



EIA Screening Report

PRESENTED TO
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1 INTRODUCTION

1.1 Background

Enviroguide Consulting was commissioned by Thornton O'Connor Town Planning acting on behalf of Malkey Limited to carry out an Environmental Impact Assessment (EIA) Screening for development of a Large Scale Residential Development on a site at No. 146A and Nos. 148-148A Richmond Road, Dublin 3. The purpose of this report is to provide information for the relevant competent authority to carry out the screening for Environmental Impact Assessment and will highlight any significant effects, if any, that may arise through the Proposed Development during Construction and Operational Phases.

1.2 Project Objective

The overall objective of this EIA Screening exercise was to identify and assess the potential for environmental impact associated with the Proposed Development and to determine if EIA would be required for the Proposed Development. The EIA requirement was determined as set out in the mandatory and discretionary provisions of the Planning and Development Act, 2000 (as amended) (the Act) and in Schedule 5 of the Planning and Development Regulations, 2001 as amended (the Regulations). Projects listed in Schedule 5, Part 1, of the Regulations, shall be subject to systematic assessment (Article 4(1) of the EIA Directive) as they are deemed as projects that have significant effects on the environment. Others, listed in the Schedule 5, Part 2 of the Regulations, contain threshold levels and for projects that fall below these thresholds, it is the decision of the competent authority to decide if an EIA (and the associated Environmental Impact Assessment Report (EIAR) is required or not. Whether a 'sub-threshold' development should be subject to EIA is determined by the likelihood that the development would result in significant environmental effects. Significant effects may arise due to the nature of the development, its scale or extent and its location in relation to the characteristics of the receiving area, particularly sensitive environments.

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

1.3 Project Overview

The applicant is seeking planning permission from An Bord Pleanála for permission for a Strategic Housing Development.

The Proposed Development will principally consist of: a Large-scale Residential Development (LRD) comprising the demolition of existing industrial structures on site (c. 3,359 sq m) and the construction of a mixed-use development including artist studios (c. 749 sq m), a creche (c. 156 sq m), a retail unit (c. 335 sq m), and a gym (c. 262 sq m), and 133 No. residential units (65 No. one bed apartments and 68 No. two bed apartments). The development will be provided in 3 No. blocks ranging in height from part 1 No. to part 10 No. storeys as follows: Block A will be part 1 No. storey to part 4 No. storeys in height, Block B will be part 1 No. storeys to part 10 No. storeys in height (including podium) and Block C will be part 1 No. storeys to part 9 No. storeys in height (including podium). The Proposed Development has a gross floor area of c. 14,590 sq m and a gross floor space of c. 13,715 sq m.

The development also proposes the construction of: a new c. 204 No. metre long flood wall along the western, southern and south-eastern boundaries of the Proposed Development with a top of wall level of c. 6.4 metres AOD to c. 7.15 metres AOD (typically c. 1.25 metres to c. 2.3 metres in height) if required; and new telecommunications infrastructure at roof level of Block B including shrouds, antennas and microwave link dishes (18 No. antennas enclosed in 9 No. shrouds and 6 No. transmission dishes, together with all associated equipment) if required. A flood wall and telecommunications infrastructure are also proposed in the adjoining Strategic Housing Development (SHD) application (pending decision ABP Reg. Ref. TA29N.312352) under the control of the Applicant. If that SHD application is granted and first implemented, no flood wall or telecommunications infrastructure will be required under this application for LRD permission (with soft landscaping provided instead of the flood wall). If the SHD application is refused permission or not first implemented, the proposed flood wall and telecommunications infrastructure in the LRD application will be constructed.

The Proposed Development also provides ancillary residential amenities and facilities; 25 No. car parking spaces including 13 No. electric vehicle parking spaces, 2 No. mobility impaired spaces and 3 No. car share spaces; 2 No. loading bays; bicycle parking spaces; motorcycle parking spaces; electric scooter storage; balconies and terraces facing all directions; public and communal open space; hard and soft landscaping; roof gardens; green roofs; boundary treatments; lighting; ESB substation; switchroom; meter room; comms rooms; generator; stores; plant; lift overruns; and all associated works above and below ground.

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

1.3.1 Construction Phase (Estimated Duration 24 month period)

The Construction Phase will comprise the following:

- Site Setup.
- Service terminations and identification of any services on the site by the utility providers.
- Provision of temporary power, lighting and water services.
- Set up of site accommodation and welfare facilities.

- Identification of the trees that are required to be removed and the removal of these
- along with scrub and vegetation, in accordance with the arboricultural report.
- Identification of trees to be retained and protection of same.
- Identification of any hazardous materials on site
- Designation of exclusion zones for the demolition/dismantling.
- Demolition and site clearance.
- Undertaking remaining site investigations / sampling.
- Earthworks, including cut and fill and disposal of excess material off site.
- Construction of new flood defence wall, if required.
- Construction of superstructure, roofs and glazing / windows / facades.
- Internal fit out.
- External site works/ infrastructure.
- Construction of external / hardstanding areas.
- Landscaping.

Further detail on the proposed construction methodology is presented in the Construction and Environmental Management Plan (DBFL Consulting Engineers, February 2023) provided in the supporting documentation for the Planning Application submission for the Proposed Development.

1.3.2 Operation Phase

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

2 DESCRIPTION OF THE PROPOSED DEVELOPMENT

2.1 Site Overview

Malkey Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at this c. 0.55 hectare site at No. 158A Richmond Road, Dublin 3, D03 YK12. The site is bounded to the north-east by Richmond Road, to the west/south-west by No. 146A and Nos. 148-148A Richmond Road (pending application ABP Reg. Ref. TA29N.312352), to the south/south-west by a residential and commercial development (Distillery Lofts) and to the east/south-east by the Former Distillery Warehouse (derelict brick and stone building). Improvement works to Richmond Road are also proposed including carriageway widening up to c. 6 metres in width, the addition of a c. 1.5 metre wide one-way cycle track/lane in both directions, the widening of the northern footpath on Richmond Road to a minimum of c. 1.8 metres and the widening of the southern footpath along the site frontage which varies from c. 2.2 metres to c. 7.87 metres, in addition to a new signal controlled pedestrian crossing facility, all on an area of c. 0.28 hectares. The development site area and road works area will provide a total application site area of c. 0.83 hectares.

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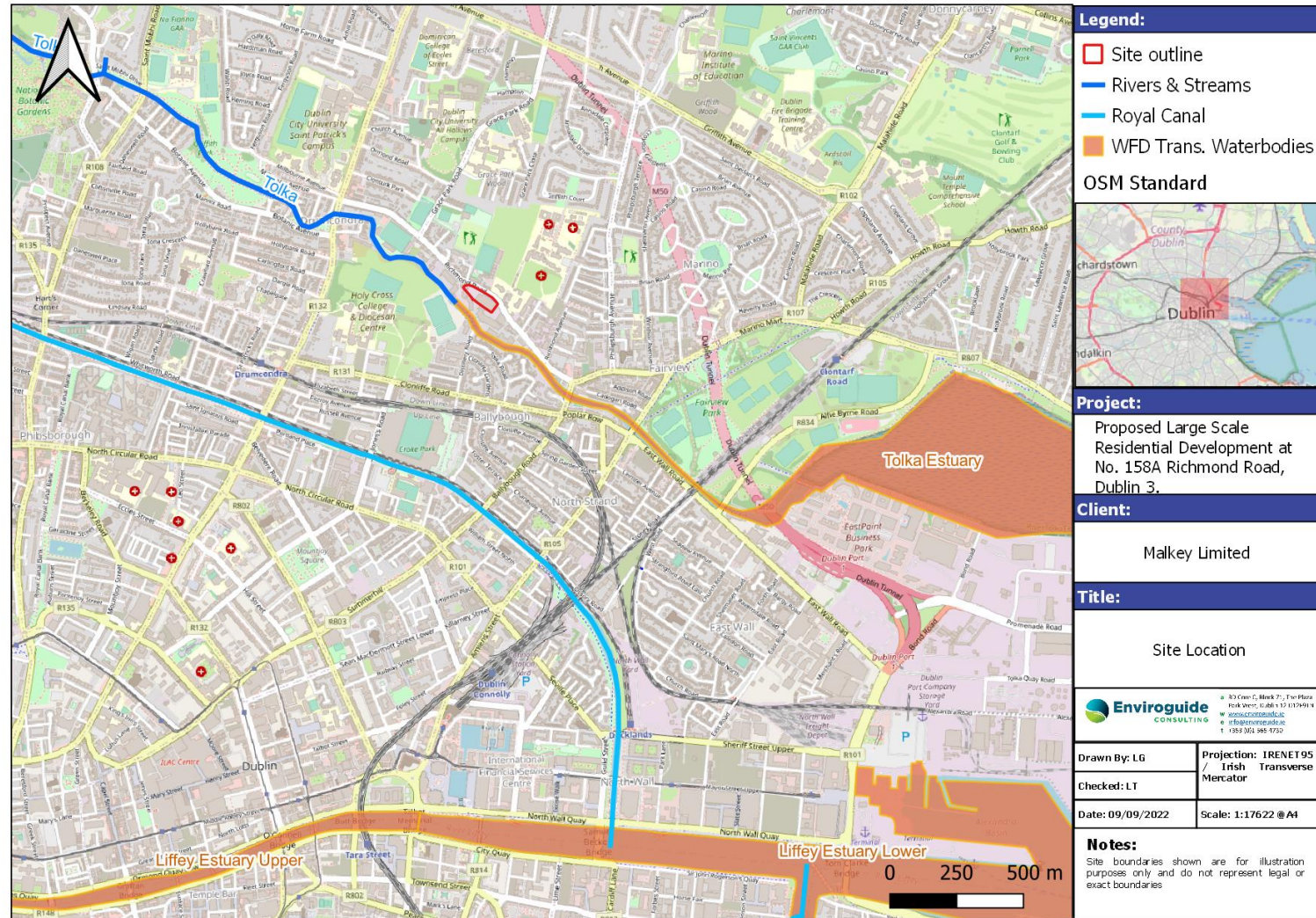
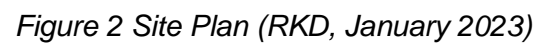


Figure 1 Site Location



3 EIA SCREENING PROCESS

3.1 Introduction

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

3.2 Legislative Requirements for an EIA

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

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

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

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

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

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

“10. Infrastructure projects

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

The Proposed Development will consist of 133 No. residential units (65 No. one bed apartments and 68 No. two bed apartments). The development will be provided in 3 No. blocks ranging in height from part 1 No. to part 10 No. storeys.

