Park, Dublin 18	Permission for: Installation on the southern (side) facade of the existing two storey commercial laboratory, permitted under Reg. Ref. D03A/0843 of: (i) a new single storey (23.6sq.m. in area/3.4m in height) plant enclosure to house an air handling unit enclosed in a demountable wire fencing panel; (ii) a new air handling condenser unit (1.9sq.m); (iii) new emergency exit/fire escape; and (iv) minor internal alterations and associated ancillary site works.	GRANT PERMISSION 22 Jul 2020
D19A/0902, John Quinn, Unit E1, Three Rock Road, Sandyford Industrial Estate, Sandyford, Dublin 18	Permission for an extension. The development will consist of a) refurbishment and remodelling to existing warehouse b) proposed addition of first floor office (23sqm) and associated stairs above existing office c) extension to front (west elevation) to include 4no new double glazed windows and 2no roller shutter doors (86sqm). All associated works.	GRANT PERMISSION 26 Feb 2020
D19A/0748, Oak View Property Developments Ltd., Thornhill House, Cherry Garth, Mount Merrion, Blackrock, Co. Dublin	Permission for development on a site of c. 1.39 ha to amend the apartment block and basement permitted under Dun Laoghaire Rathdown County Council Reg. Ref. D17A/0240; An Bord Pleanála Ref. PL06D.300244. No works are proposed to Thornhill House, a protected structure (RPS No. 936), under this planning application. The proposed development provides for amendments to the permitted apartment block comprising 33 No. units (3 No. 1 bed, 24 No. 2 bed and 6 No. 3 bed units) to now comprise 39 No. units (6 No. 1 bed, 28 No. 2 bed and 5 No. 3 bed units) within a 4 storey block and extension and reconfiguration of the basement car park to provide 44 No. car parking spaces, 4 No. motorcycle stands, 40 No. bicycle parking spaces, plant and bin stores.	GRANT PERMISSION 25 Feb 2020
ABP30459019, Crekav Trading GP Limited, Walled Garden, Gort Mhuire, Dundrum, Dublin 14	Permission for a strategic housing development consisting of the construction of the construction of a residential development of 5 storeys in height over 4 no. blocks on a site of c. 1.0894 ha. Overall, the proposed residential scheme shall provide for 116 residential apartments. The apartments shall consist of 40 no. 1 bed apartments (ranging from c. 46sq.m to 50. 4sq.m), and 76 no. 2 bed apartments (ranging from c. 79sq.m to 86sq.m) all with associated private balconies/ terraces to the north/ south/ east/ west elevations. There will be 36 no. car parking spaces, 4 no. motorcycle spaces and 257 no. bicycle parking spaces within covered and secure parking, accessible only by residents, and a further 54 visitor cycle parking spaces in visitor accessible areas. The development shall also provide in excess of c. 2,149 sq.m of public open space at ground level including a play area, seating courts, and pond features. The outbuildings will be renovated and will include inter alia a concierge office, a gym and media suite. There will be pedestrian and vehicular access off Wyckham Place to the south. The application is also for ESB substation and metering rooms, plant areas, bin storage, and surface water attenuation tank and all other site development works, and site services required to facilitate the proposed development. The	GRANT PERMISSION 16 Sep 2019

Planning Reference, Applicant & Location	Development Description	Decision & Decision Date
	<p>proposed development affects a protected structure, the walls of the Walled Garden, which will be retained along with the outbuildings, also a protected structure, which will also be retained and refurbished. The application contains a statement setting out how the proposal will be consistent with the objectives of the Dun Laoghaire Rathdown development plan 2016 - 2022. 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. The application may also be inspected online at the following website set up by the applicant: www.walledgardenshd.ie.</p>	
<p>D19A/0328, The Children's Sunshine Home Trust, Laura Lynn House, The Children's Sunshine Home, Leopardstown Road, Foxrock, Dublin 18</p>	<p>Permission for erection of 2 no. brown PVC coated, corrugated, steel clad, 9m x 5m storage sheds, with roof ridge height 3m together with associated siteworks, drainage and footpath in the south-east corner of the campus site.</p>	<p>GRANT PERMISSION 11 Sep 2019</p>
<p>D19A/0375, The Department of Education and Skills, Setanta Post Primary School, Beechpark, Stillorgan, Co Dublin</p>	<p>Permission is sought for alteration to granted application (Ref. D14A/0111 - ABP PL06D.243935) consisting of fifty 1700mm x 992mm solar panels at a 15 degrees slope on the west facing roof of Ballyowen Meadows Primary School and fifty-two 1700mm x 992mm solar panels at 15 degree slope on the west facing roof of setanta Post Primary School.</p>	<p>GRANT PERMISSION 05 Sep 2019</p>
