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ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REPORT FOR 'THE ARBOURY' BELGARD ROAD, TALLAGHT, DUBLIN 24

Report Prepared For

Landmarque Belgard Development Company
Limited

Report Prepared By


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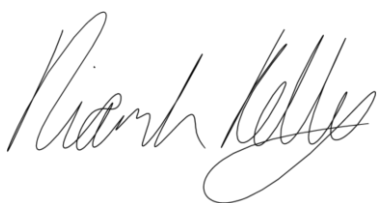
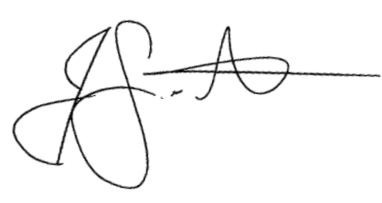
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1.0 INTRODUCTION

On behalf of Landmarque Belgard Development Company Limited ('the Applicant'), AWN Consulting Limited ('AWN') has prepared the following Environmental Impact Assessment (EIA) Screening Report as part of a Strategic Housing Development Application to An Bord Pleanála (ABP) in relation to a proposed residential development, 'The Arboury', at the Former ABB Site, Belgard Road, Tallaght, Dublin 24.

The proposed development site is c. 0.898 hectare and is located at the former ABB Site, Belgard Road, Tallaght, Dublin 24, D24 KD78. The site is bound by Belgard Road (R113) to the east, Belgard Square North to the North and Belgard Square East to the west and Clarity House to the south.

The proposed development will consist of demolition of all existing structures on site and the construction of a mixed-use residential development set out in 3 No. blocks including a podium over a basement, ranging in height from 2 to 13 storeys.

The indicative site is outlined in red on Figure 1.1. (hereafter referred to as 'the site'). The development is described in further detail in Section 2 below.

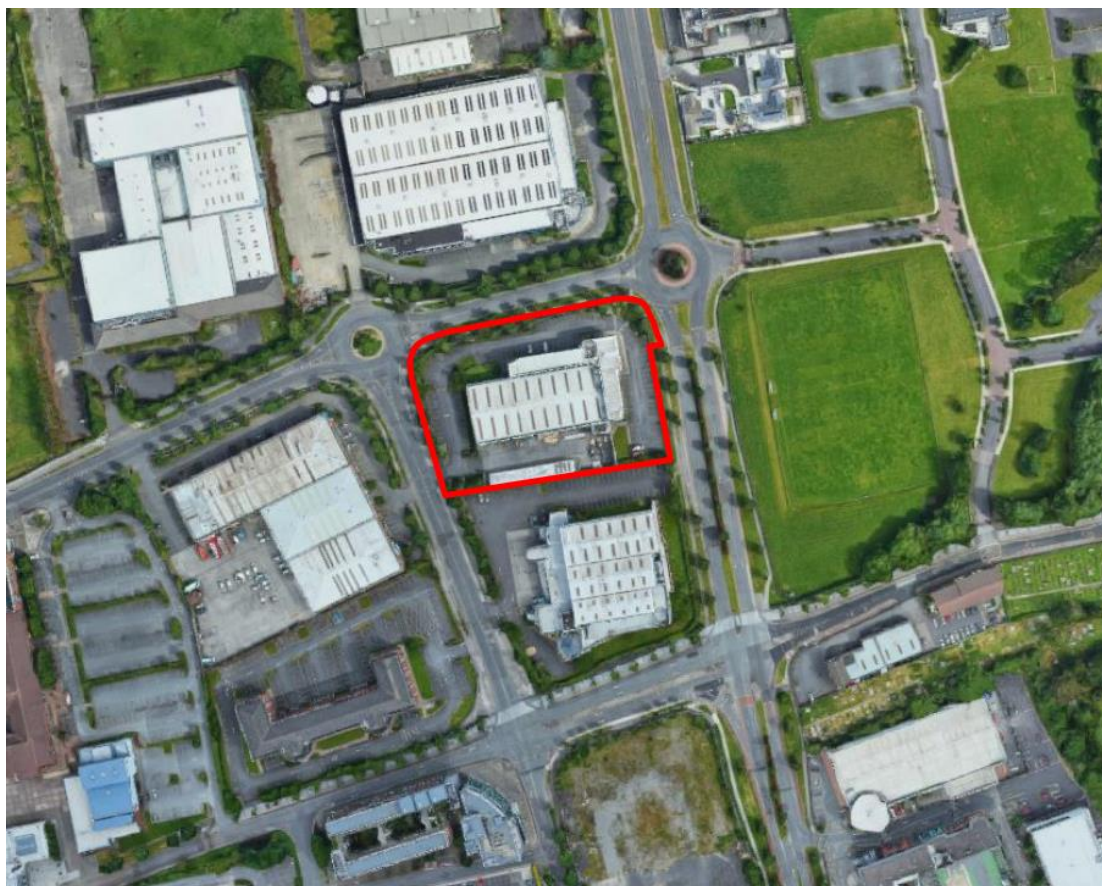


Figure 1.1 Proposed development site (indicative in red) (Source: Google Earth)

The purpose of this report is twofold, firstly to provide the Board with the information required under Schedule 7A to demonstrate the likely effects on the environment, having regard to the criteria set out in Schedule 7 of the Planning and Development Regulations 2001, as amended. This information will enable the Board to undertake a

screening determination in accordance with Article 299B(2) of the Planning and Development Regulations 2001 (as amended) in respect of the need for an Environmental Impact Assessment Report (EIAR) for the proposed development. The second reason for this report is to document the studies undertaken by the Applicant, and the design team, which demonstrate there are no likely significant effects as a result of the proposed development and the application can be determined by the Board without an EIAR having been submitted.

There is a mandatory requirement for an EIAR to accompany a planning application for some types of development that meet or exceed the relevant “thresholds” specified in Schedule 5 to the Planning and Development Regulations. In addition to the mandatory requirement, there is a case-by-case assessment necessary for sub-threshold developments as they may be likely to have significant effects on the environment. If a sub-threshold development is determined to be likely to have a significant effect on the environment, then an EIAR will be required.

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

AWN, along with the project team, have undertaken an assessment of the effects on the environment from the proposed development and has concluded that there are no likely significant environmental effects on the receiving environment for the proposed development, which would warrant preparation of an EIAR. The assessment is documented in Section 3.0, 4.0. and 5.0 and covers each aspect of the environment in accordance with guidance including; Population and Human Health; Biodiversity; Land, Soils, Geology, Hydrogeology, and Hydrology; Air Quality and Climate; Noise and Vibration; Landscape and Visual Impact; Cultural Heritage, and Archaeology; Traffic and Transportation; Material Assets, and Waste.

