

ENVIRONMENTAL REPORT

PREPARED AS PART OF A

**S34 PLANNING APPLICATION FOR ALTERATIONS /
AMENDMENTS TO A RESIDENTIAL DEVELOPMENT PERMITTED
UNDER ABP Ref.: 310570-21**

ON A SITE AT

'Cooldown Commons and Fortunestown, Citywest, Dublin 24

SUBMITTED ON BEHALF OF

CAIRN HOMES PLC

PREPARED BY

INTRODUCTION

This Environmental Report accompanies a planning application by Cairn Homes PLC under Section 34 of the Planning and Development Act, as amended, for modifications/amendments to a residential development permitted under ABP Reg. Ref.: 310570-21.

This report provides details of the proposed modifications and amendments to the permitted development, the site context and an assessment of the potential impacts associated with the proposed modifications on in terms of the potential environmental impacts and effects that may arise.

PURPOSE OF THIS ENVIRONMENTAL REPORT

The purpose of this Environmental Report is to provide the necessary environmental information to enable an informed determination of whether consent should be granted for the proposed modifications to the permitted development.

The proposed amendments relate to:

The proposed amendment to Block D4 is for a reduction in height to 9 storeys (from 13 storeys) and associated reduction in the number of units to 44 (from 60 no. units). Block D4 will have 4 no. 1 beds (no change), 34 no. 2 beds (down from 46 no.) and 6 no. 3 beds (down from 10 no.) all with associated private balconies/terraces to the north/south/east/west elevations. This will result in the reduction in the total number of residential units across the entire development site from 421 no. residential units to 405 no. residential units. Block D4 will also provide 564sqm residential amenity space at ground floor level (an increase of 9sqm). Minor amendments to the southern elevation are also proposed. The application includes for all site services required to facilitate the amendment to Block D4.

A full development description is included on the statutory notices associated with this application.

The permitted D4 block under ABP Reg. Ref.: 310570-21 which is proposed to amend, is a reduction for 60 no. units to 44 no. units. This number of units is sub-threshold development; however, it was deemed prudent to prepare an addendum to the EIAR, submitted as part of the application for ABP Reg Ref 310570-21, due to the cumulative impact of the development in conjunction with the adjoining Cooldown Commons and Fortunestown residential scheme also development by the applicant.

The proposed amendments reduce Block D4 in both building height to 9 storeys (at its highest point) and the unit number to 44. It will also increase the residential amenity space at ground floor level by 9sqm to 564sqm and include minor amendments to the southern elevation. The siting of the building, footprint, or site area has not changed. Therefore, the proposed amendments do not impact the relevant classes of development for EIA thresholds. Accordingly, EIA is not mandatory for the proposed amendments.

Each element of the environment assessed in the EIAR accompanying the parent application is addressed below for completeness. Each of the qualified specialists engaged to prepare the individual chapters of the EIAR for the parent permission (310570-21) were requested to assess the amendments proposed and to conclude in their professional opinion, whether the amendments materially impacted the findings of their EIAR chapter.

The full list of the qualified specialists engaged to prepare individual chapters of the EIAR for the parent permission is listed in Appendix A of this report. Details of the competency, qualifications and experience of the authors is also outlined in Appendix A.

METHODOLOGY

This environmental report has been guided by the following documents:

- EU Guidance on EIA Screening (DG Environment 2001).
- Guidance on EIA Scoping (DG Environment 2001).
- EIA Review Checklist (DG Environment 2001).
- Guidelines on Information to be Contained in an Environmental Impact Statement (EPA 2002).
- Study on the Assessment of Indirect & Cumulative Impacts as well as Impact Interaction (DG Environment 2002).
- Environmental Impact Assessment (EIA), Guidance for Consent Authorities Regarding Sub-Threshold Development (DoEHLG 2003).
- Advice Notes on Current Practice (in preparation of Environmental Impact Statements) (EPA 2003).
- Development Management Guidelines (DoEHLG, 2007).
- Draft Guidelines on the information to be contained in Environmental Impact Assessment Reports (EPA 2017)
- Transposition of 2014 EIA Directive (2014/52/EU) in the Land Use Planning and EPA Licencing Systems - Key Issues Consultation Paper (Department of Environment, Community and Local Government, 2017).
- Circular letter PL 1/2017 - Advice on Administrative Provisions in Advance of Transposition (Department of Housing, Planning and Local Government, 2017).
- Environmental Impact Assessment of Projects – Guidance on the Preparation of the Environmental Impact Assessment Report (European Commission 2017)
- Environmental Impact Assessment of Projects – Guidance on Screening (European Commission 2017)
- Environmental Impact Assessment of Projects – Guidance on Scoping (European Commission 2017)
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (Department of Housing, Planning and Local Government, 2018).