<p>ABP30446919, Crekav Trading GP Limited, Greenacres, Longacre and Drumahill House, Upper Kilmacud Road, Dundrum, Dublin 14</p>	<p>Permission for a strategic housing development at this site, which comprises the three parcels of land of, Green Acres Convent (1.23ha), Drumahill House (0.26ha), and the Long Acre (0.27ha), all at Upper Kilmacud Road, Dundrum, Dublin 14. The site is bound by Upper Kilmacud Road to the north, Drumahill and Holywell residential development to the east, and Eden Farm (part of Airfield Estate) and Airfield Estate to the west and south of the site. The development will consist of: The development for which permission is being sought can be summarised as follows: the demolition of the former Green Acres Convent (c. 425sqm), and Drumahill House (c. 378 sqm), and associated out-buildings the construction of 253 no. apartments in 3 no. blocks ranging in height from 4 to 6 storeys, over single level basement parking, all on a site of c. 1.76 hectares at Kilmacud Road Upper comprising: Block A – 4 to 6 storey building, with a total floor area of approx. 11,362 sqm (excl. basement), over basement parking, comprising 118 no. apartments with 47 no. 1 bedroom apartments, 61 no. 2 bedroom apartments, and 10 no. 3 bedroom apartments, including balconies on all elevations; Block B – 4 to 6 storey building of approx. 8,244 sqm, (excl. basement), part over basement parking, comprising 94 no. apartments with 53 no. 1 bedroom apartments, 32 no. 2 bedroom apartments, and 9 no. 3 bedroom</p>	<p>GRANT PERMISSION 26 Aug 2019</p>

Planning Reference, Applicant & Location	Development Description	Decision & Decision Date
	<p>apartments, with balconies on all elevations. Block C – 4 to 6 storey building of approx. 3,624 sqm, (excl. basement), over basement parking, comprising 41 no. apartments with 15 no. 1 bedroom apartments, 22 no. 2 bedroom apartments, and 4 no. 3 bedroom apartments, with balconies on all elevations. Basement area of approx 5,620 sqm below Blocks A-C. Residential amenity space is provided at ground floor of Block A and Block C amounting to a total floor area of approx. 387 sqm. Communal open space area of approx. 3,833 sqm. A crèche of approx. 236 sqm is provided within Block A with associated external play space. Car parking is provided on site with 212 no. car parking spaces (198 at basement level), and 348 no. bicycle spaces at basement level plus 52 visitor bicycle spaces at ground level (totalling 400 bicycle spaces). 7 No. motorbike spaces. The principal vehicular access is provided via a relocated new entrance off Kilmacud Road Upper proximate to the current Greenacres entrance. Visitor vehicular entrance and services entrance is at the existing Drumahill House entrance. A cycle path is provided along Kilmacud Road Upper. A pedestrian access is provided to Drumahill estate to the east. Site development and landscape works, including a sub-station, provision of bin stores at basement level, boundary treatment, hard and soft landscaping, provision of green roofs, and provision of foul, surface water and water services on site with connections to existing. 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, 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. The application may also be inspected online at the following website set up by the applicant: www.greenacresshd.ie</p>	
<p>D19A/0289, The Children's Sunshine Home Trust, Laura Lynn House, The Children's Sunshine Home, Leopardstown Road, Foxrock, Dublin 18</p>	<p>Permission for installation of 106 sqm (64 no.) photovoltaic solar panels mounted on south facing, single storey pitched roof between 3.52m and 6.05m above ground level and 23 sqm (14 no.) photovoltaic solar panels mounted on east facing single storey, pitched roof between 3.52m and 4.78m above ground level.</p>	<p>GRANT PERMISSION 24 Jul 2019</p>
<p>D18A/1210, The Minister for Education & Skills, Grafton House, Ballymoss Road, Sandyford Industrial Estate, Dublin D18 P274</p>	<p>Permission for development. This is a new primary school opening in September 2019 and this start-up accommodation is required to enable the school to commence operation. The development will consist of the temporary change of use of the existing building to a temporary two storey primary school (c.822.10 sqm) with required internal and elevation modifications necessary to accommodate the proposed education use. The development will involve minor revisions to property boundaries to include the erection of 2m high welded mesh</p>	<p>GRANT PERMISSION 27 Jun 2019</p>

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	fencing and required access gates. Temporary permission for a period no longer than 5 years is being sought.	