1.1 EIA SCREENING LEGISLATION AND GUIDANCE

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

- Environmental Impact Assessment Screening, OPR Practice Note PN02 (Office of the Planning Regulator, 2021).
- European Union (Planning & Development) (Environmental Impact Assessment) Regulations 2018.
- Environmental Impact Assessment of Projects – Guidance on Screening. (2017). European Commission.
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment. (August 2018). Department of Housing, Planning and Local Government.
- Guidelines on the Information to be contained in Environmental Impact Assessment Reports. (Draft, August 2017). Environment Protection Agency.
- Advice Notes for preparing Environmental Impact Statements. (Draft, September 2015). Environment Protection Agency.
- European Union Environmental Impact Assessment (EIA) Directive 2011/92/EU as amended by 2014/52/EU.
- Planning and Development Act, 2000 (as amended).

- Planning and Development Regulations 2001 (as amended).

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

It is important for the Board to note that Article 27 of the EIA Directive 2011/92/EU as amended by 2014/52/EU states that “*The screening procedure should ensure that an environmental impact assessment is only required for projects likely to have significant effects on the environment*”. This screening exercise is used to establish whether the proposed project is likely to have significant effects on the environment and if an EIA Report is required. As required by Article 299B(1)(b)(ii)(II)(C), the available results of other relevant assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive have been considered within this EIA Screening Report. A standalone Article 299B(1)(b)(ii)(II)(C) Statement prepared by AWN has been included as part of this application.

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

Preliminary Examination for EIA

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

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

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

While it is a matter for the Board as competent authority, it is our view that it is appropriate to carry out a screening of the development for EIA on the basis that, following a preliminary examination, there is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development.

1.2 SCREENING METHODOLOGY

The screening process followed in this report is in accordance with the EIA Directive 2011/92/EU of the European Parliament and of the Council as amended by 2014/52/EU and follows the format as per Section 3.2 of the Draft EPA Guidelines (August 2017).

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

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

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

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

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

- 1) *Characteristics of proposed development (Report Section 3.0)*
 - a. *the size and design of the whole of the proposed development,*
 - b. *cumulation with other existing development and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment,*
 - c. *the nature of any associated demolition works,*
 - d. *the use of natural resources, in particular land, soil, water and biodiversity,*
 - e. *the production of waste,*
 - f. *pollution and nuisances,*
 - g. *the risk of major accidents, and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge, and*
 - h. *the risks to human health (for example, due to water contamination or air pollution).*
- 2) *Location of proposed development (Report Section 4.0)*
 - a. *the existing and approved land use,*

- b. *the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground,*
- c. *the absorption capacity of the natural environment, paying particular attention to the following areas:*
 - i. *wetlands, riparian areas, river mouths;*
 - ii. *coastal zones and the marine environment;*
 - iii. *mountain and forest areas;*
 - iv. *nature reserves and parks;*
 - v. *areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and;*
 - vi. *areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure;*
 - vii. *densely populated areas;*
 - viii. *landscapes and sites of historical, cultural or archaeological significance.*

3) *Types and Characteristics of Potential Impacts (Report Section 5.0)*

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

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

However, it is important to note that Schedule 7A states '*The compilation of the information at paragraphs 1 to 3 [of Schedule 7A] shall take into account, where relevant, the criteria set out in Schedule 7.*' The main body of this report (Sections 3.0, 4.0 and 5.0) will cover Schedule 7A fully, but it has been set out to present the information under the headings provided for in Schedule 7 in order to assist the Board in its screening assessment.

1.3 PROJECT TEAM AND CONTRIBUTORS TO THE EIA SCREENING REPORT

This EIA Screening Report and the proposed development has been informed by the accompanying documents submitted with the application (and the relevant listed mitigation measures as included therein). The preparation and co-ordination of this

screening report has been completed by AWN and has relied on specialist input from the project design team and applicant, as per Table 1.1.

Table 1.1 Applicants project team

Role	Contributor
Applicant	Landmarque Belgard Development Company Limited
Architectural Design	C+W O'Brien Architects
Civil Engineering including Flood Risk Assessment; Demolition and Construction Waste Management Plan; Construction and Management Plan, Traffic and Transport Impact Assessment	Cronin Sutton (CS) Consulting Group
Landscape Architecture	Cameo & Partners
Townscape and Visual Impact Assessment	Model Works Limited
Population and Human Health; Land Soils, Geology, Hydrogeology, and Hydrology; Air Quality and Climate; Material Assets; Operational Waste Management; Noise and Vibration (operation); Acoustic Assessment	AWN Consulting Limited
Biodiversity, including Appropriate Assessment Screening and Natura Impact Statement	Altemar Marine & Environmental Consultancy
Wind and Microclimate	Metec Consulting Engineers
Archaeological Assessment	Irish Archaeological Consultancy Limited

The various reports address a variety of environmental issues and assess the impact of the proposed development and demonstrate that subject to the various construction and design related mitigation measures recommended that the proposed development will not have a significant impact on the environment. This EIA Screening Report should be read in conjunction with the plans and particulars submitted with the planning application.

Best practice mitigation measures for the proposed development during the construction and operational phase are set out in various reports including but not limited to the Outline Construction Management Plan (OCMP) and Construction and Demolition Waste Management Plan prepared by CS Consulting.

Each environmental specialist of the applicants project team was commissioned having regard to their previous experience in EIA; their knowledge of relevant environmental legislation relevant to their topic; familiarity with the relevant standards and criteria for evaluation relevant to their topic; ability to interpret the specialised documentation of the construction sector and to understand and anticipate how their topic will be affected during construction and operation phases of development; ability to arrive at practicable and reliable measure to mitigate or avoid adverse environmental impacts; and to clearly and comprehensively present their findings.

This EIA Screening report was prepared by Niamh Kelly and Jonathan Gauntlett. Niamh is an Environmental Consultant with AWN and holds a B.A. in Earth Sciences (TCD) and MSc in International Disaster Management (UoM). Jonathan is a Principal Environmental Consultant in AWN Consulting with expertise in impact assessment, licensing, environmental compliance and project management. Recent projects

include; EIA for SHD and planning applications, EPA Licencing and waste management. Jonathan has over 10 years' experience in environmental compliance, environmental licensing, and urban planning. Jonathan has a BSocSc (Environmental Planning) and BBA (Economics) from the Waikato University in New Zealand and has experience working in the environmental consultancy, planning, and regulatory fields from Ireland, the UK and New Zealand.