SITE LOCATION & CONTEXT

Block D4 is located to the southern end of the permitted development site, immediately to the north of the proposed plaza and the existing redline luas stop, Fortunestown Lane. It is located along the central spine route into the site. The subject application site is c. 0.1076 sqm and is rectangular in shape, running in a predominantly north-south direction.

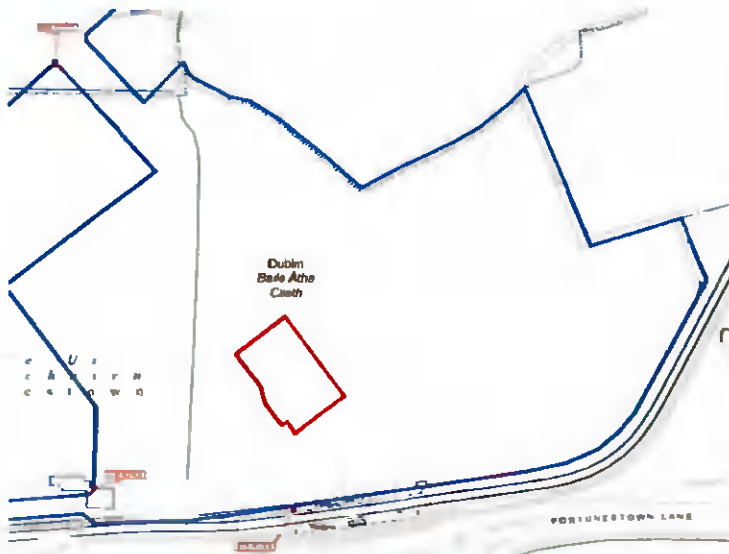


Figure 1 Subject site within the overall Cairn Properties Ltd landholding

The overall permitted SHD site, of which it is part, is located immediately north of the Fortunestown Lane Luas stop and the Luas line bounds the site to the south and east. The adjacent lands to the north, north-east and west of the site are currently under construction or have planning permission. The small triangular site to the southeast of the site is currently undeveloped. The Citywest Shopping Centre is located south of the subject site, on the opposite side of Fortunestown Lane and the Luas tracks and benefits from a recent grant of permission for additional development.

The wider site area is irregularly shaped and extends to c. 3.404ha. The delivery of the permitted development has commenced on site. Blocks E1 and E2 are completed up to the first floor. All of the site roads have been completed to base course with drainage lines completed below. All the attenuation tank and wider site services have been installed. The basement dig has been completed with piled foundations below basement nearing completion. The site compound is currently located in the east corner of the site in the location of the open space.

The site is free from any protected structures or monuments and it is not located within a Conservation Area or an Architectural Conservation Area. The site is not within a Special Area of Conservation (SAC) or Special Protection Area (SPA).



Figure 2 Indicative location of the Block D4 (red) within the overall SHD site area (yellow).

DESCRIPTION OF PERMITTED AND PROPOSED AMENDMENTS

Development Permitted under ABP Reg. Ref.: 310570-21

Permission was granted on the 6th October 2021 for a Strategic Housing Development consisting of the following (as described in the site notices):

Cairn Homes Properties Limited, intend to apply to An Bord Pleanála for permission for a strategic housing development on this site of c. 3.404 hectares at Cooldown Commons and Fortunestown, Citywest, Dublin 24 (on lands located north of the Luas red line and Fortunestown Luas stop).