This is below the threshold of 500 units and therefore a mandatory EIA is not required.

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

The Proposed Development includes 25 No. car parking spaces including 13 No. electric vehicle parking spaces, 2 No. mobility impaired spaces and 3 No. car share spaces; 2 No. loading bays; bicycle parking spaces; motorcycle parking spaces; electric scooter storage, and therefore a mandatory EIA is not required.

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

The Proposed Development includes artist studios (c. 749 sq m), a creche (c. 156 sq m), a retail unit (c. 335 sq m), and a gym (c. 262 sq m). This is a gross retail floor space of 1,502 sq m which is below the 10,000 sq m threshold. Thus, not requiring a mandatory EIA.

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

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

It is understood that the Proposed Development does constitute an “urban development” as it is located in zoned land within the boundaries of Dublin City Council. The Site of the Proposed Development falls under the Dublin City Development Plan zone Z10: *Inner Suburban and Inner City Sustainable Mixed-Uses*. The Proposed Development is considered to be within a “business district” as defined above. As the total area of the Site has been confirmed as 0.83 hectares with a developable site area of 0.55 hectares, it is less than the 2 hectare threshold. Therefore, the proposal is sub threshold and mandatory EIA is not required.

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

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

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

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

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

The criteria as set out in Schedule 7 has been incorporated into this EIA screening. This EIA Screening concludes that the Proposed Development will not be likely to have significant effects on the environment as detailed in Sections 3.5 to 3.7.

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

Table 3-1 Summary of EIA Activities

Class of Activity	Description of Activity Class	Summary Comments	EIA Required?
Schedule 5 Part 2 10. (b) (i)	Construction of more than 500 dwelling units.	The number of dwelling units as part of the Strategic Housing Development include 133 No. residential units (65 No. one bed apartments and 68 No. two bed apartments).	No
Schedule 5 Part 2 10 (b) (ii)	Construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.	The Proposed Development includes 25 No. car parking spaces.	No
Schedule 5 Part 2 10(b) (iii)	Construction of a shopping centre with a gross floor space exceeding 10,000 square metres."	A shopping centre is not proposed as part of this development.	No

Class of Activity	Description of Activity Class	Summary Comments	EIA Required?
Schedule 5 Part 2 (10)(b)(iv)	<i>Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.</i>	Proposed Development does not exceed the 2 hectares threshold. The total Site area is 0.83 hectares with a developable site area of 0.55 hectares.	No
Schedule 5 Part 2 14	<i>Works of Demolition Works of demolition carried out in order to facilitate a project listed in Part 1 or Part 2 of this Schedule where such works would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.</i>	The Proposed Development will be reviewed having regard to the criteria set out in Schedule 7. The findings of this review will be detailed in this reports conclusions.	To be determined by this EIA Screening
Schedule 5 Part 2 15	<i>Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.</i>	The Proposed Development will be reviewed having regard to the criteria set out in Schedule 7. The findings of this review will be detailed in this reports conclusions.	To be determined by this EIA Screening

3.3 EIA Screening

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

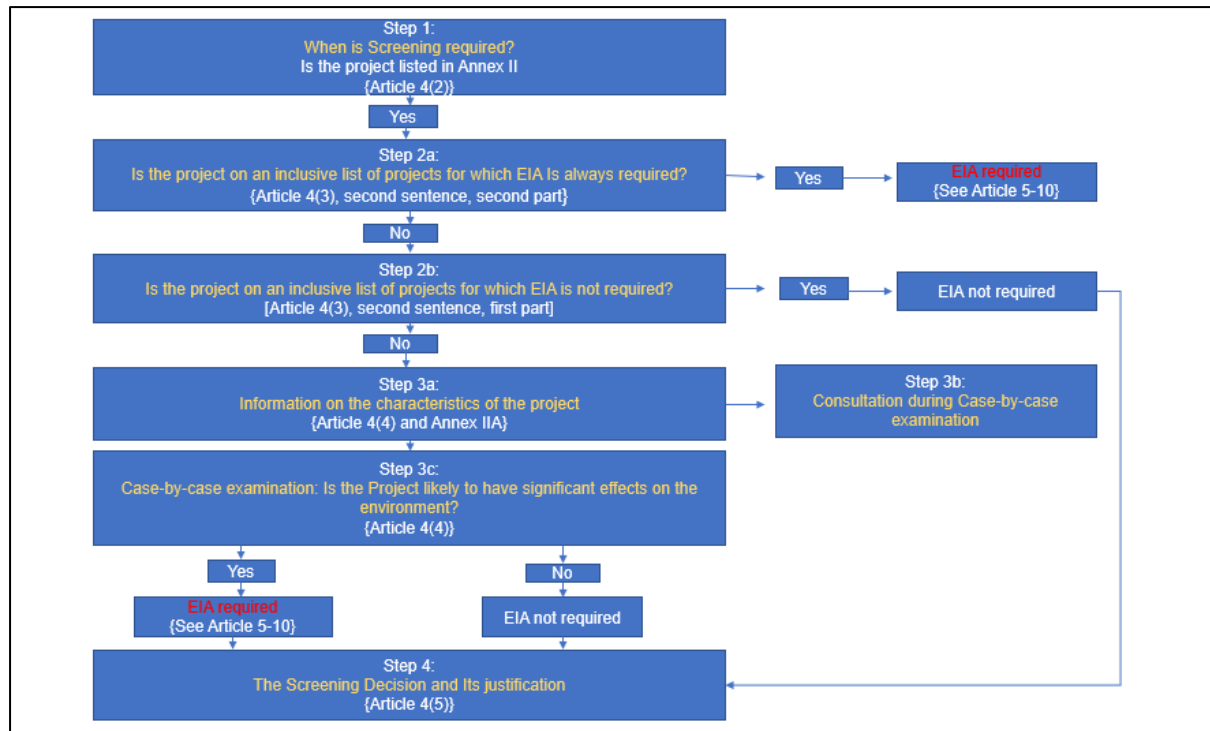


Figure 3 Flow Diagram of the Steps in Screening

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

3.4 Sub-Threshold Development

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

1. The size and design of the Proposed Development;
2. The nature of any associated demolition works,
3. The use of natural resources, in particular land, soil, water and biodiversity;
4. The production of waste;
5. Pollution and nuisances;
6. The risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge;
7. The risks to human health (for example due to water contamination or air pollution);
8. The existing and approved land use;
9. The relative abundance, availability, quality and regenerative capacity of natural resources;

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

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

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

In addition, the European Commission publication Environmental Impact Assessment of Projects, Guidance on Screening (2017) contains helpful checklists such as “Screening Checklist” and the “Checklist of Criteria for Evaluating the Significance of Environmental Impacts”, that are beneficial in aiding the production of screening for an EIA.

3.5 Characteristics of the Proposed Project

3.5.1 Size and Design of the Proposed Development

Malkey Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at this c. 0.55 hectare site at No. 158A Richmond Road, Dublin 3, D03 YK12. The site is bounded to the north-east by Richmond Road, to the west/south-west by No. 146A and Nos. 148-148A Richmond Road (pending application ABP Reg. Ref. TA29N.312352), to the south/south-west by a residential and commercial development (Distillery Lofts) and to the east/south-east by the Former Distillery Warehouse (derelict brick and stone building). Improvement works to Richmond Road are also proposed including carriageway widening up to c. 6 metres in width, the addition of a c. 1.5 metre wide one-way cycle track/lane in both directions, the widening of the northern footpath on Richmond Road to a minimum of c. 1.8 metres and the widening of the southern footpath along the site frontage which varies from c. 2.2 metres to c. 7.87 metres, in addition to a new signal controlled pedestrian crossing facility, all on an area of c. 0.28 hectares. The development site area and road works area will provide a total application site area of 0.55 hectares.

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The development also proposes the construction of: a new c. 204 No. metre long flood wall along the western, southern and south-eastern boundaries of the Proposed Development with a top of wall level of c. 6.4 metres AOD to c. 7.15 metres AOD (typically c. 1.25 metres to c. 2.3 metres in height) if required; and new telecommunications infrastructure at roof level of Block B including shrouds, antennas and microwave link dishes (18 No. antennas enclosed in 9 No. shrouds and 6 No. transmission dishes, together with all associated equipment) if required. A flood wall and telecommunications infrastructure are also proposed in the adjoining Strategic Housing Development (SHD) application (pending decision ABP Reg. Ref. TA29N.312352) under the control of the Applicant. If that SHD application is granted and first implemented, no flood wall or telecommunications infrastructure will be required under this application for LRD permission (with soft landscaping provided instead of the flood wall). If the SHD application is refused permission or not first implemented, the proposed flood wall and telecommunications infrastructure in the LRD application will be constructed.

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treatments; lighting; ESB substation; switchroom; meter room; comms rooms; generator; stores; plant; lift overruns; and all associated works above and below ground.