D19A/0108, Castro R Limited, Block A Ravenscourt, Three Rock Road, Sandyford Industrial Estate, Dublin 18	Permission for the Change of Use of the existing unit from Café/Restaurant use to Office (Class 2/Class3) use, along with all associated development.	GRANT PERMISSION 16 May 2019
D18A/0609, Floramount Ltd, on a site of 0.44Ha, at Mount Eagle, Kilgobbin Road, Sandyford, Co. Dublin ABP-303196-18	Permission sought for the demolition of existing two-storey dwelling house and ancillary outbuildings and sheds, and the construction of a residential development of 32 units in three blocks consisting of: Block A - 3 storey block containing 2 x 1 bed; 2 x 2 bed and 4 x 3 bed duplex units; Block B - 3 storey block containing 1 x 1 bed; 2 x 2 bed; 2 x 3 bed and 1 x 4 bed duplex units; Block C - 3, part 4 storey apartment block consisting of 18 x 2 bedroom apartments with ancillary site works including parking for 37 cars, 40 no. bicycle racks, communal bin stores boundary treatments, and main vehicle access from Kilgobbin Road.	GRANT PERMISSION 25/04/2019
D18A/0628, Iron Bridge Ventures Ltd, Ballawley Lodge, Sandyford Road, Dublin 16	Permission for the demolition of all existing buildings on site and demolition of front curved entranceway walls facing Sandyford Road; construction of 5 no. part single-storey / part three-storey, two-bedroom, split-level residential units; provision of 1 no. on-curtilage car parking space in car port / garage for each dwelling and 3 no. additional parking spaces on the southern boundary; provision of private open space including rear garden (30.9 sqm) internal courtyard (14.9 sqm) and terrace (14.9 sqm) at front of each proposed unit at second-floor level; reconfiguration of vehicular entrance; provision of bin storage; landscaping and boundary treatments and all ancillary works necessary to facilitate the development.	GRANT PERMISSION 26 Feb 2019
D18A/1080, Dublin & Oriental Properties Ltd, 0.16 ha site adjacent to the Atrium Facilities Buildings at Carmanhall Road between Arkle Road/ Blackthorn Road & Sandyford Business Park, Dublin 18	Permission for the construction of two no. single storey pavilion buildings to the west and east of the existing single storey retail and café building. Pavilion building 1 is for Class 1 Shop use (GFA of c.140 sqm) and Pavilion building 2 is for café/restaurant use (GFA of c.140 sqm). The proposal includes 2 no. signage zones for each unit, associated outdoor seating/terrace area, cycle parking and all associated site works.	GRANT PERMISSION 20 Feb 2019
ABP30258018, Castdale Limited, Glencairn, Murphystown Way, Dublin 18	Permission for a strategic housing development seeks to demolish an existing house and outbuildings on site and provide for the construction of 341 no. residential units, a childcare facility with a GFA of 300 sq.m., associated internal roads, pedestrian and cycle paths, open space, and all associated site and infrastructural works. The application site has an overall area of c. 9.59 hectares. The residential component of the development consists of 243 no. apartments	GRANT PERMISSION 19 Dec 2018

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	<p>and 98 no. houses, to be provided as follows: 45 no. 1-bed apartments; 174 no. 2-bed apartments; 24 no. 3-bed apartments; 39 no. 3 storey, 4-bed (Type A1) houses; 7 no. 3 storey, 4-bed (Type A2) houses; 3 no. 3 storey, 5-bed (Type A3) houses; 14 no. 2 storey, 3-bed (Type B1) houses; 3 no. 2 storey with dormer, 4-bed (Type B2) houses; 17 no. 2 storey, 3-bed (Type C1) houses; 1 no. 2 storey, 3-bed (Type C2) houses; 4 no. 2 storey, 3-bed (Type C3) house; 2 no. 2 storey, 5-bed (Type D1) houses; and 8 no. 2 storey, 5-bed (Type D2) houses. The 243 no. apartments are proposed to be provided within 6 no. apartment buildings of 4 and 5 no. storeys in height, including undercroft basements, 1 no. 4 storey apartment building (with childcare facility at ground floor level) and