The proposed development will consist of the construction of a residential scheme comprising 421 no. residential units, offices (c.376sqm), retail units (3 no. of c.285sqm, c.252sqm and c.182sqm) and a residential amenity area (c.555sqm), within 9 no. blocks ranging in height from 1 – 13 storeys. The residential component will include 126 no. 1 bed units, 267 no. 2 bed units, 28 no. 3 beds all with associated private balconies/terraces to the north/south/east/west elevations.

The proposal will include 289 no. car parking spaces (181 no. at basement and 108 no. at surface level) along with 650 no. cycle parking spaces. The development will provide public and communal open spaces throughout including a public plaza adjoining Fortunestown Luas stop. Provision of vehicular, pedestrian, and cyclist accesses to the site, including pedestrian bridge to the public park (under construction) to the east.

The application includes for all landscaping, ESB substations, plant areas, bin storage, surface water attenuation and all other site development works, and site services required to facilitate the proposed development.

The proposed development seeks to amend SHD permission ABP-302398 -18 (under construction to the west), replacing 32 no. permitted duplex apartments along with associated amendments to internal roads and open spaces. The current proposal also replaces permission SD16A/0078 previously granted on this site.

Proposed Amendments/Alterations to the Permitted Development

The proposed alterations/amendments to the residential development permitted under ABP Reg. Ref.: 310570-21 are described as follows:

- Reduction in building height of block D4 by 4 storeys resulting in a total building height of 9 storeys.
- Reduction in number of units in block D4 by 16 to 44 no. units.
- Increase in residential amenity floor area at ground floor level by 9sqm to 564sq.
- Amendments to southern elevation to include additional windows.

All other elements within block D4 remain the same including communal open space, car parking, bin stores, cycle parking etc.



Figure 3 Site Layout Plan indicating changes proposed. Source: Reddy Architecture, 2022.

Please refer to the drawings submitted as part of this planning application by Reddy Architecture and Urbanism for further information in relation to the proposed amendments.

ENVIRONMENTAL IMPACT ASSESSMENT

Population and Human Health

The EIAR submitted with the parent application identified that the development is unlikely to result in any significant adverse impacts on human health and safety considerations once completed and operational.

The proposed amendments do not result in any material or substantial planning or environmental effects or impacts. The amendment due to the reduction in height and number of units of Block D4 only will reduce the impact of the development on the surrounding area. They are therefore considered minor in nature. It is noted that while Block D4 will be altered slightly as a result in the reduction in the height of the building, it will not significantly alter the character or appearance of the overall development when taken in its entirety.

The footprint of Block D4 will remain the same. The proposed alterations to Block D4 will not alter the basement area, landscaping within the wider development, roads or other infrastructure proposals as permitted.

This proposed amendment to Block D4 will not impact significantly on either the construction or operational phase because of this application, and no likely or potential impacts identified in the EIAR will be affected by the proposed amendments. As such, there will be no material impact on the overall population and human health of Cooldown Commons or Fortunestown area.

Soil and Geology

Assessment of the likely impact of the development on soils and the geological environment including a Site Investigations report dated October 2020 carried out by Ground Investigations Ireland along with a review of information available from the Geological Survey Ireland (GSI) was undertaken for the EIAR that was submitted with the parent application.

The proposed amendments do not materially alter the impacts of the development on the soil and geological environment. Consequently, there will be no additional impacts on soils and geology because of the amendments, and no additional mitigation measures are proposed. Please refer to Appendix B, DBFL note.

Water and Hydrology

The proposed amendments do not materially alter the impacts of the development of the hydrological or hydrogeological environment. Consequently, there will be no additional impacts on soils and geology as result of the amendments, and no additional mitigation or monitoring measures are required. Please refer to Appendix B, DBFL note.

Noise and Vibration

The EIAR identified potential noise and vibration impacts at the construction and operation phases. The proposed amendments are minor in nature and extent and will not give rise to any additional impacts at construction or operational phases and will not result in any material changes to any

identified potential or significant impacts that require consideration of additional mitigation or monitoring measures. Please refer to Appendix C, Byrne Environmental note.

Air, Dust and Climatic Factors

The EIAR identified potential air, dust and climatic impacts at the construction and operational phases. The proposed amendments are minor in nature and extent and will not give rise to any additional impacts at the construction or operational phases, and will not result in any material changes to any identified potential or significant impacts that require consideration or additional mitigation or monitoring measures. Please refer to Appendix C, Byrne Environmental note.