2.0 SCREENING EVALUATION

Schedule 5 of the Planning & Development Regulations 2001, as amended, sets out a number of classes and scales of development that require EIA. Under Part 2 of Schedule 5, in relation to Infrastructure projects, Class 10(b)(i) of Part 2 refers to residential developments as follows:

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

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

The total site area for the proposed works is 0.898 hectares (ha), and the proposed development comprises 334 no. dwelling units. The site location is within a business district. The proposed development site is not equal to nor does it exceed the limit, quantity or threshold set out in Class 10(B) (i) and (iv); therefore, an EIA is not mandatory.

2.1 CONCLUSION – SUB THRESHOLD DEVELOPMENT

The proposed development is *'of a type set out in Part 2 of Schedule 5 [in the Planning and Development Regulations, 2001 (as amended)] which does not equal or exceed, as the case may be, a quantity, area or other limit specified in that Schedule in respect of the relevant class of development'*. The development is outside the mandatory requirements for EIA and is considered to be sub-threshold for the relevant project type.

An EIA Report is still required by Section 172 of the Act, and Schedule 5, Part 2, Class 15 of the Regulations to accompany a planning application for sub-threshold development which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7. Therefore, it is also necessary to consider whether an EIAR is required because the development will be likely to have significant effects on the environment, even though it does not meet nor exceed the relevant thresholds in Schedule 5 to the Planning and Development Regulations.

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

The following Sections 3.0, 4.0 and 5.0 will provide information on the characteristics of the proposed development; the location and context, and its likely impact on the environment. These sub sections also include in accordance with Article 299B(1)(c) a description of any features, if any, of the proposed development and the measures, if

any, envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment of the development.

These sections present the information required under Schedule 7A of the Regulations, to ensure that each aspect for consideration is robustly addressed and to enable a screening to be carried out in accordance with the criteria in Schedule 7 to the Regulations.

3.0 CHARACTERISTICS OF PROPOSED DEVELOPMENT

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

3.1 SIZE AND DESIGN OF THE PROPOSED DEVELOPMENT

The site of c.0.898 ha is located at the former ABB Site, Belgard Road, Tallaght, Dublin 24, D24 KD78. The site is bound by Belgard Road (R113) to the east, Belgard Square North to the North and Belgard Square East to the west and Clarity House to the south.

The proposed development will consist of:

1. Demolition of all existing structures on site (with a combined gross floor area of c. 3625 sqm)
2. The construction of a mixed-use residential development set out in 3 No. blocks including a podium over a basement, ranging in height from 2 to 13 storeys (with core access above to roof terrace), comprising:
 - 334 no. residential units of which 118 No. will be Build to Rent (BTR) residential units, with associated amenities and facilities across the development,
 - 4 No. retail/café/restaurant units and 3 no. commercial spaces associated with the 3 no. live-work units (723 sqm combined),
 - Childcare facility (144 sq.m.),
 - 670 No. bicycle parking spaces including 186 visitor spaces; 117 car parking spaces (including 6 disabled spaces) are provided at ground floor and basement level.
 - The overall development has a Gross Floor Area of 29,784 sq.m.
 - Two (2) podium residential courtyards and three (3) public accessible pocket parks, two (2) to the North & one (1) to the South.
 - Linear Park (as a provision of the Tallaght Town Centre LAP) providing safe public pedestrian and cycling access between Belgard Rd and Belgard Square East.
3. Of the total 334 residential units proposed, unit types comprise:
 - Block A (Build-to-Rent)
 - 91 no. 1 bed units
 - 1 no. 2 bed 3 person units
 - 26 no. 2 bed 4 person units
 - Blocks B&C
 - 2 no. live-work studio units
 - 102 no. 1-bed units

- 12 no. 2-bed 3 person units
- 88 no. 2-bed 4 person units including 5 no. duplex units
- 1 no. 2-bed 4 person live-work unit
- 11 no. 3-bed units

4. All associated works, plant, services, utilities, PV panels and site hoarding during construction

A detailed description of the architectural rationale and characteristics of the proposals is provided in the Architectural Design Statement prepared by C+W O'Brien. The development has been designed to have its own identity and integrates with the surrounding buildings. The Landscape Design Statement, prepared by Cameo & Partners, provides a rationale for the landscape proposals.

There are no landscape designations on the subject site and the site is not located within a designated area of landscape character.

With reference to the Statement of Consistency prepared by John Spain Associates, the proposed development is in keeping with the Town Centre zoning of the site and will provide for a meaningful mixed-use scheme in the Tallaght area. The proposed scheme provides for a primarily residential development with retail uses, live work units, working spaces and a crèche.

It is considered that the proposed development will enhance the landscape in the area, replacing a brownfield site, which currently exists as a three-storey warehouse unit, with a residential scheme that incorporates high quality hard and soft landscaping. These proposals are detailed within the accompanying Landscape Design Statement prepared by Cameo & Partners.

The proposed development will be served from the variety of public transport options available to visitors and residents at the subject site. There are pedestrian routes, bus routes and Luas facilities within reach of the development, providing significant connectivity to major destinations such as Tallaght Town Centre, Technological University Dublin (TUD) Tallaght Campus, Tallaght University Hospital and Dublin City Centre. The site layout for the proposed development is shown in Figure 3.1 below.

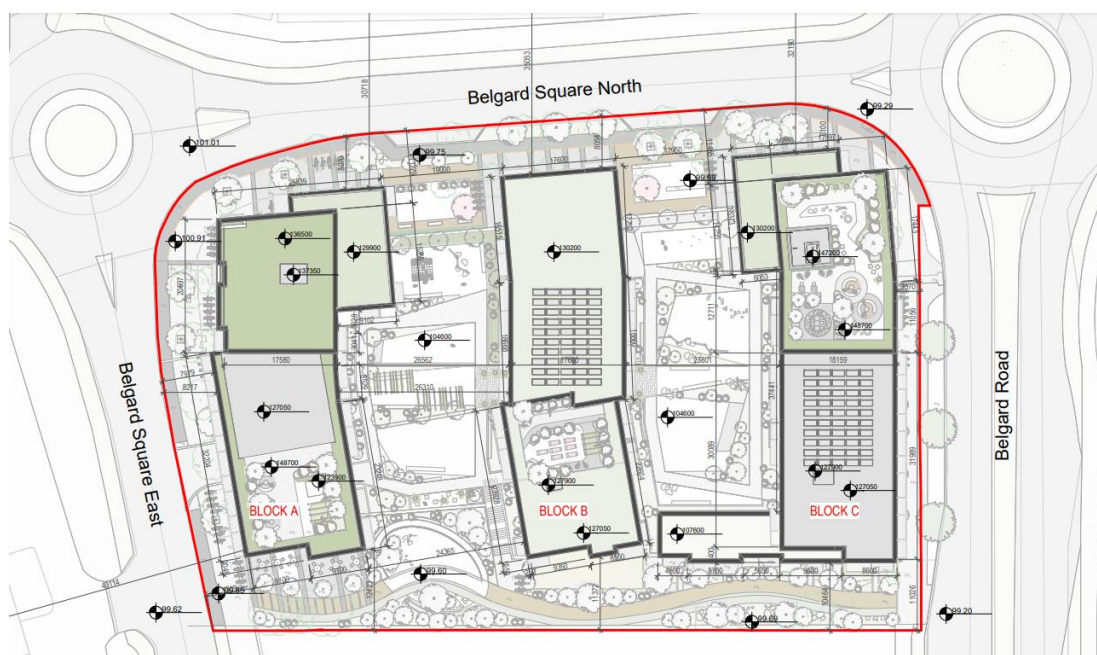


Figure 3.1 Proposed Site Layout Plan (Source: C+W O'Brien Drawing Register PE19150-CWO-ZZ-00-DR-A-0103)