3.5.2 Cumulation with Other Projects

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

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

- Dublin City Council website: <https://www.dublincity.ie/residential/planning/planning-applications/find-planning-application/view-or-search-planning-applications>
- An Bord Pleanála website, <http://www.pleanala.ie/>.
- EIA Portal, as provided by the Department of Housing, Planning and Local Government: <https://housinggov.ie/maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

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

It is noted that the majority of developments within the vicinity of the Site of the Proposed Development are applications granted more than 5 years ago and have since been completed.

The larger, more recent applications are detailed below:

Table 3-2: List of Off-Site Projects

Application Reg. Ref.	Address	Development Proposal	Decision
SHD0032/21 Birkey Limited	No. 146A and Nos. 148-148A, Richmond Road, Dublin 3 (ABP-312352-21)	<p>Birkey Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at this c. 0.61 hectare (c. 6,067 sq m) site at No. 146A and Nos. 148-148A Richmond Road, Dublin 3 (Eircodes D03 W2H1, D03 T6P0, D03 Y8R9, D03 PX27, D03 K6F7, D03 E447 and D03 HR27). The site is bounded to the north-east by Richmond Road and the Leyden's Wholesalers & Distributor Site, to the north-west by an apartment development (Deakin Court), to the south-west by the Tolka River and to the south-east by a residential and commercial development (Distillery Lofts). Improvement works to Richmond Road are also proposed including carriageway widening and a new signal controlled pedestrian crossing facility on an area of c. 0.08 hectares (c. 762 sq m). The development site area and road works area will provide a total application site area of c. 0.69 hectares (c. 6,829 sq m).</p> <p>The proposed development will principally consist of: the demolition of all existing structures on site (c. 2,346 sq m) including warehouses and 2 No. dwellings; and the construction of a part 6 No. to part 10 No. storey over basement development (with roof level telecommunications infrastructure over), comprising 1 No. café/retail unit (157 sq m) at ground floor level and 183 No. Build-to-Rent apartments (104 No. one bedroom units and 79 No. two bedroom units). The proposed development has a gross floor area of c. 16,366 sq m over a basement of c. 2,729 sq m. The proposed development has a gross floor space of c. 15,689 sq m.</p> <p>The proposed development will principally consist of: the demolition of all existing structures on site (c. 2,346 sq m) including warehouses and 2 No. dwellings; and the construction of a part 6 No. to part 10 No. storey over basement development (with roof level telecommunications infrastructure over), comprising 1 No. café/retail unit (157 sq m) at ground floor level and 183 No. Build-to-Rent apartments (104 No. one bedroom units and 79 No.</p>	Decision Pending

		two bedroom units). The proposed development has a gross floor area of c. 16,366 sq m over a basement of c. 2,729 sq m. The proposed development has a gross floor space of c. 15,689 sq m.	
2948/17 Dublin City University (DCU)	DCU, St Patricks Campus, Upper Drumcondra Road, Drumcondra, Dublin 9	PROTECTED STRUCTURE: Planning permission for development at this site, DCU St Patrick's Campus, Drumcondra, Dublin 9. The site is bound by Millbourne Avenue to the South and Ferguson Road to the West. The development will consist of the construction of new outdoor sports facilities comprising an artificial grass surfaced Gaelic Athletics Association playing pitch (overall dimensions: 90m x 154.5m), artificial grass training area (overall dimensions: 64m x 64m), 60m sprint track and cross country running track. The new facilities will replace an existing full size grass Gaelic Athletics Association playing pitch and full size grass football pitch. The works will include new floodlighting to the east and west perimeters of the new pitches, ball stop netting to the north and south perimeters of the new GAA pitch and associated ground works, fencing, amenity lighting and planting. The lands are located within the curtilage of a Protected Structure, record of Protected Structure Reference No. 2369.	GRANT PERMISSION 25 Jun 2018
4416/19 Ternary Limited	The Dublin Institute of Design, No. 45, Kildare Street, Dublin 2	PROTECTED STRUCTURE: Permission for development at a site at No. 45 Kildare Street, Dublin 2. No. 45 Kildare Street is identified on the Record of Protected Structures (RPS) under RPS Ref. No. 4217 and currently accommodates the third level institute known as the Dublin institute of Design. No. 45 forms part of a terrace of buildings that front onto Kildare Street, a Conservation Area. The adjoining structure to the north, No. 46 Kildare Street, is also identified as a Protected Structure (RPS Ref. No. 4218). The proposed development will consist of change of use from educational to office use and repair, refurbishment, maintenance and upgrade works including to windows, brickwork, internal joinery and plasterwork. The development will also consist of demolition of the fifth storey constructed in the 1970's (mansard roof structure) and construction of new fifth storey in its place (c.142sq.m) encompassing a light well garden and two roof terraces (to the Kildare Street elevation) and demolition of non-original structures to rear and construction of new plant room, roof light to basement and outdoor sitting area. The proposed works also involve the removal of limited sections of internal fabric. The main entrance doorway to the office development will be via the existing entrance doorway off Kildare Street with secondary entrances at basement level. The proposed development also provides for the installation of a new internal lift to make the building accessible and useable to all. All proposed works have been subject to	GRANT PERMISSION 02 Oct 2020

		expert conservation assessment and will be carried out by expert conservation specialists. The development includes all associated site development works.	
4176/19 Dublin City University Estates Department	Senior House, DCU All Hallows Campus, Grace Park Road, Drumcondra, Dublin 9	PROTECTED STRUCTURE: Permission for development at this site: Senior House, All Hallows Campus DCU, Grace Park Road, Dublin 9, a protected structure. The development will consist of: repair works to the existing internal ground floor corridor floors, the introduction of new services to the existing ground floor corridor floor, the ground floor corridor walls and stair walls and the introduction of thermal upgrading to the existing ground floor corridor roof. External works will include repairs to the existing external surface water roof drainage chutes and downpipes, repair work to the existing doors, windows and roof flashings. External site development works will also include the incorporation of a new external ramp and all associated site works to facilitate the development works.	GRANT PERMISSION 15 May 2020
4002/18 Dublin City University	DCU All Hallows Campus, Grace Park Road, Drumcondra, Dublin 9	PROTECTED STRUCTURE: The development will consist of the refurbishment of the existing Woodlock Hall within the Senior House Building, Protected Structure (RPS Ref 3237), on the DCU All Hallows Campus site for use as a postgraduate reading room. Works to consist of the insertion of a new self-supporting steel structure and associated stairs for book storage and access, the introduction of a new concrete floor construction involving lifting and subsequent relaying of historic timber floorboards, the restoration of existing timber wainscoting, sash windows and timber doors and the removal of obsolete services to enable the careful integration of new services as required.	GRANT PERMISSION 04 Jan 2019
WEB1247/17 Gerard Cahill	18, Tolka Road, Ballybough, Dublin 3	New part ground/part 2 storey extension to side / rear, with associated modifications to existing dwelling, New vehicular access to front garden with new piers and gates, Permission to dish existing footpath to proposed access, New garden shed/playroom/office to rear garden (circa 35m2) and associated site works.	GRANT PERMISSION 17 Oct 2017

The existing and proposed off-site projects have been taken into account and one has been highlighted due to its potential for cumulative impacts with the Proposed Development. This off-site development (Planning Reference: ABP-310860-21) consists of a proposed SHD, located approx. 45m west from the Proposed Development Site. An EIAR was completed as part of this off-site development application. The planning report for this off-site development states that “New population and housing in the area has been very minor since 2000, with just 20.6% of all units built post-2000.” Therefore, there is a need for higher densities of residential developments areas close to the city centre, and the Proposed Development supports the policies of Dublin City Council as set out in the Development Plan 2022-2028:

- *QH7: To promote residential development at sustainable urban densities throughout the city in accordance with the core strategy, having regard to the need for high standards of urban design and architecture and to successfully integrate with the character of the surrounding area.*
- *QH18: To promote the provision of high quality apartments within sustainable neighbourhoods by achieving suitable levels of amenity within individual apartments, and within each apartment development, and ensuring that suitable social infrastructure and other support facilities are available in the neighbourhood, in accordance with the standards for residential accommodation.*
- *QH19: To promote the optimum quality and supply of apartments for a range of needs and aspirations, including households with children, in attractive, sustainable, mixed-income, mixed-use neighbourhoods supported by appropriate social and other infrastructure.*
- *QH20: To ensure apartment developments on City Council sites are models of international best practice and deliver the highest quality energy efficient apartments with all the necessary infrastructure where a need is identified, to include community hubs, sports and recreational green open spaces and public parks and suitable shops contributing to the creation of attractive, sustainable, mixed-use and mixed-income neighbourhood.*

The off-site development (Planning Reference: ABP-310860-21) was rejected by ABP under judicial review, however, has been included for consideration in this EIA Screening as it is expected that a new application will be lodged of a similar scale to the permitted SHD.

It is considered that any potential cumulative impacts most likely to arise as a result of the off-site development will be due to pollution and nuisances during the Construction Phase. Good construction management practices, as detailed in the Noise Assessment (AWN Consulting, February 2023) will minimise the risk of pollution from construction activities at the Site. Furthermore, the design of the proposed off-site project incorporates appropriate avoidance and preventative measures that will prevent and limit any potential impact on the receiving environment. Due to the full implementation of management controls to avoid adverse environmental impacts from the current Proposed Development and the proposed off-site project, it is not expected that cumulative impacts from this off-site development is likely to result in significant adverse effects on the environment.

The proposed off-site development will also result in additional traffic in the vicinity of the development, however, as stated in the Planning Report for the Holy Cross College development, “*The proposed residential development will promote sustainable travel patterns due to its location, layout, design and proximity to the public transport and cycle networks. These will be complemented with a MMP and the appointment of a Mobility Manager to promote sustainable travel patterns by residents. The proposed residential development is located such that it will not have any traffic impact on the existing residential development in the area. The access and internal layout is designed in accordance with DMURS and includes for good permeability and will promote and facilitate sustainable travel patterns as part of the overall development*”. This off-site development (Planning Reference: ABP-310860-21) has been rejected by ABP under judicial review, however, has been included for consideration in this EIA Screening as it is expected that a new application will be lodged of a similar scale to the permitted SHD.