Biodiversity

The biodiversity chapter prepared as part of the EIAR submitted with the parent application assessed the development's impacts on local Habitats. This predicted only one potential moderate negative impact to occur as a result of the project in the absence of mitigation measures. As a result mitigation measures were proposed and no residual impacts are expect to occur which are significant. The proposed amendments are minor in nature and extent and will not give rise to any additional impacts at the construction or operational phases and will not result in any material changes to any identified potential or significant impacts that require consideration of additional mitigation or monitoring measures. Please refer to Appendix D, Openfield Ecology note.

Landscape and Visual Impact

A Landscape and Visual Impact Assessment (LVIA) chapter was prepared as part of the EIAR submitted with the parent application.

The findings regarding landscape/townscape were that the proposed development would have a 'significant' positive impact on the townscape character of the receiving environment. The positive effects would result from:

- The expansion and diversification of the Citywest District Centre (by the development), shifting its epicentre away from the shopping centre and the junction of Fortunestown Lane and Citywest Road towards the Fotunestown Luas stop;
- The introduction of a considered composition of built form of diverse typology and scale, that responds appreciably to its context. The development will increase the built enclosure/definition of (a) Fortunestown Lane, (b) the District Square, (c) the Neighbourhood Park, and (d) the main route across the site. It will thus reinforce key elements of the emerging urban structure, adding variety and visual interest to the district centre and improving legibility.
- The arrangement and scale of the buildings will contribute to correcting the balance between road space and built form in the townscape. Currently the two main public road corridors are very wide and lacking in built enclosure.
- The development will contribute a substantial new area to the Neighbourhood Park, in the form of the Stream Buffer Zone, meeting a key GI requirement of the LAP. Additionally, one of the main proposed internal open spaces, the Local Park, is connected to the Neighbourhood Park on one side and the new plaza (on the site) beside the Luas stop on the other. This space

will thus function as one of several 'green through routes' across the site, thus achieving the LAP's objective for the district centre to be a 'hub for a green structure/network to permeate the Plan Lands'.

- The proposed plaza and associated strips of footpath in front of the retail units (fronting Fortunestown Lane/the Luas) will be an important addition to the public realm. Currently, there is very limited public realm with active frontage in the district centre, other than the pavement in front of the shopping centre (between the shops and parking area). The development will introduce a new area of public realm contiguous with the Luas stop and the wider Fortunestown Lane road corridor.

The LVIA assessed the parent application against (a) the urban design criteria and indicators contained in the *Urban Design Manual – A Best Practice Guide, DEHLG (2009)*, and the criteria for assessment of taller buildings in Section 3.2 of the *Urban Development and Building Height Guidelines for Planning Authorities*. The application performed well against both sets of criteria.

The proposed reduction in height of Block D4 would not change the conclusions of the landscape/townscape impact assessment. The adjusted development would have all of the positive effects identified above.

The LVIA for the parent application assessed the visual impacts on 11 no. representative viewpoints in the receiving environment, informed by verified photomontages of the proposal. The findings were that (after the temporary construction period) the development will have positive visual effects on all affected views, ranging from 'slight' significance to 'significant'.

The photomontages have been updated to reflect the proposed reduction in height of Block D4. (The updated photomontages are provided under separate cover, in Appendix 10.1 of this report. For ease of comparison photomontages of both the parent application and the current/subject application are provided, in addition to photomontages illustrating the cumulative effects of the proposal with several relevant permitted developments in the area.)

The photomontages show that the proposal (i.e. the reduction in height of Block D4) would result in the development having less of a landmark effect in some views (e.g. Viewpoints 01, 05, 06, 07, 09, 10), and fitting more seamlessly into its context. It would still perform some landmark function (identifying the Luas stop and adjacent plaza) due to its unique materials palette among the other buildings, thereby improving legibility and enabling wayfinding. Overall, the development's visual effects would remain positive. It would reinforce the urban structure in most views, and it would elevate the overall quality of the built environment by introducing buildings and public realm of appreciably high design and material quality.