3.2 CUMULATION WITH OTHER EXISTING OR PERMITTED DEVELOPMENT

This section outlines the potential cumulation with other existing or permitted development. As part of the assessment of the impact of the proposed development, account has been taken of any relevant developments that are currently permitted, or under construction and substantial projects for which planning has been submitted within the surrounding areas, as well as existing local land uses.

The subject site is located in an urban area zoned for uses including residential development as proposed, in close proximity to good public transport links.

The site is brownfield in nature and currently exists as a three storey warehouse and associated surface hardstanding car park.

The National Planning Application Map was consulted for the previous 5 years to identify notable applications (proposed development), or applications granted permission (permitted development) within that period within 500m of the development site. The National Planning Application Map includes planning application data sourced from the 31 individual local authorities across Ireland. This list of consented development is shown in Appendix A at the end of this report. The review of the online planning tool noted a large number of changes of use, retention and other minor alterations in the vicinity of the proposed development. These proposed and consented development have been, where relevant, considered as a part of the overall project impact.

3.3 NATURE OF ANY ASSOCIATED DEMOLITION WORKS

The proposals include the demolition of all existing structures on site (c. 2,434sqm) and the excavation of the existing hard standing surface car park. Estimates on the

generation of waste and other materials from the demolition works are set out in Section 3.5 below.

The accompanying Outline Construction Management Plan (OCMP) and Construction and Demolition Waste Management Plan prepared by CS Consulting provide details on the disposal of soil and stones, concrete, tiles, ceramics and bricks and other waste and materials. Some of this will not be waste and can be notified as a by-product.

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

This section describes the proposed development in terms of the use of natural resources, in particular land, soil, water, and biodiversity.

The main use of natural resources will be land. However, it is noted that the subject lands are brownfield lands which are zoned for residential development.

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

Land and Soil

The proposed land use is acceptable within the context of the existing and planned land uses and the wider residential land uses in the surrounding area. The site is brownfield which currently exists as a three-storey warehouse and hard standing surface car park. The proposed development is an effective use of the land, due to the existing availability of critical infrastructure, such as sewage, roads, and public transportation systems.

It is considered that the proposed development will enhance the landscape in the area, replacing a brownfield site of c. 0.898 ha with a residential scheme which incorporates high quality hard and soft landscaping. The brownfield site of 0.898 ha is not considered significant in the context of Ireland available land area. The high quality hard and soft landscaping proposals detailed within the accompanying Landscape Design Statement prepared by Cameo & Partners will enhance the existing site.

The proposed development will require the excavation and disturbance of soils and stone materials for the purposes of levelling, excavation for foundations, basement level, landscaping, access and services.

All waste soils prior to being exported off-site, shall be classified as inert, non-hazardous or hazardous in accordance with the EPA's Waste Classification Guidance – List of Waste & Determining if Waste is Hazardous or Non-Hazardous document dated 1st June 2015 to ensure that the waste material is transferred by an appropriately permitted waste collection permit holder and brought to an appropriately permitted or licensed waste facility. Materials that can be reused will be notified to the EPA as a by-product. This ensures that waste and other materials removed from the site will have no significant effect on the environment.

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

Water Consumption

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

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

Once the development is completed and the development is occupied there will be a water primary demand domestic and commercial consumption for usage for showers, toilets and cooking. Potable water requirements for the proposed development have been calculated by CS Consulting (2022b). The Average Water Demand for residential units is 1.78 litres/second, with a Peak Water Demand of 8.9 litres/second. For commercial units, Average Water Demand is 0.024 litres/second, with a Peak Water Demand of 0.21 litres/second. A pre-connection enquiry (reference CDS20005423) was submitted to Irish Water on August 24th 2020 to determine the feasibility of connecting to the public water supply for or 389 number residential units and 1,500 m² of retail units (over and above what is proposed by the development). A response was received from Irish Water on September 15th 2021 confirming feasibility subject to upgrades as set out in the Engineering Services Report prepared by CS Consulting.

There is no proposed extraction of groundwater at the site during the operational phase. There is the potential for dewatering of excavations from perched groundwater during the construction phase, however due to the underlying ground conditions the project engineers have advised that this is unlikely to occur for significant periods of time.

Biodiversity

Investigations into the implications on existing biodiversity including species and habitats has been undertaken through the Ecological Impact Assessment (EclA), (Altemar 2022a) Appropriate Assessment (AA) Screening Report (Altemar 2022b) and Natura Impact Statement (NIS) (Altemar 2022c) that have been prepared by Altemar Marine & Environmental Consultancy and included with the planning documentation.

An initial site visit, in relation to flora, fauna, and building and bat emergent survey, was carried out by Altemar in September 2020, with an additional site assessment carried out in April 2022. No flora or terrestrial fauna species or habitats of national or international conservation importance were noted on site during the surveys.

The EclA (Altemar 2022a) defines the site habitats using the Fossitt's Guide to Habitats in Ireland as mainly consisting of Buildings and Artificial Surfaces (BL3), with two (2 no.) small areas of Amenity Grassland (GA2), areas of Flower Beds and Borders (BC4) around the internal perimeter of the site, and Treeline (WL2) outside the main building fence.

A specialist bat survey has been undertaken for the proposed development and included a walkover of the lands within the survey area, internal building inspection and detector survey. No bats were observed to be roosting on site, no bats emerging onsite trees were observed and no trees on site have bat roosting potential. Overall,

the survey area is considered to be of low importance for roosting bats within the local area as the majority of the site is brightly lit by street lighting (Altamar 2022a).

In respect of the foregoing; the low local ecological value for the site; the low importance for roosting bats; and brownfield / developed nature of the site; the proposed development is not considered to consume/use biodiversity resources.