The Traffic and Transport Impact Assessment Report (DBFL, February 2023) completed as part of the application for the Proposed Development found that the baseline travel characteristics of local residents along Richmond Road exhibit a very low dependency on car travel for work / school / college trips in reference to Census data, revealing that that less than 30% (28%) travel as car drivers whilst approximately two thirds (66%) travel by more sustainable modes including active travel (walking & cycling) and public transport.

The resulting percentage increase in traffic flows as a result of the traffic generated by the Proposed Development is established as below the 10% threshold (5% for congested networks) at the adjacent local key junctions. In addition, traffic management and monitoring measures (in advance of works commencing) will be employed, as detailed in the Transport Assessment, for the Construction Phase of the development. In conclusion, it is considered that the impact on the surrounding road network, as a result of the Proposed Development on the subject brownfield Richmond Road lands will be minimal. This is based on the anticipated levels of traffic generated by the Proposed Development, the existing and future road infrastructure and the information and analysis summarised in the above report.

DBFL have undertaken a review of the DCC’s planning portal as part of the traffic assessment and established that there are no significant committed developments in the immediate local area that will generate a material impact on the local transport network.

Therefore, it can be concluded that the estimated level of traffic is not expected to exceed the local road network capacity or give rise to local traffic obstruction. Access from public roads is considered safe and suitable for the proposed traffic movement and there are no anticipated public safety issues or traffic flow obstructions.

Subject to the implementation of adequate mitigation measures in terms of traffic movement, noise and dust, it is not considered that cumulative impacts from the Proposed Development and other offsite projects as listed above are likely to result in significant effects on the environment. Furthermore, the Proposed Development will not affect the objectives of the County Development Plan 2022-2028.

3.5.2.1 Relevant Policies and Plans

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

- Dublin City Biodiversity Action Plan 2015 - 2020
- Dublin City Development Plan 2022-2028
- Dublin City Council Development Plan 2022-2028 Appropriate Assessment
- Dublin City Council Development Plan [Strategic Flood Risk Assessment]

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

There is potential for proposed plans and projects within the Dublin City Development Plan 2022-2028 land area, to have cumulative, negative impacts on conditions in Dublin Bay via rivers, other surface water features and foul waters treated at Ringsend WWTP and discharged into Dublin Bay. However, the core strategy, policies and objectives of the Dublin City Development Plan have been developed to anticipate and avoid the need for developments that would be likely to significantly affect the integrity of this area. Furthermore, such developments are required to conform to the relevant regulatory provisions for the prevention of pollution, nuisance or other environmental effects likely to significantly affect the integrity of Natura 2000 sites (Dublin City Development Plan 2022-2028: Appropriate Assessment). In addition, sustainable development including SuDS measures for all new developments is inherent in the objectives of all development plans within the Greater Dublin Area. Therefore, there is no potential for significant in-combination impacts to arise due to surface water discharges during the Construction and Operational Phases of the Proposed Development.

3.5.2.2 Zoning

The Site of the Proposed Development falls under the Dublin City Development Plan zone Z10: *Inner Suburban and Inner City Sustainable Mixed-Uses*, with the objective 'to consolidate and facilitate the development of inner city and inner suburban sites for mixed-use'. The Proposed Development is in line with the zoning objective for this area.

Richmond Road is also highlighted for a road scheme which is further detailed in the *Richmond Road Area Action Plan 2007*.

3.5.3 Use of Natural Resources

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

for the removal of the waste that is currently onsite due to the demolition of existing buildings on Site and the Construction Phase of the development.

The Construction or Operational Phase of the Proposed Development will not use such a quantity of water to cause concern in relation to significant effects on the environment. The water main distribution system for the development will connect to the existing 160mm diameter water main located on Richmond Road. A pre-connection enquiry form for the subject site was issued to Irish Water and a copy of the Confirmation of Feasibility (COF) from Irish Water is included in Appendix E of the Infrastructure Design Report (*DBFL Consulting Engineers, February 2023*). The biodiversity of the Site will also be protected during the Construction and Operational Phase of the development.

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

3.5.4 Production of Waste

There will be an increase in waste in the form of construction waste, during the construction of the mixed-use development. Further details are provided in the Resource Waste Management Plan (AWN Consulting, February 2023). However, this waste will be collected by appropriately authorised waste collection contractors and will be transferred to appropriately authorised waste facilities for recycling, recovery or disposal. Therefore, it is not predicted that the production of waste will cause any likely significant effects on the environment and has been submitted with the planning application.

There will be an increase in the form of municipal waste during the Operational Phase of the Proposed Development. All waste will be collected by appropriately authorised waste collection contractors and will be disposed of using suitably licensed waste disposal or materials recovery facilities. An Operational Waste Management Plan (OWMP) has been prepared by AWN Consulting for the Proposed Development (February 2023). A Waste Generation Model (WGM) developed by AWN has been used to predict waste types, weights and volumes arising from operations within the Proposed Development. The WGM incorporates building area and use and combines these with other data including Irish and US EPA waste generation rates.

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

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

3.5.5 Pollution and Nuisances

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

All construction activities will be carried out in compliance with the recommendations BS 5228 (2009 +A1 2014) Code of Practice for Noise and Vibration Control on Construction and Open Sites Parts 1 and 2 and comply with BS 6187 Code of Practice for Demolition. A *Noise Assessment* (AWN Consulting, (AWN Consulting, February 2023) was carried out for the Proposed Development and concluded that:

“The existing noise environment has been quantified by way of an environmental noise survey consisting of attended and unattended measurements. Existing noise levels have been found to be typical of an urban area.

Suitable noise and vibration criteria have been identified for the assessment of construction noise. Similarly, appropriate noise criteria have been selected for the relevant operational elements of the development, i.e. building services, deliveries and waste collection, and additional vehicular traffic on surrounding roads.

Applying the mitigation measures introduced in this document, there is no aspect of the constructed development that would be expected to cause a significant noise impact.”

In addition, it is proposed that levels of noise and vibration will be monitored during critical periods and at sensitive locations.

Dust prevention measures shall be included for control of any site airborne particulate pollution. Dust will be monitored in accordance with the conditions of the planning grant or as required by DCC. Daily visual dust checks by appointed site foreman or nominated deputy will occur during the Construction Phase.

As detailed in the Construction & Environmental Management Plan (CEMP) (DBFL Consulting Engineers, February 2023), the following measures will be implemented to ensure the site and surrounding area will be clean and tidy at all times:

- A regular programme of site tidying to be established to ensure a safe and orderly site.
- Mud spillages on roads and footpaths outside the site to be cleaned regularly and will not be allowed to accumulate.
- Wheel-wash facilities or similar will be provided for vehicles exiting the site if deemed appropriate or when significant vehicle movements are planned (e.g. disposal of topsoil from site).
- A dedicated road sweeper will be put in place if site conditions require.
- Provision will be made for the cleaning by a road sweeper etc. of all access routes to and from the site, during the works. Road cleaning shall be undertaken daily during the completion of the works. A wheel wash facility will also be provided on site to clean site traffic leaving the site. Wastewater generated at this washing facility will be suitably treated on site and all settled silts will be disposed offsite to a licensed landfill.

- All road sweeping vacuum vehicles will be emptied off site at a suitably licensed facility.”

Waste skips will be provided in designated skip drop zones will be dropped into skip storage zones during both demolition and construction. All relevant refuse from both demolition and construction is to be disposed off-site to licensed disposal facilities for processing and recycling where possible.

Further detail on the proposed construction methodology is presented in the Construction and Environmental Management Plan (DBFL Consulting Engineers, February 2023) provided in the supporting documentation for the Planning Permission application for the Proposed Development and will ensure that the management of C&D waste at the Site is undertaken in accordance with the current legal and industry standards.

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

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

It is not anticipated that the Proposed Development will result in any significant additional traffic within the surrounding transport network nor adversely affect any nearby sensitive receptors. This is noted due to the network impact and level of activity being insignificant (below 5%) and consistent with the land uses within the surrounding area as shown in the Traffic and Transport Report (DBFL Consulting, February 2023) as included within this Planning Application for the Proposed Development.

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

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

3.5.6 Risk of Major Accidents and/or Disasters

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

The potential for the Construction or Operational Phase of the Proposed Development to result in any major accidents and /or disasters can be considered low. This is based on the correct implementation of all standard health and safety procedures, and the lack of substances that will be used in the Proposed Development which may cause concern for having likely significant effects on the environment.

3.5.7 Risk to Human Health

During the operations of this development, due to best management practices and good housekeeping, it is not foreseen that there will be any negative impacts to human health.

3.6 Location of the Project

3.6.1 Existing and Approved Land Use

The Site of the Proposed Development falls under the Dublin City Development Plan Z10 'Inner Suburban and Inner City Sustainable Mixed-Uses' where the stated aim is '*to consolidate and facilitate the development of inner city and inner suburban sites for mixed-uses*'.

The Proposed Development will consist of the demolition of existing industrial structures on site (c. 3,359 sq m) and the construction of a mixed-use development including artist studios (c. 749 sq m), a creche (c. 156 sq m), a retail unit (c. 335 sq m), and a gym (c. 262 sq m), and 133 No. residential units (65 No. one bed apartments and 68 No. two bed apartments). The development will be provided in 3 No. blocks ranging in height from part 1 No. to part 10 No. storeys as follows: Block A will be part 1 No. storey to part 4 No. storeys in height, Block B will be part 1 No. storeys to part 10 No. storeys in height (including podium) and Block C will be part 1 No. storeys to part 9 No. storeys in height (including podium). The Proposed Development has a gross floor area of c. 14,590 sq m and a gross floor space of c. 13,715 sq m.