In conclusion, the proposed amendment of the development would not cause any new or more significant townscape or visual impacts in either the construction or operation phases, and no additional mitigation or monitoring measures are required.

Traffic and Transportation

A Traffic and Transport Assessment (TTA) was undertaken and submitted with the parent application and informed the EIAR. The assessment quantified the existing and proposed transport environment and detailed the results of assessment work undertaken to identify the potential level of transport impact generated as a result of the development.

The proposed amendments are minor in nature and extent and will not give rise to any additional impacts at the construction or operational phases and will not result in any material changes to any identified potential or significant impacts that require consideration of additional mitigation or monitoring measures. Please refer to Appendix B, DBFL note.

Waste Management

The Waste Management chapter of the EIAR addressed the subject of waste management for the proposed development. Waste management addressed both the construction and operational phases of the project. A separate site specific Construction & Demolition Waste and By-Product Management Plan and an Operational Waste Management Plan were prepared for the SHD development. This proposal will not alter these

The proposed amendments are minor in nature and extent and will not give rise to any additional impacts at the construction or operational phases, and will not result in any material changes to any identified potential or significant impacts that require consideration of additional mitigation or monitoring measures. Please refer to Appendix C, Byrne Environmental note.

Material Assets

The EIAR submitted with the parent application included an assessment of the likely impact of the development on the existing services and material assets of the subject site and its surrounding environment.

The proposed amendments are minor in nature and extent and will not give rise to any additional impacts at the construction or operational phases, and will not result in any material changes to any identified potential or significant impacts that require consideration of additional mitigation or monitoring measures. Please refer to Appendix B, DBFL note.

Cultural Heritage and Archaeology

The EIAR identified potential cultural heritage and archaeology impacts at the construction and operational phases. The proposed amendments are minor in nature and extent and will not give rise to any significant additional impacts at the construction or operational phases, and will not result in any material changes to any identified potential or significant impacts that require consideration of additional mitigation or monitoring measures. Please refer to Appendix E, IAC Archaeology note.

A DESCRIPTION OF ANY SIGNIFICANT EFFECTS TO THE EXTENT OF THE INFORMATION AVAILABLE ON SUCH EFFECTS OF THE PROPOSED DEVELOPMENT ON THE ENVIRONMENT

This includes information available on the environment including

- (a) The expected residues and emissions and the production of waste, where relevant, and
- (b) The use of natural resources, in particular soil, land, water and biodiversity.

It is expected that there will be some normal residues/emissions during the construction stage associated with the development works proposed which include ground preparation works, development of site infrastructure, construction of buildings and hardstanding areas and landscaping of the site including open soft landscaped areas.

Standard mitigation measures will be employed and monitored as set out in the Construction & Demolition Waste and By-Product Management Plan, the EIAR of the parent permission and as required by condition 2 of the grant of permission. As such residues and emissions are not considered likely to have potential to cause significant effects on the environment.

There will be some waste materials produced in the construction of the proposed scheme which will be disposed of using licensed waste disposal facilities and contractors. As is standard practice the scale of the waste production in conjunction with the use of licensed waste disposal facilities and contractors will not cause concern for likely significant effects on the environment. Again, this is set out in the Construction & Demolition Waste and By-Product Management Plan from the parent permission which provided detail regarding the methodologies employed for the control, management, monitoring and disposal of waste from the site.

There will be no large-scale use of natural resources. The main use of natural resources will be land. The subject lands currently under construction for the permitted development under ABP Reg Ref 310570-21.

Other resources used will be construction materials which will be typical raw materials used in the construction of residential developments. The scale and quantity of the materials used will not be such that would cause concern in relation to significant effects on the environment. The construction or operation of the scheme would not use such a quantity of water to cause concern in relation to significant effects on the environment. The use of natural resources in relation to the proposed development is not likely to cause significant effects on the environment.

The proposed development for the purpose of this assessment is the omission of 4 storeys from Block D and the reduction in the number of units by 16 and the minor increase in residential amenity space by 9sqm. The footprint of the building will remain the same. The potential impacts are assessed on the basis of the proposed development alone, and cumulatively with the permitted development it is sought to amend. In this regard, any potential impact is considered neutral due to the reduction in the overall height and number of units thereby reducing the population of the area, and the scale of the building reducing the impact in terms of visual impact and also impact in terms of loss of light or overshadowing.