3.5 PRODUCTION OF WASTE

Construction Phase

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

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

If excavated material is removed off-site it could be reused as a by-product (and not as a waste). If this is done, it will be done in accordance with Article 27 of the European Communities (Waste Directive) Regulations 2011, which requires that certain conditions are met and that by-product notifications are made to the EPA via their online notification form. Excavated material should not be removed from site until approval from the EPA has been received. The potential to reuse material as a by-product will be confirmed during the course of the excavation works, with the objective of eliminating any unnecessary disposal of material.

If any soils/stones are imported onto the site from another construction site as a byproduct, this will also be done in accordance with Article 27. Article 27 will be investigated to see if the material can be imported onto this site for beneficial reuse instead of using virgin materials.

A site invasive species survey was undertaken by Knotweed Control Ireland in August 2020. No Japanese Knotweed or invasive species were found to be on the site. Japanese Knotweed (*Fallopia japonica*) is an alien invasive species listed under schedule 3 of Regulations SI No. 355/2015. If Japanese Knotweed or any other schedule 3 species are located onsite an invasive species management plan will be prepared and agreed with in writing with SDCC.

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

Operational Phase

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

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

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

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

Wastes should be segregated into the above waste types to ensure compliance with waste legislation and guidance while maximising the re-use, recycling and recovery of waste with diversion from landfill wherever possible.

An Operational Waste Management Plan has been prepared by AWN and is included with the planning application. The OWMP outlines the estimated waste generation for the development for the main waste types. These estimates are presented in Table 3.2.

Table 3.2 Estimated waste generation for the proposed development for the main waste types

Waste Volumes in m ³ per week			
Waste type	Total Residential	Commercial	Creche
Organic Waste	4.67	0.72	0.02
Mixed Dry Recyclables	27.36	1.87	0.88
Glass	0.91	0.03	<0.01
Mixed Municipal Waste	25.75	1.87	0.48
Total	58.69	4.49	1.39

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

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

3.6 POLLUTION AND NUISANCES

There are potential short-term nuisances such as dust, noise, as well as the potential for pollution of groundwater associated with construction activities. These construction activities shall only take place in accordance with standard construction times or as otherwise specified in planning conditions. No activity, which would reasonably be expected to cause annoyance to residents in the vicinity, will take place outside of these hours. If there is any occasion when work must be complete outside these hours advance notice will be provided to the local authority, businesses and residents in the vicinity.

An Outline Construction Management Plan has been prepared by CS Consulting and submitted with the planning documentation. The OCMP outlines construction phase mitigation and management of; air quality control (dust), noise and vibration, fuel and chemical handling, groundwater and surface water, and erosion and sediment control measures that will be undertaken during the construction phase. All mitigation measures outlined therein will be implemented, as well as any additional measures required pursuant to planning conditions which may be imposed.

The OCMP will be a live document and it will go through a number of iterations before works commence and during the works. The OCMP sets out requirements and standards which must be met during the construction stage and includes the relevant mitigation measures.

This OCMP will be maintained by the contractors during the construction and operational phases and covers all potentially polluting activities and include an

emergency response procedure. All personnel working on the site will be trained in the implementation of the procedures.

3.7 RISK OF MAJOR ACCIDENTS AND/OR DISASTERS

Landslides, Seismic Activity and Volcanic Activity

There have been no recorded landslide events at the site. Due to the local topography and the underlying strata, there is a negligible risk of a landslide event occurring at the site. There is a very low risk of seismic activity to the proposed development site. There are no active volcanoes in Ireland so there is no risk from volcanic activity.

Flooding/Sea Level Rise

The potential risk of flooding on the site was reviewed with regard to incidences of historical, regional and local flooding relevant to the area of the subject site. A Flood Risk Assessment (FRA) prepared by CS Consulting has been included as part of the planning application.

The FRA notes that the site is in Flood Zone C and would be considered an area of low risk of fluvial or coastal flooding. No flood incidents have been recorded on the site, and the nearest flooding was noted at TUD, Tallaght Campus, located c. 357 m east of the site.

The FRA concludes that predicted flood mapping for pluvial/tidal flood events shall not affect the subject lands.

The proposed development shall have a storm water attenuation system to address a 1 in 100 -year extreme storm events, increased for predicted climate change values. This shall significantly reduce the volume of storm water leaving the site during extreme storms which in turn shall have the effect of reducing the pressure on the existing public drainage system.

It is the opinion of CS Consulting (2022a) that the likelihood of onsite flooding from the hydrogeological ground conditions are deemed to be minor and within acceptable levels.

Major Accidents/Hazards

The proposed development is not within the consultation distance of any Seveso Site, nor is the proposed development a Seveso/COMAH facility. The closest Seveso site to the proposed development is the Irish Distillers Limited site, a Lower Tier establishment located c. 3.34 km north east of the development site at Robinhood Road, Fox and Geese, Clondalkin, Dublin 22. The proposed development is not within the consultation distance of the Irish Distillers Limited site, and is therefore due to the separation distance there is no interaction with the proposed development at this location.

The proposed development has been designed in accordance with the Safety, Health and Welfare at Work Act 2005 (S.I. 10 of 2005) as amended and the Safety, Health and Welfare at Work (General Application) Regulations 2007 to 2016 (S.I. 299 of 2007, S.I. 445 of 2012, S.I. 36 of 2016) as amended and associated regulations.

Minor Accidents/Leaks

There is a potential impact on the receiving environment as a result of minor accidents/leaks of fuel/oils during the construction. However, the implementation of the mitigation measures set out in this report (Section 5 below) and the OCMP accompanying the application will ensure that the residual effect on the environment is imperceptible.

3.8 RISKS TO HUMAN HEALTH

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

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

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

The OCMP includes best practice construction methodologies for the control of dust generation, traffic, and noise, as well as the management of impacts on groundwater or the existing drainage ditches during the construction phase. Any impacts associated with construction dust generation, traffic, and noise will be short term.

The subject site is located in an area zoned for residential and commercial development, proximate to a university campus and public transport services. The subject site is zoned for residential and commercial use as 'TC-Town Centre', as set out in the SDCC Development Plan 2016-2022. The proposed development, by way of a considered architectural approach, combined with due regard to the zoning of the site, will have an insignificant impact on the local landscape amenity.

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

Geological Survey of Ireland (GSI) data indicates that the site does not lie within a drinking water protection area. The area is serviced by mains water supply therefore it is unlikely that any wells are used for potable water supply. The proposed mitigation measures during the construction phase, including the implementation of a OCMP will ensure that there are no impacts on groundwater or the stormwater mains.

The proposed development design includes an appropriately designed stormwater network that will ensure that during the operational phase the risk from diesel spills through the carparks or unloading areas is minimised. Foul wastewater from the proposed development will be of domestic and commercial origin, and connect to mains supplies that will be treated off-site at Ringsend Waste Water Treatment Plan. Following treatment at Ringsend this wastewater will not have a potential impact on local amenities or the local population.