adjacent surface car parking, and a 2 no. storey apartment building with adjacent surface parking. The houses consist of 2 and 3 storey terraced, semi-detached and detached dwellings. Bin and cycle storage areas are proposed within the apartment blocks and bin stores are proposed for the houses. A location for a recycling bring bank, 3 no. electricity sub-stations and a DRI unit for gas services are proposed for the site. The proposal seeks to relocate the entrance portal (including the entrance railings, piers, archways and gates), from the existing location at the entrance to the site, to a new location within the site in closer proximity to the permitted new entrance to Glencairn House (new entrance and boundary wall to Glencairn House permitted under Reg. Reg.: D17A/0913). A new entrance arrangement is to be provided at the existing entrance portal location. The proposal includes landscaping, car parking, and boundary treatments within the curtilage of the existing gate lodge (no works proposed to gate lodge building). The application site includes the ruins of Murphystown Castle (Recorded Monument Ref. No. DU023-025), which are located towards the western boundary of the site, and which are to be incorporated into an open space amenity area. A total of 519 no. car parking spaces are proposed, which includes 289 no. basement and 230 no. surface level spaces. A total of 24 no. motorcycle parking spaces are proposed. The development provides a total of 530 no. cycle parking spaces. The associated site and infrastructural works include tie-ins to existing infrastructure, foul and surface water drainage, attenuation tanks, open space including playground, cycle stores / spaces, hard and soft landscaping, boundary treatments, internal roads, cyclepaths and footpaths. The proposal includes for access to and improvements to the greenway to the south and to Murphystown Way to the west of the application site. Website set up by the applicant: www.glencairnshd.ie</p>	

Planning Reference, Applicant & Location	Development Description	Decision & Decision Date
	<p>Note: Please be advised that the An Bord Pleanála has received a request in accordance with section 146B to alter proposed alterations to the permitted development.</p> <p>An Bord Pleanála reference: ABP-305174-19 Planning Authority reference: ABP30258018/A1</p>	
D18A/0615, Central Park GP Co Prop Co Limited, Central Park, Leopardstown Road, Dublin 18	<p>Permission for development. The development will consist of: Removal of 1 no.. existing freestanding advertising structure adjoining the Leopardstown Road in the north-east corner of the site and replacement with 1 no. freestanding approach signage sculpture (17.5 m. (l) x 2.5 m. (w) x 5 m. (h)); Erection of 1 no. freestanding entrance signage sculpture at the Leopardstown Road entrance (1.9 m. (i) x 1.5 m. (w) x 10 m. (h)); Removal of 5 no. existing freestanding signage totems within the site and erection of 9 no. freestanding signage totems (each 0.8 m. (i) x 0.2 m. (w) x 3 m. (h)) and 4 no. freestanding way-finding totems (each 1.2 m. (i) x 0.2 m. (w) x 1.2 m. (h)) at various key locations within the site; and associated ancillary site works.</p>	GRANT PERMISSION 29 Nov 2018
D16A/0318 Alcove Investments Two Limited, Bracken Court, Blackthorn Road, Sandyford, Co Dublin	<p>Permission for modifications to an existing office building, to include: A. Modifications to existing entrances along Blackthorn Road to include new canopies, entrance doors and entrance steps/ramps. B. Provision of additional windows to the North Elevation (Blackthorn Road) and East Elevations (facing the Motor Group). C. Internal modifications associated with toilet cores. D. Backlit illuminated building signage.</p>	GRANT PERMISSION 09 Nov 2016