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

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

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

3.6.3 The Absorption Capacity of the Natural Environment

3.6.3.1 Overview

The Developable Site of the Proposed Development measures ca. 0.55 ha and is bounded to the north-east by Richmond Road, to the west/south-west by No. 146A and Nos. 148-148A Richmond Road (pending application ABP Reg. Ref. TA29N.312352), to the south/south-west by a residential and commercial development (Distillery Lofts) and to the east/south-east by the Former Distillery Warehouse (derelict brick and stone building). The Site is located ca. 755m to the north-west of Fairview Park, and ca. 1.6km south-east of Glasnevin Cemetery and the National Botanical Gardens. The general surroundings of the Site comprise of residential land for the most part, with various areas of green space associated with sports clubs, religious orders, and educational institutions scattered throughout.

The Site is underlain by underlain by dark limestone and shale of the 'Lucan Formation' (Basement Impact Report, DFL Consulting Engineers, February 2023). The groundwater rock units underlying the area are classified as *Dinantian Upper Impure Limestones*. The sub-soil at the Site of the Proposed Development is classified as *Made Ground*, with *Alluvium* soils running along the Tolka channel to the south-west of the Site (EPA, 2023).

Richmond Road and the surrounding area are located within the *Dublin* groundwater body, which has an overall Water Framework (WFD) status of *Good* according to the EPA. The Tolka Estuary transitional waterbody has a WFD status of *Moderate* and runs along part of the Site's southern boundary (EPA, 2023).

The Site of the Proposed Development is located on a Locally Important Aquifer - *Bedrock which is moderately productive only in local Zones (LI)*, with groundwater vulnerability in the area listed as *Low* (GSI, 2023).

3.6.3.2 Watercourses

The Site of the Proposed Development is located within the Liffey and Dublin Bay river catchment and the *River Tolka* sub catchment (Tolka_SC_020) and the *Tolka* (Tolka_060) sub basin.

The *River Tolka* (EPA Code: 09T01) flows in a south-easterly direction along the south-western boundary of the Site of the Proposed Development, and forms part of the Tolka Estuary Transitional Waterbody. This waterbody is cited as '*At risk*' under the Water Framework Directive (EPA, 2023). The River Tolka flows into the Tolka Estuary and Dublin Bay approximately 1.6km south-east of the Site of the Proposed Development. The Royal Canal is located ca.630m to the south of the Site where it passes Croke Park Stadium.

SuDS techniques as well as traditional surface water drainage techniques will be used to manage surface water runoff from the development. SuDS features proposed for the development include green/blue roof system and extensive landscaping on podium areas green/blue podium.

As detailed in the Infrastructure Design Report (DBFL Consulting Engineers, February 2023), construction works will also include "the construction of a new c. 204 metre long flood wall along the western, southern and south-eastern boundaries of the Proposed Development with a top of wall level of c. 6.4 metres AOD to c. 7.15 metres AOD (typically c. 1.25 metres to c. 2.3 metres in height)". The Infrastructure Design Report (DBFL Consulting Engineers, February 2023) notes that a separate flood wall is also proposed in the adjoining Strategic Housing Development (SHD) application (pending decision ABP Reg. Ref. TA29N.31235. If that SHD application is granted and first implemented, no flood wall will be required under this application for LRD permission and soft landscaping will be provided instead. If the SHD application is refused permission or not first implemented, the proposed flood wall in the LRD application will be constructed.

3.6.3.3 Mountain and Forest Areas

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

3.6.3.4 Nature Reserves and Parks

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

3.6.3.5 Nationally Designated Sites

Within a 15km radius of the Site, 9 SACs and 8 SPAs are located and detailed in Table 2 below. An Appropriate Assessment (AA) Screening Report (Enviroguide Consulting, February 2023) was prepared as part of the planning application, and it concluded that **the possibility may be excluded** that the Proposed Development will have any significant effect on the European sites listed below:

- Rockabill to Dalkey Island SAC [003000]
- Baldoyle Bay SAC [000199]
- Ireland's Eye SAC [002193]
- Howth Head SAC [000202]
- Malahide Estuary SAC [000205]
- Wicklow Mountains SAC [002122]
- Glenasmole Valley SAC [001209]
- Dalkey Islands SPA [004172]
- Wicklow Mountains SPA [004040]
- Baldoyle Bay SPA [004016]
- Howth Head Coast SPA [004113]
- Malahide Estuary SPA [004025]
- Ireland's Eye SPA [004117]

However, upon examination of the relevant information including in particular the nature of the potential impact pathways associated with the Proposed Development, **the possibility cannot be excluded** that the Proposed Development will have a likely significant effect on the European sites listed below:

- South Dublin Bay SAC [000210]
- North Dublin Bay SAC [000206]
- South Dublin Bay and River Tolka Estuary SPA [004024]
- North Bull Island SPA [004006]

A Natura Impact Statement (NIS) (*Enviroguide Consulting, February 2023*) has been prepared and accompanies the Planning Application submission as a separate document. The NIS details the findings of the Stage 2 Appropriate Assessment conducted to further examine the potential direct and indirect impacts of the Proposed Development on the above Natura 2000 sites.

Potential impacts identified include the presence of a hydrological connection with the Site of the Proposed Development and the SAC/SPA sites. Where potentially significant adverse impacts were identified, a range of mitigation and avoidance measures have been proposed to negate them, as detailed in the NIS.

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

Site Code	Site Name	Qualifying Interests	Distance to Site
Special Areas of Conservation (SAC)			
000210	South Dublin Bay SAC	<ul style="list-style-type: none"> - [1140] Tidal Mudflats and Sandflats - [1210] Annual vegetation of drift lines - [1310] Salicornia and other annuals colonising mud and sand. - [2110] Embryonic shifting dunes 	4km South-east
000206	North Dublin Bay SAC	<ul style="list-style-type: none"> - [1140] Tidal Mudflats and Sandflats - [1210] Annual Vegetation of Drift Lines - [1310] Salicornia Mud - [1330] Atlantic Salt Meadows - [1410] Mediterranean Salt Meadows - [2110] Embryonic Shifting Dunes - [2120] Marram Dunes (White Dunes) - [2130] Fixed Dunes (Grey Dunes) * - [2190] Humid Dune Slacks - [1395] Petalwort (<i>Petalophyllum ralfsii</i>) 	4.4km East
000199	Baldoyle Bay SAC	<ul style="list-style-type: none"> - [1140] Tidal Mudflats and Sandflats - [1310] Salicornia Mud - [1330] Atlantic Salt Meadows - [1410] Mediterranean Salt Meadows 	8.4km North-east
003000	Rockbill to Dalkey Island SAC	<ul style="list-style-type: none"> - [1170] Reefs - [1351] Harbour Porpoise (<i>Phocoena phocoena</i>) 	10.5km East
000202	Howth Head SAC	<ul style="list-style-type: none"> - [1230] Vegetated Sea Cliffs - [4030] Dry Heath 	10km North-east
000205	Malahide Estuary SAC	<ul style="list-style-type: none"> - Mudflats and sandflats not covered by seawater at low tide [1140] - Salicornia and other annuals colonising mud and sand [1310] - Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>) [1330] - Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410] - Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120] - Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] 	10.9km North
002193	Ireland's Eye SAC	<ul style="list-style-type: none"> - [1220] Perennial Vegetation of Stony Banks - [1230] Vegetated Sea Cliffs 	12.7km North-east
002122	Wicklow Mountains SAC	<ul style="list-style-type: none"> - [3110] Oligotrophic Waters containing very few minerals. - [3130] Oligotrophic to mesotrophic standing waters with vegetation of the <i>Littorelletea uniflorae</i> and/or <i>Isoeto-Nanojuncetea</i> - [3160] Dystrophic Lakes - [4010] Wet Heath 	14.2km South

Site Code	Site Name	Qualifying Interests	Distance to Site
		<ul style="list-style-type: none"> - [4030] Dry Heath - [4060] Alpine and Subalpine Heaths - [6130] Calaminarian Grassland - [6230] Species-rich <i>Nardus</i> Grassland* - [7130] Blanket Bogs (Active)* - [8110] Siliceous Scree - [8210] Calcareous Rocky Slopes - [8220] Siliceous Rocky Slopes - [91A0] Old Oak Woodlands - [1355] Otter (<i>Lutra lutra</i>) 	
001209	Glenasmole Valley SAC	<ul style="list-style-type: none"> - [6210] Orchid-rich Calcareous Grassland* - [6410] <i>Molinia</i> Meadows - [7220] Petrifying Springs* 	14.3km South-west
Special Protection Areas (SPA)			
004024	South Dublin Bay and River Tolka Estuary SPA	<ul style="list-style-type: none"> - [A046] Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [wintering] - [A130] Oystercatcher (<i>Haematopus ostralegus</i>) [wintering] - [A137] Ringed Plover (<i>Charadrius hiaticula</i>) [wintering] - [A141] Grey Plover (<i>Pluvialis squatarola</i>) [wintering] - [A143] Knot (<i>Calidris canutus</i>) [wintering] - [A144] Sanderling (<i>Calidris alba</i>) [wintering] - [A149] Dunlin (<i>Calidris alpina</i>) [wintering] - [A157] Bar-tailed Godwit (<i>Limosa lapponica</i>) [wintering] - [A162] Redshank (<i>Tringa totanus</i>) [wintering] - [A179] Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [wintering] - [A192] Roseate Tern (<i>Sterna dougallii</i>) [passage] - [A193] Common Tern (<i>Sterna hirundo</i>) [breeding] [passage] - [A194] Arctic Tern (<i>Sterna paradisaea</i>) [breeding] [passage] - [A999] Wetland and Waterbirds 	1.4km South-east
004006	North Bull Island SPA	<ul style="list-style-type: none"> - [A046] Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [wintering] - [A048] Shelduck (<i>Tadorna tadorna</i>) [wintering] - [A052] Teal (<i>Anas crecca</i>) [wintering] - [A054] Pintail (<i>Anas acuta</i>) [wintering] - [A056] Shoveler (<i>Anas clypeata</i>) [wintering] - [A130] Oystercatcher (<i>Haematopus ostralegus</i>) [wintering] - [A140] Golden Plover (<i>Pluvialis apricaria</i>) [wintering] - [A141] Grey Plover (<i>Pluvialis squatarola</i>) [wintering] - [A143] Knot (<i>Calidris canutus</i>) [wintering] - [A144] Sanderling (<i>Calidris alba</i>) [wintering] - [A149] Dunlin (<i>Calidris alpina</i>) [wintering] - [A156] Black-tailed Godwit (<i>Limosa limosa</i>) [wintering] 	4.4km East