4.0 LOCATION AND CONTEXT OF THE PROPOSED DEVELOPMENT

4.1 EXISTING AND APPROVED LAND USE

The site exists at present as a three storey warehouse building an associated hard standing surface car park. There is minimal landscaping on the site as the current character of the site is commercial-industrial in nature. The internal perimeter of the site comprises an area of flower beds and borders and there are two small areas of amenity grassland on site. Several treelines exist outside the main building fence of the site.

The boundary of the site comprises low stone walls with fencing to the north, east and west, and a high stone wall to the south.

The site is bound by commercial buildings to the north, west and south, and TUD Tallaght football grounds to the east.

There are a variety of public transport options available to visitors and residents at the subject site. There are pedestrian routes, bus routes and Luas facilities within reach of the development, providing significant connectivity to major destinations such as TUD Tallaght, The Square Shopping Centre and the City Centre Area.

Nearby recreational facilities include numerous public parks including Sean Walsh Memorial Park and Butler Park, GAA clubs, Tallaght Leisure Centre and Tallaght Stadium, all located in close proximity (less than 1.5km) to the site.

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

4.2.1 Hydrogeology

Presently, from the GSI (2020) National Bedrock Aquifer Map, the GSI classifies the bedrock aquifer beneath the subject site as a 'Locally Important Aquifer – Bedrock which is Moderately Productive only in Local Zones'. The proposed development is within the 'Dublin' groundwater body and is classified as 'Poorly productive bedrock'. The most recent WFD groundwater status for this water body (2013-2018) is 'Good' with a current WFD risk score of 'Not at risk'.

The GSI/ Teagasc (2021) mapping database of the quaternary sediments in the area of the subject site indicates the principal subsoil type in the area comprises Till derived from limestones (TLs).

Mapping from the Geological Society of Ireland (GSI, 2020) indicates the bedrock underlying the site is part of the Lucan Formation (code CDLUCN) and made up of dark limestone and shale (Calp).

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

There are no sensitive soil receptors, no identified areas of geological heritage or groundwater supplies in the vicinity of the site boundary.

4.2.2 Hydrology

The proposed development site lies within the Liffey and Dublin Bay catchment (Hydrometric Area 09) and River Dodder sub-catchment (WFD name: Dodder_SC_010, Id 09_16) (EPA, 2020).

There are no waterbodies within the site of the proposed development. The closest surface water feature to the development is the Jobstown Stream located c. 689 m south of the site and joins the Dodder River c. 2 km to the southeast of the proposed development. From here, the Dodder flows for approximately 11 km before discharging into the Liffey Estuary transitional waterbody at Ringsend.

Surface water from the proposed development site shall discharge to the existing 225 mm stormwater network along the eastern boundary, before it is discharged to the Jobstown Stream / River Dodder. The Hydrological and Hydrogeological Qualitative Risk Assessment prepared by AWN notes that *'the development has the potential to only have a temporary impact on the water quality as a result of an accidental discharge of suspended solids/ hydrocarbons during construction where not adequately mitigated. As such there is **no potential for any change/impact on current water body status**'*.

The River Dodder ultimately outfalls to the Liffey Estuary, which is hydrologically connected to the South Dublin Bay SAC, North Dublin Bay SAC, North Bull Island SPA and South Dublin Bay and River Tolka Estuary SPA. There is, therefore, an indirect pathway from the proposed development to these designated European sites.

The Tymon River is located approximately 775 m to the east of the proposed development. The Tymon flows for approximately 2.3 km before discharging into the Poddle River, which in turn eventually outfalls into the Liffey Estuary transitional waterbody which in turn discharges into Dublin Bay coastal waterbody c.11 km east of the site, which includes Special Area of Conservation (SAC)/proposed Natural Heritage Area (pNHA). There is no hydrological connection from the site to the Tymon River or Poddle River.

The Tymon River (Poddle_010 WFD surface waterbody) has a 'Poor' Water Framework Directive (WFD) status based on expert judgement (EPA) and a WFD risk score of 'At risk of not achieving good status'. The Jobstown Stream (Dodder_040 WFD surface waterbody) has a 'Poor' WFD status and is also 'At Risk of not achieving good status'. This poor status is related to its biological status (invertebrate); all chemical conditions have been classified as 'good'. The most recent quality data (2019) for the Dodder River also indicate that it is 'Unpolluted' in the vicinity of the site (Old Bawn Bridge).

The Poddle and Dodder sub-catchments discharge into the Liffey Estuary Upper and Lower, respectively. Both waterbodies have a WFD status (2013-2018) of 'Good'; the Dublin Bay Coastal waterbody has a WFD status of 'Good'. The Liffey Estuary Upper and Lower waterbodies have a WFD risk score of 'At risk of not achieving good status' while the Dublin Bay waterbody has a WFD risk score of 'Not at risk'. The surface water quality data for the Liffey Estuary and Dublin Bay (EPA, 2021) indicate that they are 'Unpolluted'. Under the 2015 'Trophic Status Assessment Scheme' classification of the EPA, 'Unpolluted' means there have been no breaches of the EPA's threshold values for nutrient enrichment, accelerated plant growth, or disturbance of the level of dissolved oxygen normally present.

Foul water from the proposed development will be collected in 150 mm diameter pipe, provision for a pumping station should be made subject to a survey of the existing levels to ensure a new connection to the existing 225 mm diameter foul sewer running adjacent to the Belgard Square East Road can be made. The foul water from the site will then be pumped to Ringsend Waste Water Treatment Plant (WWTP) where it will be treated and discharged to the Liffey Estuary Lower. There is, therefore, also an indirect pathway from the proposed development to the designated European sites at Dublin Bay (South Dublin Bay SAC, North Dublin Bay SAC, North Bull Island SPA and South Dublin Bay and River Tolka Estuary SPA).

4.2.3 Biodiversity and Areas of Conservation

The potential ecological impacts of proposed development have been considered in terms of the sensitivity of the location through the Ecological Impact Assessment (EclA), (Altamar 2022a) Appropriate Assessment (AA) Screening Report (Altamar 2022b) and Natura Impact Statement (NIS) (Altamar 2022c) that have been prepared by Altamar Marine & Environmental Consultancy and included with the planning documentation.

The site habitats consist mainly of Buildings and Artificial Surfaces with two (2 no.) small areas of Amenity Grassland (GA2), areas of Flower Beds and Borders (BC4) around the internal perimeter of the site, and Treeline (WL2) outside the main building fence.