D16A/0259, Board of Governors Wesley College Dublin, Wesley College Dublin, Ballinteer Road, Ballinteer, Dublin 16	<p>Permission for development at post-primary school, to consist of: Demolition of; (a) 2 no. prefabricated classroom structures of area 180 sqm, (b) entrance hall to Sports Hall of area 15 sqm, (c) underground plant room of area 72 sqm. Construction of; (a) two storey extension of area 932 sqm to link existing Physical Education Hall and Gymnasium building comprising changing areas, accessible changing areas and sanitary facilities, general purpose and weights rooms and ancillary spaces; (b) two storey extension of area 627 sqm to existing P E Hall comprising general classrooms, tuition rooms and ancillary spaces; (c) site works, to include alterations to existing courtyard levels to promote universal access on the campus; (d) new doors for access and fire escape to existing gymnasium building; (e) ancillary works. Ludford House is a Protected Structure on the grounds of Wesley College. The proposed development is outside the curtilage of Ludford House.</p>	GRANT PERMISSION 07 Sep 2016
D16A/0158, Development Securities Avid Limited, 0.809 hectare site on the southwest corner of the, junction	<p>The development will consist of the demolition of the existing two-storey warehouse/production building with ancillary offices on the site (approximately 3,890 sq.m. (gross internal) and the construction of a 5 to 8 storey mixed use</p>	GRANT PERMISSION 01 Sep 2016

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of Carmanhall Road and Blackthorn Road, Sandyford Business District, Dublin 18	development in two blocks comprising: 1) 147 no. apartments (29 no. one bedroom, 102 no. two bedroom; and 16 no. three bedroom (including 5 no. duplex units); 2) a 216 sq.m. crèche; 46 sq.m. gymnasium; 93 sq.m. media suite; and 141 sq.m. cafe at ground level fronting onto Blackthorn Road; 3) a single level undercroft providing 151 no. car parking spaces, 158 no. bicycle parking spaces, service and plant areas, waste management areas and storage areas; 4) the construction of a new vehicular entrance from Carmanhall Road and a fire tender/cycle access from Blackthorn Road; 5) the provision of an internal landscaped courtyard; 6) and all other associated works including the provision of 32 no. surface bicycle parking spaces and the relocation of the existing pedestrian crossing on Carmanhall Road required to facilitate the proposed development.	
D16A/0076, ASOF Highfield House Limited, Site at Burton Hall Road, Sandyford Business Estate, Dublin 18, the site is bounded to the north by Burton Hall Road; to the west by Blackthorn Road; and to the east by Arena Road	Permission for development on a 1.37 hectare site. The development will consist of: 1) the demolition of the existing office/warehouse building on the site (approximately 3,150 sq.m. (gross)); 2) the construction of a 27,751 sq.m. (gross) development over a single level basement comprising 4 no. six storey buildings: Block A - 6,185 sq.m. (gross) offices; Block B - 6,185 sq.m. (gross) offices; Block C - 6,185 sq.m. (gross) offices; Block D - 9,170 sq.m. (gross) (9,004 sq.m. offices and a 166 sq.m. cafe at ground floor); a 11,048 sq.m. a single level basement providing 277 no. car parking spaces, 168 no. bicycle parking spaces, staff changing/shower/toilet areas, service and plant areas, waste management areas and storage areas; 3) the construction of a vehicular access to the site on Arena Road; 4) the provision of a public plaza incorporating soft and hard landscaping and water features and 80 no. cycle parking spaces; 5) and all other associated site works required to facilitate the proposed development including a 26sq.m. electricity substation and switch room building.	GRANT PERMISSION 01 Sep 2016
D16A/0374, Alcove Investments Two Limited, Bracken Court, Blackthorn Road, Sandyford, Co Dublin	Permission for modifications to third floor level of existing office building, to include addition of 23sqm office space with additional glazing to north (Blackthorn Road) and south elevations.	GRANT PERMISSION 17 Aug 2016