Site Code	Site Name	Qualifying Interests	Distance to Site
		<ul style="list-style-type: none"> - [A157] Bar-tailed Godwit (<i>Limosa lapponica</i>) [wintering] - [A160] Curlew (<i>Numenius arquata</i>) [wintering] - [A162] Redshank (<i>Tringa totanus</i>) [wintering] - [A169] Turnstone (<i>Arenaria interpres</i>) [wintering] - [A179] Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [wintering] - [A999] Wetland and Waterbirds 	
004016	Baldoyle Bay SPA	<ul style="list-style-type: none"> - [A046] Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [wintering] - [A048] Shelduck (<i>Tadorna tadorna</i>) [wintering] - [A137] Ringed Plover (<i>Charadrius hiaticula</i>) [wintering] - [A140] Golden Plover (<i>Pluvialis apricaria</i>) [wintering] - [A141] Grey Plover (<i>Pluvialis squatarola</i>) [wintering] - [A157] Bar-tailed Godwit (<i>Limosa lapponica</i>) [wintering] - [A999] Wetland and Waterbirds 	8.7km North-east
004025	Malahide Estuary SPA	<ul style="list-style-type: none"> - [A005] Great Crested Grebe (<i>Podiceps cristatus</i>) [wintering] - [A046] Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [wintering] - [A048] Shelduck (<i>Tadorna tadorna</i>) [wintering] - [A054] Pintail (<i>Anas acuta</i>) [wintering] - [A067] Goldeneye (<i>Bucephala clangula</i>) [wintering] - [A069] Red-breasted Merganser (<i>Mergus serrator</i>) [wintering] - [A130] Oystercatcher (<i>Haematopus ostralegus</i>) [wintering] - [A140] Golden Plover (<i>Pluvialis apricaria</i>) [wintering] - [A141] Grey Plover (<i>Pluvialis squatarola</i>) [wintering] - [A143] Knot (<i>Calidris canutus</i>) [wintering] - [A149] Dunlin (<i>Calidris alpina</i>) [wintering] - [A156] Black-tailed Godwit (<i>Limosa limosa</i>) [wintering] - [A157] Bar-tailed Godwit (<i>Limosa lapponica</i>) [wintering] - [A162] Redshank (<i>Tringa totanus</i>) [wintering] - [A999] Wetland and Waterbirds 	10.9km North
004113	Howth Head Coast SPA	<ul style="list-style-type: none"> - [A188] Kittiwake (<i>Rissa tridactyla</i>) [breeding] 	13km North-east
004117	Ireland's Eye SPA	<ul style="list-style-type: none"> - [A017] Cormorant (<i>Phalacrocorax carbo</i>) [wintering] [Breeding] - [A184] Herring Gull (<i>Larus argentatus</i>) [Breeding] - [A188] Kittiwake (<i>Rissa tridactyla</i>) [Breeding] - [A199] Guillemot (<i>Uria aalge</i>) [Breeding] - [A200] Razorbill (<i>Alca torda</i>) [Breeding] 	12.5km North-east

Site Code	Site Name	Qualifying Interests	Distance to Site
004172	Dalkey Islands SPA	<ul style="list-style-type: none"> - [A192] Roseate Tern (<i>Sterna dougallii</i>) [breeding [passage] - [A193] Common Tern (<i>Sterna hirundo</i>) [breeding [passage] - [A194] Arctic Tern (<i>Sterna paradisaea</i>) [breeding [passage] 	13.9km South-east
004040	Wicklow Mountains SPA	<ul style="list-style-type: none"> - [A098] Merlin (<i>Falco columbarius</i>) [breeding] - [A103] Peregrine (<i>Falco peregrinus</i>) [breeding] 	14.5km South

3.6.3.6 Environmental Quality Standards

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

According to the Infrastructure Design Report (DBFL Consulting Engineers, February 2023), Dublin City Council is within the Greater Dublin Area (GDA) as identified in the Greater Dublin Strategic Drainage Study (GDSDS). The GDSDS outlines regional drainage policies to address the drainage needs of the GDA. These policies address surface water management from development sites, from the point of view of water quality, quantity, risk of flooding and compliance with relevant environmental legislation. As outlined in the GDSDS, Proposed Developments must be drained on separate foul and surface water drainage systems and must incorporate SuDS for the management of surface water runoff.

Therefore, surface water runoff from the Proposed Development is managed in accordance with the principles of the GDSDS and Dublin City Council's requirements, and all current guidelines, including CIRIA SuDS Guidelines. To manage surface water runoff from the development, it is proposed to discharge attenuated runoff from the development to the River Tolka via the existing surface water outfall at the south east corner of the site. Surface water storage will be provided within the site to accommodate runoff from a 1% AEP event plus 20% climate change. A combination of SuDS (sustainable urban drainage) features and traditional drainage, such as gullies and pipes will be utilised to manage runoff from the site (DBFL Consulting Engineers, February 2023).

3.6.3.7 Densely Populated Areas

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

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

Part of the subject site is located within a Conservation Area and there are Protected Structures within the neighbouring site to the east/south-east (DU018-030---- Water mill – unclassified and opposite the site to the north-east (DU018-017---- Castle – unclassified). The construction and operation of the Proposed Development will be sensitive to the neighbouring

Protected Structures. An *Archaeological, Architectural and Cultural Heritage Impact Assessment (Rubicon Heritage, February 2023)* has been completed as part of the Proposed Development and will be submitted as part of this Planning Application. This report has identified “28 sites of archaeological, and/or cultural heritage significance within the study area. These comprise three RMPs (one of which is also a designated NIAH site), seven Protected Structures (PS) (five of which are also listed on the NIAH), nine NIAH sites (including one RMP and five Protected Structures), one Conservation Area (CA), two townland boundaries (TB), eleven unregistered cultural heritage sites (UCH) and one area of archaeological potential (AAP).” The Report recommends that “The site should be subject to a programme of pre construction archaeological test trenching, under licence, by a suitably qualified archaeologist”, due to any potential impacts as a result of construction works.

An Archaeological, Architectural and Cultural Heritage Impact Assessment was also carried out by Rubicon Heritage (February 2023). This report concluded that “the development site as a whole is an area of archaeological potential. It is expected that any impacts to archaeology would occur as a result of construction groundworks”. The Magnitude and Significance of impact are Minor and Negligible after the implementation of the following mitigation measures:

- All ground reduction (including the removal of groundslabs as part of demolitions), should be subject to a programme of archaeological monitoring, under licence, by a suitably qualified archaeologist.
- If archaeological material is encountered, then it will be investigated and fully recorded. However, if significant archaeological material is encountered the National Monuments Service (DoHLGH) will be notified. Resolution of any such significant material will be determined in consultation with the NMS (DoHLGH).
- A written report will be prepared detailing the results of all archaeological work undertaken.

3.6.3.9 Designated Focal Points/ Views

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

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

3.7 Characteristics of the Potential Impacts

3.7.1 Extent of the Impact

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

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

3.7.2 Transboundary Nature of the Impact

There are no transboundary impacts associated with the Proposed Development.

3.7.3 Magnitude and Complexity of the Impact

3.7.3.1 Air Quality and Climate

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

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

Construction and demolition works will be carried out in such a way as to limit the emissions to air of pollutants and will employ best practices.

The site will be managed in accordance with the CEMP to minimise potential effects on air quality from construction, mitigation measures are detailed in section 11.00 Dust Control in the Construction & Environmental Management Plan (DBFL Consulting Engineers, February 2023).

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

In relation to traffic generation, the highly accessible nature of the development combined the scale and nature of the development and the expected demographic of future tenants predispose the development to a sustainable transport model which will significantly reduce the demand to travel by car and the need to provide car parking. Therefore, it is considered that the Proposed Development will result in fewer road users and a reduction in associated GHG emissions. Bike parking and a car share space are also provided.

A Part L Planning Compliance for the Mechanical and Electrical Services Installations Report has been collated by Axiseng Consulting Engineers (February 2023), for the Proposed Development. This report sets out various energy conservation measures which will be incorporated into the Development design in order to aid in the reduction of energy consumption, carbon emissions and cost throughout the building lifecycle. The report further states that the Proposed Development will comply with Part L 2019 (NZEB). As part of the development's efforts to further reduce energy consumption, the project is targeting an A2 BER (Building Energy Rating) throughout. Extensive work has been carried out to develop a balanced design approach to achieve these onerous targets with a number of sustainable features being incorporated into the design from the early stages.