There is a total of 7 no. SACs and 4 no. SPAs located within the Zone of Influence (ZOI). The closest sites are the Glenasmole Valley SAC (site code IE0001209) located 3.6km from the site, and the Wicklow Mountains SAC (site code IE0002122) located 5.8km from the site.

The accompanying AA Screening Report (Altamar 2022b) has assessed the potential for significant effects of the construction and operational phases of the proposed development on Natura 2000 sites and habitat loss/alteration, habitat/species fragmentation, disturbance and/or displacement of species, change in population

density and changes in water quality. An excerpt from the accompanying AA Screening Report concludes that:

The project is limited in scale and extent. However, in the absence of mitigation measures, there is potential for surface water runoff and pollution to enter the marine environment at Dublin Bay via the surface water network. Surface water from the site will be discharged to the Jobstown Stream/ River Dodder which ultimately outfalls to the marine environment at Dublin Bay. There is an indirect hydrological connection from the proposed development site to the designated European sites at Dublin Bay; South Dublin Bay SAC, North Dublin Bay SAC, South Dublin Bay and River and Tolka Estuary SPA, North Bull Island SPA, via the surface water network. Surface water from the proposed development will be discharged to the existing 225 mm stormwater network along the eastern boundary, before discharging into the Jobstown Stream/River Dodder and ultimately the marine environment at Dublin Bay. In relation to the foul water network, the proposed development shall be serviced by a new drainage system with separate sewers and manholes for both foul and storm water within the sites boundary. Foul water will then be discharged to Ringsend WwTP, where it will be treated under licence prior to being discharged to the Liffey Estuary.

Acting on a strictly precautionary basis, an NIS is required for South Dublin Bay SAC, North Dublin Bay SAC, South Dublin Bay and River Tolka Estuary SPA, North Bull Island SPA due to the indirect hydrological pathway from the proposed development to Dublin Bay, via the surface water network which discharges to the River Dodder. In the absence of mitigation measures there is potential for significant effects on the features of interest of these designated European sites, via the surface water run off network.

An NIS or Stage 2 Appropriate Assessment is not required for the effects of the project on any other European sites above because it can be excluded on the basis of the best objective scientific information following screening that the plan or project, individually and/or in combination with other plans or projects, will have a significant effect on those European Sites.

The accompanying Natura Impact Statement (NIS) (Altemar 2022c) has assessed the potential for significant impacts of the construction and operational phases of the proposed development with the successful implementation of the outlined mitigation measures on South Dublin Bay SAC, North Dublin Bay SAC, South Dublin Bay and River Tolka Estuary SPA, North Bull Island SPA due to the indirect hydrological pathway from the proposed development to Dublin Bay. An excerpt from the accompanying NIS Screening Report concludes that:

With the successful implementation of the outlined mitigation measures, the proposed development either alone or in combination with other plans and projects will not adversely affect the integrity of the Natura 2000 sites. The construction mitigation proposed for the development satisfactorily addresses the potential for significant effects on South Dublin Bay SAC, North Dublin Bay SAC, South Dublin Bay and River Tolka Estuary SPA and North Bull Island SPA, through the application of the standard construction and operational phase controls as outlined above. In particular, the mitigation measures to prevent silt and pollution entering the River Dodder, via the surface water network, will satisfactorily address the potential for adverse effects on the

integrity of European sites within Dublin Bay. No significant adverse effects on the integrity of European Sites are likely following the implementation of the mitigation measures outlined above.

In addition, the NIS concludes:

Mitigation measures will be in place to ensure that there will be no significant impacts on the water quality of the River Dodder, which is the receiving environment for the surface water run off from the proposed development, which ultimately outfalls to the marine environment at Dublin Bay and the adjacent European sites (South Dublin Bay SAC, North Dublin Bay SAC, South Dublin Bay and River Tolka Estuary SPA and North Bull Island SPA). The implementation of mitigation measures outlined in the NIS, which will be followed, will be sufficient to prevent adverse effects on the integrity of the European sites at Dublin Bay.

Following the implementation of the mitigation measures outline, the construction and presence of this development, alone or in combination with other plans and projects, would not result in adverse effects on the integrity of the European sites, South Dublin Bay SAC, North Dublin Bay SAC, South Dublin Bay and River Tolka Estuary SPA and North Bull Island SPA.

4.3 ABSORPTION CAPACITY OF THE NATURAL ENVIRONMENT

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

EPA maps (<https://gis.epa.ie/EPAMaps/default>) confirm that the development site is not located within or adjoining an Architectural or General Conservation Area; is not located within or adjoining a Native Woodland Trust; and is not covered by protected views, scenic routes or viewpoints.

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

5.0 TYPES AND CHARACTERISTICS OF POTENTIAL IMPACTS

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

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

Table 5.1 Schedule of Impacts following EPA Guidelines

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

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

5.1 POPULATION AND HUMAN HEALTH

5.1.1 Construction Phase

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

These potential short-term impacts during the construction will be mitigated in accordance with the OCMP, and through implementation of binding hours of construction.

There is no significant risk of pollution of soil, groundwater or watercourses associated with the proposed development. The construction phase of the proposed development will provide for the temporary employment of construction workers which will provide benefits for local businesses providing retail or other services to construction workers and potential additional employment in the area.

The OCMP sets out mitigation measures in the form of requirements and standards in relation to construction noise, traffic, and dust generation that must be met during the construction phase. The accompanying outline OCMP notes that development will be undertaken in accordance with current British industrial standards, with all mitigation

and safety measures put in place to ensure a responsibly managed construction process. All mitigation measures outlined therein will be implemented, as well as any additional measures required pursuant to planning conditions which may be imposed.

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

5.1.2 Operational Phase

Upon completion, the operational phase will provide an important material asset for the area in terms of high-quality residential accommodation and commercial units, easing pressure on the rental market.

The proposed development will not result in any off-site exceedance of the relevant ambient air quality standards see Section 5.5 for further detail. AWN has prepared a Preliminary Acoustic Assessment. This report has been prepared to provide a high level review of potential noise and vibration impacts associated with the proposed development. The proposed development will not generate significant outward noise or vibration Section 5.5 for further detail.

There are no planned direct discharges to water or land, although the risk of accidental discharge or spills exists. A number of design measures are proposed to prevent the contamination of groundwater during the operational phase as described in Section 5.2.

The design of the proposed development has due regard of the sensitivity of the surroundings, and is not likely to adversely impact on local populations. Landscape and Visual impacts are discussed further in Section 5.6.

Mitigation measures with regards to noise and vibration during the construction and operational phases of the development have been outlined in the Preliminary Acoustic Assessment.

The residual impact of the proposed development with respect to populations and human health during the operational phase is **positive, not significant** and **long-term**.