Compilation of The Above Information Taking Schedule 7 Criteria, As Appropriate, Into Account

Characteristics of Proposed Development	
The size of the proposed development.	<p>The proposed development seeks to amend previously permitted development and relates to the reduction in the height of block D4 by 4 storeys resulting in a maximum height of 9 storeys for this building. This will also reduce the number of apartments by 16 no, to provide a total of 44 no. apartments within this development. The proposal will also increase the residential amenity space by 9sqm and include minor amendments to the southern elevation. The footprint of the building will remain as permitted.</p> <p>It is noted that the basement dig has been completed with piled foundations below basement nearing completion in accordance with the permitted development.</p> <p>The application site is 0.1076 sqm and the overall site area of the permitted SHD is c. 3.404ha</p>
The culmination of other proposed development.	This site forms part of the Cooldown Commons or Fortunestown Development as a whole. Cumulative impacts have been assessed on the basis of the proposed amendments alone, and cumulatively with the permitted development and other permitted developments in the area.
The nature of any associated demolition works	No demolition is proposed as part of the current application for amendments.
The use of natural resources, in particular land, soil, water and biodiversity.	<p>Block D4 is currently the subject of ongoing construction, with the basement under D4 dug out and piled foundations below nearing completion in accordance with the permitted development. In terms of the overall site as a whole it can be described as a site which was formerly modified or disturbed ground and which is now under going development with construction occurring on site.</p> <p>With the wider development site, as set out in the parent permission ABP Reg Ref 310570-21 there is high quality landscaping and planting proposed. Appropriate attenuation and SuDs measures, some of which have been installed, will be incorporated into the development to control water runoff.</p>

	<p>The site, the subject of this application, is a construction site and has such has no vegetation on site.</p> <p>No adverse significant impacts are expected to occur on the site or in the vicinity of the site through the use of natural resources as a result of the proposed amendments alone, or cumulatively with the permitted development and other permitted development in the area.</p>
<p>The production of waste.</p>	<p>Construction waste produced will be controlled, stored, and disposed of in a sustainable manner as per relevant environmental guidance. The Construction & Demolition Waste and By-Product Management Plan submitted with the parent permission sets out the methodology for treatment of this waste.</p> <p>Operational waste for the residential development will be controlled by each household and dealt with by municipal services. An Operational Waste Management Plan for the entire development, including block D4 which is the subject of this application was submitted to South Dublin County Council on the 1st December 2021 in line with condition 19 of the SHD parent permission. This is enclosed with this application.</p> <p>No potential significant impacts are envisaged on the site or in the vicinity of the site as a result of the production of any waste associated with the proposed development alone or cumulatively with the permitted development and other permitted development in the area.</p>
<p>Pollution and nuisances.</p>	<p>The construction phase will create short term negative impacts particularly in terms of dust and noise.</p> <p>The Construction & Demolition Waste and By-Product Management Plan submitted with the parent permission ensures that construction activities are properly controlled and mitigated.</p>
<p>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</p>	<p>None.</p>

<p>The risks to human health (for example, due to water contamination or air pollution).</p>	<p>There is potential negative impact at construction stage in terms of noise and dust. However, these will be short term in duration and will be mitigated in accordance with an agreed Construction & Demolition Waste and By-Product Management Plan and the mitigation measures identified in the parent permission SHD.</p>
<p>Location of Proposed Development</p>	
<p>The existing and approved land use.</p>	<p>This site is currently under construction following the grant of a residential development by ABP under Reg Ref 310570-21. It is also a site which is zoned for residential development. This development amends the height of block D4 to reduce the height by 4 storeys, and as a consequence the number of units to 44 within D4, and to 405 no. units for the wider parent permission area.</p>
<p>The relative abundance, availability, quality, and regenerative capacity of natural resources (including soil, land, water, and biodiversity) in the area and its underground.</p>	<p>This is an allocated suburban site that will be used as a medium density development appropriate to its location. The provision of significant quantities of open space through the provision of open space areas planted with native hedges and trees will be positive for the biodiversity of the area. The use of SuDs will also support the area. This amendment application will not alter the provision of this.</p>
<p>The absorption capacity of the natural environment, paying particular attention to the following areas: (i) wetlands, riparian areas, river mouths; (ii) coastal zones and the marine environment; (iii) mountain and forest areas; (iv) nature reserves and parks; (v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and; (vi) areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure; (vii) densely populated areas; (viii) landscapes and sites of historical, cultural, or archaeological significance.</p>	<p>The site itself is not located within a wetland, river mouth, coastal zone, marine environment, mountain, forest, nature reserve, park, or historic/archaeologically significant location.</p> <p>It is worth noting that the permitted parent development will result in a change to land use which could affect the pattern of surface water run-off. However, SUDS have been incorporated which ensures that the quantity and quality of the runoff will revert to a green field rate. However, the amendments to block D4, the subject of this application, will not result in a significant change to that of the permitted parent permission.</p> <p>The biodiversity chapter prepared as part of the EIAR by Openfield Ecology for the parent permission assessed the development's impacts on local Habitats and a number of mitigation measures have been identified to</p>