3.7.3.2 Noise and Vibration

In order to control likely noise impacts caused by the proposed Construction Phase, mitigation measures will be adopted, the mitigation measures (as detailed in the Noise Impact Assessment, AWN Consulting, February 2023) are as follows:

- No plant used on site will be permitted to cause an ongoing public nuisance due to noise;
- The best means practicable, including proper maintenance of plant, will be employed to minimise the noise produced by on site operations;
- All vehicles and mechanical plant will be fitted with effective exhaust silencers and maintained in good working order for the duration of the contract;
- Compressors will be attenuated models fitted with properly lined and sealed acoustic covers which will be kept closed whenever the machines are in use and all ancillary pneumatic tools shall be fitted with suitable silencers;
- Machinery that is used intermittently will be shut down or throttled back to a minimum during periods when not in use;
- During construction, the contractor will manage the works to comply with noise limits outlined in BS 5228-1:2009+A1 2014. Part 1 – Noise;
- All items of plant will be subject to regular maintenance. Such maintenance can prevent unnecessary increases in plant noise and can serve to prolong the effectiveness of noise control measures;
- Limiting the hours during which site activities which are likely to create high levels of noise or vibration are permitted;
- Monitoring levels of noise and vibration during critical periods and at sensitive locations;
- Establishing channels of communication between the contractor/developer, Dublin City Council and residents so that receptors are aware of the likely duration of activities likely to generate higher noise or vibration;
- The Contractor appointing a Site Environmental Manager (SEM) responsible for matters relating to noise and vibration.
- Selection of plant with low inherent potential for generation of noise and/ or vibration;
- Erection of good quality site hoarding to the site perimeters which will act as a noise barrier to general construction activity at ground level;
- Erection of barriers as necessary around items such as generators or high duty compressors; and
- Situate any noisy plant as far away from sensitive properties as permitted by site constraints.

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.

Mitigation Measures for the Operational Phase focuses on:

- Building Services Plant
- Deliveries and Waste Collection
- Additional Traffic on Surrounding Roads
- Entertainment Noise

The Noise Impact Assessment report concluded that “suitable noise and vibration criteria have been identified for the assessment of construction noise. Similarly, appropriate noise criteria have been selected for the relevant operational elements of the development, i.e. building services, deliveries and waste collection, and additional vehicular traffic on surrounding roads. Applying the mitigation measures introduced in this document, there is no aspect of the constructed development that would be expected to cause a significant noise impact” (AWN Consulting, February 2023).

3.7.3.3 Soils and Geology

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

3.7.3.4 Hydrology & Hydrogeology

Richmond Road and the surrounding area are located within the *Dublin* groundwater body, which has an overall Water Framework (WFD) status of *Good* according to the EPA. The Tolka Estuary transitional waterbody has a WFD status of *Moderate* and runs along part of the Site’s southern boundary (EPA, 2023).

The Site of the Proposed Development is located on a Locally Important Aquifer - *Bedrock which is moderately productive only in local Zones (LI)*, with groundwater vulnerability in the area listed as *Low* (GSI, 2023).

As the site of the Proposed Development is partially located in Flood Zone “B” and is at risk of fluvial flooding from the River Tolka for a 0.1% AEP event and at risk of tidal flooding from a 0.1% AEP event, a Site Specific Flood Risk Assessment (DBFL Consulting Engineers, December 2023) was carried out, and this report accompanies the Planning Application. This report has concluded that “*as per the OPW Guidelines, the sequential approach has been applied, the Proposed Development has passed the necessary justification tests, the development does not increase flood risk elsewhere and the development’s design incorporates measures to address flood risk.*”

3.7.3.5 Biodiversity

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

An Ecological Impact Assessment Report (EclA) has been prepared by Enviroguide Consulting for the Site (February 2023). This report has concluded that, provided the mitigation measures proposed are carried out in full, there will be no significant negative impact to any valued habitats, designated sites or individual or group of species as a result of the Proposed Development.

Based on the successful implementation of these measures and proposed works, to be carried out in accordance with the accompanying CEMP (DBFL Consulting Engineers, February 2023) and Landscape Planning Report (Mitchell + Associates, February 2023) it is deemed that there will be no significant negative ecological impacts arising from Construction and Operation Phases of the Proposed Development.

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

The Appropriate Assessment investigated the potential direct and indirect impacts of the proposed works, both during construction and operation, on the integrity and qualifying interests of the above Natura 2000 sites, alone and in combination with other plans and projects, taking into account the site's structure, function and conservation objectives.

Where potentially significant adverse impacts were identified, a range of mitigation and avoidance measures have been proposed to negate them. Therefore, as a result of the complete, precise and definitive findings of this Appropriate Assessment and Natura Impact Statement; it has been concluded beyond any reasonable scientific doubt, that the Proposed Development, will not have any significant adverse impact on any Natura 2000 sites.

3.7.3.6 Archaeology, Architecture and Cultural Heritage

According to the *Archaeological, Architectural and Cultural Heritage Impact Assessment (Rubicon Heritage, February 2023)* report that was undertaken as part of the Planning Application submission, there are a series of structures present on the Proposed Development site, and as such the site as a whole can be regarded as an area of Archaeological potential. All impacts that occur during the construction phase are likely to be direct impacts as a result of sub-surface disturbance or construction works. The Magnitude and Significance of these impacts prior to the implementation of mitigation measures are Major and Slight respectively. However, the Magnitude and Significance of impact are Minor and Negligible after the implementation of the following mitigation measures:

- All ground reduction (including the removal of groundslabs as part of demolitions), should be subject to a programme of archaeological monitoring, under licence, by a suitably qualified archaeologist.
- If archaeological material is encountered, then it will be investigated and fully recorded. However, if significant archaeological material is encountered the National Monuments Service (DoHLGH) will be notified. Resolution of any such significant material will be determined in consultation with the NMS (DoHLGH).
- A written report will be prepared detailing the results of all archaeological work undertaken.

3.7.3.7 Material Assets and Land

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

The Proposed Development involves demolition works which will be subject to a CEMP (DBFL Consulting, February 2023) and RWMP (AWN Consulting, February 2023) and waste permit as required. All construction and demolition waste will be disposed of using suitably licensed waste disposal or materials recovery facilities.

Water supply to the Site will be provided by means of a connection to the public water main (Appendix F of the Infrastructure Design Report by DBFL Consulting Engineers, February 2023, states the water connection and wastewater connection is feasible without an

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

A letter with statement of design acceptance has been received from Irish Water in relation to the works for the connection of the proposed foul water sewer and watermain into the existing infrastructure on Richmond Road. Foul sewers have been designed in accordance with the Building Regulations and specifically in accordance with the principles and methods set out in the DOE “Recommendations for Site Development Works for Housing Areas”, IS EN752 (2008), BS8301: 1985, IS EN12056: Part 2 (2000) and the recommendations of the ‘Greater Dublin Strategic Drainage Study’, (GDSDS) (Infrastructure Design Report, DBFL Consulting Engineers, February 2023).

For the Operational Phase of the Proposed Development, all waste will be collected by appropriately authorised waste collection contractors and will be disposed of using suitably licensed waste disposal or materials recovery facilities. The OWMP (AWN Consulting, February 2023) has been prepared to ensure that the management of waste during the Operational Phase of the Proposed Development is undertaken in accordance with the current legal and industry standards as outlined within the report.

3.7.3.8 Landscape and Visual Amenity

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

The removal of the buildings will constitute a permanent change in landscape for the area. A Landscape Planning Report (Mitchell + Associates, February 2023) and Landscape and Visual Impact Assessment (LVIA) (Mitchell + Associates, February 2023) has been prepared and details a landscape plan to be proposed as part of the Proposed Development. It is considered that the proposals outlined within the Landscape Planning Report and LVIA, which include the provision of public open spaces, communal areas, gardens, soft landscape areas and hard landscape areas, will have an overall positive impact on the landscape and visual amenity of the area. All landscaping proposals have been outlined in detail within the Landscape Report. In addition, the LVIA concludes that *“the Proposed Development, whilst representing a significant change to the existing site, generally makes a neutral impact from surrounding public viewpoints and from a small number of the selected viewpoints it makes a positive impact.”*

3.7.3.9 Population and Human Health

There is no evidence to suggest that the Proposed Development will have a negative impact on population and human health. The Proposed Development will have a positive impact in terms of providing housing in the area.

3.7.3.10 Resource and Waste Management

3.7.3.10.1 Construction Waste

Any waste generated during the Construction Phase will be subject to best practice in managing waste. A Construction and Environmental Management Plan (DBFL Consulting Engineers, February 2023), and Resource Waste Management Plan (AWN Consulting, February 2023) has been prepared to support the construction team. No waste shall be deposited within the site lands. All waste generated during the Construction Phase will be removed from the Site by an appropriately permitted waste collection operator and dispatched to an appropriately permitted waste recovery/disposal facility (as necessary). The removal of soils from the Site will be subject to testing to confirm its composition and to determine the appropriate treatment facility. There is the potential for contaminated soils to be encountered during excavation works at the Site. Any such materials will be excavated, stored and disposed of as per best practise guidelines.

3.7.3.10.2 Operational Phase

During the Operational Phase, all waste will be collected by appropriately authorised waste collection contractors and will be disposed of using suitably licensed waste disposal or materials recovery facilities. An Operational Waste Management Plan (OWMP) has been prepared by AWN Consulting Ltd. for the Proposed Development (February 2023). The OWMP has been prepared to ensure that the management of waste during the Operational Phase of the Proposed Development is undertaken in accordance with the current legal and industry standards as outlined within the report. The aim of the OWMP is to ensure maximum recycling, reuse and recovery of waste with diversion from landfill, wherever possible. Furthermore, the OWMP provides guidance on the appropriate collection and transport of waste to prevent issues associated with litter or more serious environmental pollution (contamination of land or water resources). The plan has estimated the type and quantity of waste to be generated from the Proposed Development during the Operational Phase and provides a strategy for managing the different waste streams.

3.7.3.11 Interactions

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

When considering interactions, the assessor has been vigilant in assessing pathways – direct and indirect – that can magnify effects through the interaction. In practice many impacts have slight or subtle interactions with other disciplines. However, it is concluded, based on Section 3.5 to Section 3.7 of this Report, that most inter-relationships are neutral in impact when appropriate control measures are incorporated into the construction and operation of the Proposed Development.