	address any negative impacts. These will be implemented in line with condition 2 of the grant of permission by ABP. This proposal will not alter these mitigation measures.
Types and characteristics of potential impacts	
The magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected).	<p>It is expected that the proposed development which amends block D4 only will not have any significant environmental impact beyond the site and immediate vicinity.</p> <p>It is expected that the proposed amendments, either alone or cumulatively with the permitted development, will not have any environmental impact beyond its immediate environs.</p> <p>All construction activities are governed by a The Construction & Demolition Waste and By-Product Management Plan and the mitigation measures set out in chapter 16 of the EIAR permitted under ABP Reg Ref 310570-21.</p>
The nature of the impact.	<p>The potential likely and significant impacts arising from the proposed amendment application will be minor when compared to the permitted development. This is not considered to be significant or adverse.</p> <p>The impact of the construction of the parent permission, of which D4 is a part, will be typically those associated with a medium scale residential development in an area zoned for such use. The nature of the impacts is expected to be of a magnitude that would not be significant, adverse or permanent.</p> <p>The introduction of new buildings on this site will be typical of a residential area and will be significant, positive and permanent.</p>
The transboundary nature of the impact.	The proposed amendments, either alone or cumulatively with the permitted development will not give rise to any impacts that are transfrontier or transboundary in nature.
The intensity and complexity of the impact.	The potential impacts associated with the proposed amendments, either alone or cumulatively with the permitted development, are not considered to be complex in nature or of a magnitude/ intensity/ scale to be of significance.
The probability of the impact.	It is probable that the minor impact of noise and pollution during the construction phase

	will occur; however, construction works on zoned lands within the area are not unexpected or out of character and working hours will be limited to hours set by the planning conditions.
The expected onset, duration, frequency, and reversibility of the impact.	The minor impacts identified would occur during the construction phase, there are no significant negative impacts which are considered likely to occur during the operational phase of the proposed residential development. The frequency of impacts will vary throughout the construction phase; however, the impact is still not considered to be significant. The minor impacts associated with the construction phase such as noise, dust and traffic will be temporary and will not lead to residual impacts.
The cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment.	The subject site is zoned land designated for residential development. It also has a permitted development on the subject site, block D4, for a 13 storey building providing 60 residential units. The proposed reduction in height and no. of units while maintaining the same footprints has been assessed both on the basis of the proposed amendments alone, and cumulatively with the permitted developments and other permitted development in the area. This has found that overall the impact will be neutral to slight positive, given the reduction in height and numbers.
The possibility of effectively reducing the impact.	Appropriate mitigations measures will be undertaken in accordance with condition 2 of ABP Reg Ref 310570-21 to ameliorate effects on the environment arising from the proposed development. Any mitigations measures to manage noise, dust and/or pollution during the construction phase will be based on standard best practice, policies, and guidance.

CONCLUSION

The development, as proposed to be amended, provides for residential development on site which is currently under construction as part of the Cooldown Commons or Fortunestown Development. This amendment seeks to reduce the overall height of block D4 by 4 storeys, resulting in a 9 storey building and to reduce the number of units within this block to 44. It will also increase the residential amenity space at ground floor level by 9sqm and include minor amendments to the southern elevation.

The assessments undertaken as part of this Environmental Report have revealed that the proposal will not result in any material change to the development. Consequently, significant adverse effects on the environment as a result of the amendments are not anticipated. Measures have been proposed to avoid, remedy or reduce identified impacts, particularly in relation to the construction phase of the development.

APPENDIX A

A full list of the qualified specialists engaged to prepare individual chapters of the EIAR for the parent permission along with details of the competency, qualifications and experience of the authors:

Chapter	Consultant	Lead Consultant	Qualifications
Introduction & Methodology	McGill Planning	Brenda Butterly	BSc Surv, MRUP, MAUD, MIPI, MRTPI
Alternatives			
Description of Development			
Population & Human Health			
Interactions			
Summary of Mitigations Measure			
Biodiversity	Openfield Ecological Services	Pádraic Fogarty	BSc in Zoology PhD in Ecology
Soils & Geology	DBFL	Mark McKenna	BEng (Hons) MSc CEng MIEI
Water Services		Mark McKenna	BEng (Hons) MSc CEng MIEI
Traffic & Transportation		Mark McKenna	BEng (Hons) MSc CEng MIEI
Material Assets		Kevin Sturgeon	BEng MSc(Hons) PGDip Const Law CEng MIEI
Noise	Byrne Environmental	Ian Byrne	Dip Applied Chemistry MSc Environmental Protection Dip Environmental & Planning Law Member of the Institute of Acoustics
Air Quality & Climate Impact			
Waste Management			
Landscape & Visual Assessment	Modelworks	Richard Butler	BL Arch, MSc Sp Planning, MILI, MIPI)
Cultural Heritage	IAC Archaeology	Grace Corbett Jacqui Anderson	MA in Landscape Archaeology

Appendix B

Citywest Phase 3 - Amendment application for Citywest for reduction in height to block D4 EIA Update



Carlo Sidoti - DBFL Consulting Engineers <Carlo.Sidoti@dbfl.ie>
To ● Brenda Butterly
Cc ● Cliona Eogan

Reply Reply All

Good Afternoon Brenda,

Further to our conversation, I can confirm that the changes proposed will not affect the findings of the following EIA chapters:

- Chapter 6 - Land, Soil and Geology
- Chapter 7 - Hydrology and Water Services
- Chapter 11 - Traffic and Transportation
- Chapter 12 - Material Assets

Kind Regards,

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DBFL
Civil, Structural & Transportation Engineering
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APPENDIX C

Citywest Block D4



Ian Byrne <ian@byrneenvironmental.ie>
To: ● Brenda Butterly; ● Saoirse Kavanagh

[← Reply](#) [↻ Reply All](#) [→ Forward](#)

Wed 20/1

Hello Brenda, Saoirse,

I have reviewed the proposed amendments to the development and note that there will be no material change to the Air & Climate, Noise & Vibration or Waste Management Chapters of the EIAR.

Regards,
Ian

Ian Byrne MSc MIOA Dip Environmental & Planning Law

Byrne Environmental Consulting Ltd
Redbog
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Environmental Monitoring Assessment-Management

APPENDIX D

RE: Amendment application for Citywest for reduction in height to block D4 EIAR Update



padraic@openfield.ie
To Brenda Buttery

Reply

Reply All

Forward



Fri 22/04/2022 08:53

Start your reply all with:

Ok, thank you.

Thank you for your response.

Understood. Thank you.

Feedback

Dear Brenda,

I have reviewed the information sent on and this amendment will not, in my opinion, materially impact the findings of the EIAR chapter produced by Openfield Ecological Services.

Regards,

Pádraic

APPENDIX E

RE: Amendment application for Citywest for reduction in height to block D4 EIAR Update



Faith Bailey <FBailey@iac.ie>
To: Brenda Butterly

Reply

Reply A

Hi Brenda

Apologies – no, the reduction in height would have no affect on the archaeological, architectural or cultural heritage resource as assessed.

Many thanks

Faith Bailey
MA, BA (Hons) MCIA, MIAI

Associate Director
Senior Archaeologist & Cultural Heritage Consultant

IAC Archaeology

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