3.7.4 Probability of the Impact

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

3.7.5 Duration, Frequency, and Reversibility of the Impact

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

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

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

4 SUMMARY OF ASSESSMENT FINDINGS

A summary of the findings resulting from this assessment are presented in Table 3:

Table 4-1 Summary of Assessment Findings

Characteristics of Proposed Project	
Size of the Subject Site	The Developable Site of the Proposed Development measures ca. 0.55ha and is bounded to the north-east by Richmond Road, to the west/south-west by No. 146A and Nos. 148-148A Richmond Road (pending application ABP Reg. Ref. TA29N.312352), to the south/south-west by a residential and commercial development (Distillery Lofts) and to the east/south-east by the Former Distillery Warehouse (derelict brick and stone building). The Site is located ca.800m to the north-west of Fairview Park, and ca. 1.6km south-east of Glasnevin Cemetery and the National Botanical Gardens. The general surroundings of the Site comprise of residential land for the most part, with various areas of green space associated with sports clubs, religious orders, and educational institutions scattered throughout.
Cumulation with other Projects	Subject to the implementation of adequate mitigation measures in terms of traffic movement, noise and dust, it is not considered that cumulative impacts from the Proposed Development and other offsite projects as listed above are likely to result in significant effects on the environment.
Use of Natural Resources	It is not foreseen that any extensive use of natural resources is required for the Construction or Operational Phase of the project.
Production of Waste	There may be a likely increase in waste in the form of construction waste, during the construction of the mixed-use development. However, this waste will be disposed of using

	<p>suitably licensed waste disposal or materials recovery facilities.</p> <p>During the Operational Phase of the development, everyday waste and recycling that will be produced from the Proposed Development will be collected and disposed of by an approved licensed waste disposal contractor.</p>
Pollution and Nuisances	<p>The Construction and Operational Phases of the Proposed Development could give rise to short-lived nuisances (noise or dust). However, it is not predicted that these impacts will be significant, as they will only be temporary and short in duration for the Construction Phase, and adequate mitigation measure will be put in place for the Operational Phase.</p> <p>A CEMP (DBFL Consulting Engineers, February 2023) has been prepared detailing any and all mitigation measures that might be required, to ensure that no possible adverse impacts as a result of these excavation works.</p>
Risk of Major Accidents and/or Disasters	<p>During construction and operations, it is anticipated that the risk of accidents and/or disasters will be insignificant due to adherence to emergency type specific corrective action measures for potential spillages or fire.</p>
Risk to Human Health	<p>During the operations of this project, due to best management practices and good housekeeping, it is not foreseen that there will be any negative impacts to human health.</p>
Location of the Project	
Existing and Approved Land Use	<p>Any potential impacts from the Proposed Development on the existing land use of the area are not considered significant.</p>
Relative Abundance, Availability, Quality and Regenerative Capacity of Natural Resources	<p>The impacts are considered to be negligible for this project in relation to the regenerative capacity of natural resources in the area.</p>
Absorption Capacity of the Natural Environment	<p>Having regard to the criteria in Schedule 7 to the Planning & Development Regulations 2001, as amended, which have been subject to analysis, it is considered that the Site has a high absorption capacity to facilitate the scale and nature of the Proposed Development and there is no likelihood of significant environmental effects.</p>
Characteristics of Potential Impacts	
Extent of the Impact	<p>Due to the nature and scale of the proposed activities for this project, there are no significant impacts envisaged on the geographical area and size of the affected population in the area.</p>
Transboundary nature of the Impact	<p>There are no transboundary impacts envisaged for this project.</p>

Magnitude and Complexity of the Impact	Any potential impacts are considered to be negligible for this project.
Probability of the Impact	No significant environmental impacts predicted for the project during operations. Noise and dust pollution may occur during the construction and Operational Phases; however these are considered as not being significant or to cause nuisance, due to the mitigation measures that will be employed.
Duration, Frequency and Reversibility of the Impact	Adverse impacts on the environment are considered to be insignificant with regards to this project, due to the nature of operations and design and location of the Proposed Development.

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

EU Legislation	Nature of the assessment completed	Conclusion of the assessment	How is has been taken into account
Directive 92/43/EEC, The Habitats Directive	<ul style="list-style-type: none"> • Appropriate Assessment Screening Report • Natura Impact Assessment • Ecological Impact Assessment • Landscape Planning Report 	No significant impact once proposed control measures are implemented.	Refer to Section 3.6.3, Section 3.7.3.6, and Section 3.7.3.5 of this report.
Directive 2000/60/EC, EU Water Framework Directive	<ul style="list-style-type: none"> • Construction and Environmental Management Plan • Site Specific Flood Risk Assessment • Infrastructure Design Report 	No significant impact once proposed control measures are implemented.	Refer to Section 1.3.1, Section 3.5.3, Section 3.5.5, Section 3.5.2.1, Section Section 3.6.3.2, Section 3.7.3.7 and Section 3.7.3.10 of this report
Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (SEA Directive)	<ul style="list-style-type: none"> • Dublin City Development Plan 2022-2028 • Environmental Impact Assessment Screening Report 	No significant impact once proposed control measures are implemented.	Refer to Section 3.5.2.1 of this report
Directive 2002/49/EC on the assessment and management of environmental noise	<ul style="list-style-type: none"> • Noise and Vibration Impact Assessment • Construction and Environmental Management Plan 	No significant impact once proposed control measures are implemented.	Refer to Section 3.7.3, Section 3.5.5, Section 3.5.4, Section 3.7.3.of this report
Directive 2008/50/EC on ambient air quality and cleaner air for Europe	<ul style="list-style-type: none"> • Construction and Environmental Management Plan • Traffic and Transport Assessment 	No significant impact once proposed control measures are implemented.	Refer to Section 3.5.5, Section 3.7.3 and Section 3.6.3.2 of this report.
Directive 2007/60/EC on the assessment and management of flood risks	<ul style="list-style-type: none"> • Flood Risk Assessment • Infrastructure Design Report 	No significant impact once proposed control measures are implemented.	Refer to Section 3.7.3.4 of this report
Other relevant provision of EU law	Nature of the assessment completed	Results of the assessment	How taken into account
Birds Directive (79/409/EEC), Bern and Bonn Convention & Ramsar Convention.	<ul style="list-style-type: none"> • Ecological Impact Assessment 	No significant impact once proposed mitigation measures are implemented.	Refer to Section 3.7.3.5 of this report.
Directive 2006/21/EC on the management of waste from extractive industries	<ul style="list-style-type: none"> • Not relevant to the Proposed Development. 	N/A	N/A

EU Legislation	Nature of the assessment completed	Conclusion of the assessment	How is has been taken into account
Directive (EU) 2018/850 on the landfill of waste	<ul style="list-style-type: none"> Construction and Demolition Waste Management Plan Operational Waste Management Plan 	No significant impact	Refer to Section 3.7.3.10, Section 3.5.4, and Section 3.7.3.7 2 of this report
Directive 2008/98/EC on waste and repealing certain Directives as amended by Directive 2018/851/EU	<ul style="list-style-type: none"> Construction and Demolition Waste Management Plan Operational Waste Management Plan 	No significant impact	Refer to Section 3.7.3.10, Section 3.5.4, and Section 3.7.3.7 2 of this report
Directive 2010/75/EU on industrial emissions	<ul style="list-style-type: none"> Not relevant to the Proposed Development. 	N/A	N/A
Regulation (EC) No 166/2006 concerning the establishment of a European Pollutant Release and Transfer Register	<ul style="list-style-type: none"> Not relevant to the Proposed Development. 	N/A	N/A
Directive 2000/14/EC on the approximation of the laws of the Member States relating to the noise emission in the environment by equipment for use outdoors	<ul style="list-style-type: none"> Noise and Vibration Impact Assessment Construction and Environmental Management Plan 	No significant impact	Refer to Section 3.5.5 and Section 3.7.3.2 of this report
Directive 2012/27/EU on energy efficiency	<ul style="list-style-type: none"> Part L Planning Compliance for the Mechanical and Electrical Services Installations Report 	Positive impact	Refer to Section 3.7.3.1 of this report
Directive 2003/87/EC establishing a system for greenhouse gas emission allowance trading within the EU	<ul style="list-style-type: none"> Not relevant to the Proposed Development 	N/A	N/A
Regulation (EU) 2018/842 on binding annual greenhouse gas emission reductions by Member States from 2021 to 2030 contributing to climate action to meet commitments under the Paris Agreement and amending Regulation (EU) No 525/2013	<ul style="list-style-type: none"> Part L Planning Compliance for the Mechanical and Electrical Services Installations Report 	Positive impact	Refer to Section 3.7.3.1 of this report

EU Legislation	Nature of the assessment completed	Conclusion of the assessment	How is has been taken into account
Regulation (EU) 2018/841 on the inclusion of greenhouse gas emissions and removals from land use, land use change and forestry in the 2030 climate and energy framework, and amending Regulation (EU) No 525/2013 and Decision No 529/2013/EU (Text with EEA relevance)Text with EEA relevance	<ul style="list-style-type: none"> Not relevant to the Proposed Development 	N/A	N/A
Directive (EU) 2018/2001 on the promotion of the use of energy from renewable sources	<ul style="list-style-type: none"> Part L Planning Compliance for the Mechanical and Electrical Services Installations Report 	Positive impact	Refer to Section 3.7.3.1 of this report
Regulation (EU) No 517/2014 on fluorinated greenhouse gases	<ul style="list-style-type: none"> Part L Planning Compliance for the Mechanical and Electrical Services Installations Report 	N/A	N/A
Directive 2012/18/EU on the control of major-accident hazards involving dangerous substances, amending and subsequently repealing Council Directive 96/82/EC	<ul style="list-style-type: none"> Not relevant to the Proposed Development 	N/A	N/A

6 CONCLUSION

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

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

Having regards to;

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

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