5.2 LAND, SOILS, GEOLOGY, HYDROGEOLOGY, HYDROLOGY

5.2.1 Construction Phase

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

Land clearing, earthworks and excavations will be required for construction phase operations to facilitate site clearance, construction of new building, basements, foundations and installation of services. This will include site levelling, construction, and building foundation excavation, this will necessitate the removal of vegetation cover and the excavation of soil and subsoils.

The construction works will alter the current drainage regime from the brownfield site, and the rate and volume of direct surface run-off. The potential impact of this is a possible increase in surface water run-off and sediment loading, which could potentially impact local drainage if not adequately mitigated.

Run-off water containing silt will be contained on-site via settlement tanks and treated to ensure adequate silt removal. Silt reduction measures on site will include a combination of silt fencing, settlement measures (silt traps, silt sacks and settlement tanks / ponds).

Movement of material will be minimised to reduce the degradation of soil structure and generation of dust. Excavations will remain open for as little time as possible before the placement of fill. This will help to minimise the potential for water ingress into excavations. Soil from works will be stored away from existing drainage features to avoid any potential impact.

The site preparation, excavations and levelling works required to facilitate construction of foundations, access roads and the installation of services will require excavation of soil, stones, and bedrock (if encountered). Any material, which is exported from site, if not correctly managed or handled, could impact negatively on human beings (onsite and offsite) as well as water and soil environments.

All excavated materials will be visually assessed for signs of possible contamination such as staining or strong odours. Should any unusual staining or odour be noticed, samples of this soil will be analysed for the presence of possible contaminants in order to ensure that historical pollution of the soil has not occurred. Should it be determined that any of the soil excavated is contaminated, this will be disposed of by a licensed waste disposal contractor.

Excavated soil will arise during the construction period and will be stored (if required) on site prior to being removed by a specialist contractor as detailed within the accompanying Demolition and Construction Waste Management Plan prepared by CS Consulting Engineers.

Stockpiles of soil and construction aggregate can have the potential to cause negative impacts on air and water quality. The effects of soil stripping and stockpiling will be mitigated against through the implementation of appropriate earthworks handling protocol during construction. It is anticipated that any stockpiles will be formed within the boundary of the site and there will be no direct link or pathway from this area to any surface water body. Overburden material will be protected from exposure to wind by storing the material in sheltered parts of the site, where possible.

In respect of the foregoing, and the measures set out in the Demolition and Construction Waste Management Plan prepared by CS Consulting, the residual impact as a result of the potential for increased sediment and runoff from excavation works on, land, soils, geology, hydrogeology, and hydrology during operation is considered to be **negative, imperceptible** and **short-term**

Potential for contamination from Accidental Spills and Leaks

There is potential for water (rainfall and/or discontinuous perched groundwater) to become contaminated with pollutants associated with construction activity. Contaminated water which arises from construction sites can pose a significant short-

term risk to water quality for the duration of the construction if contaminated water is allowed percolate to the aquifer or accidental discharges into surface water.

Machinery activities on site during the construction phase may result in run off of contaminated waters into surface water networks or ground water. Potential impacts could arise from accidental spillage of fuels, oils, paints, cement, etc. which could impact surface water if allowed to runoff into surface water systems and/or receiving watercourses or groundwaters.

The potential impacts during the construction phase are required to be mitigated by ensuring best practice construction with respect to storage of any hazardous substances (fuels, chemicals and other construction materials that may pose a risk to the environment).

Given scale and localised nature of the proposed development, and the lack of impact pathways between the site and surface water bodies here is no likelihood of significant effects on water quality.

In respect of the foregoing, the residual impact in respect of the potential for impacts related to contamination from accidental spills on, soils, geology, hydrogeology, and hydrology during operation is considered to be **negative, imperceptible** and **short-term**.

Dewatering, Run-off and Sediment Loading

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

Construction water containing large amounts of silt or other contaminants such as hydrocarbons has the potential to cause negative, and short-term impacts receiving surface water bodies, or surface water networks, if not adequately mitigated.

The OCMP prepared by CS Consulting sets out a framework of measures to address the implications of the construction works. The Contractor appointed to undertake the works will be required to develop this framework document as part of their overall Construction Management Plan in line with their obligations under the Safety, Health and Welfare at Work (Construction) Regulations 2013 as amended.

The OCMP prepared by CS Consulting details measures to help ensure that the receiving surface water drainage network is sufficiently protected for the duration of the proposed works. It is noted that these are standard construction best-practise procedures and are included as mitigation to protect European Sites, due to the indirect pathway between the site and Dublin Bay. Where dewatering is required during the construction phase, dirty water will be fully and appropriately attenuated, through silt bags, before being appropriately discharged. No silty or contaminated water from the construction works will be discharged to any stormwater network.

In respect of the foregoing, and the measures set out in the project Outline Construction Management Plan prepared by CS Consulting, the residual impact in respect of the potential for impacts related to dewatering on, soils, geology,

hydrogeology, and hydrology during operation is considered to be **negative, imperceptible** and **short-term**.

Foul Water During Construction

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

No silty or contaminated water from the construction works will be discharged to any stormwater network but should any discharge of contaminated construction water be required during the construction phase, the discharge will be to foul sewer following agreement with South Dublin County Council / Irish Water.

The foul water during construction (if required) will be pumped to Ringsend Waste Water Treatment Plant (WWTP) where it will be treated to EU standards and discharged to the Liffey Estuary Lower. There is, therefore, an indirect pathway from the proposed development to the designated European sites at Dublin Bay (South Dublin Bay SAC, North Dublin Bay SAC, North Bull Island SPA and South Dublin Bay and River Tolka Estuary SPA).

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

5.2.2 Operational Phase

Direct and Indirect Discharges Management

Surface water from the proposed development site shall discharge to the existing 225 mm stormwater network along the eastern boundary, before it is discharged to the Jobstown Stream / River Dodder. The River Dodder ultimately outfalls to the Liffey Estuary, which is hydrologically connected to the South Dublin Bay SAC, North Dublin Bay SAC, North Bull Island SPA and South Dublin Bay and River Tolka Estuary SPA. There is, therefore, an indirect pathway from the proposed development to these designated European sites.

The design of the stormwater drainage network for the proposed development has taken cognisance of the requirements set out by the SDCC Drainage Division, which requires all new developments to incorporate the principles of Sustainable Urban Drainage Systems (SuDS). The proposed SuDS method of water disposal at the site will ensure that no negative impacts to stormwater leaving the site will arise due to the attenuation measures planned, with the proposal improving the water environment at the location.

The foul water from the site be pumped to Ringsend Waste Water Treatment Plant (WWTP) where it will be treated to EU standards and discharged to the Liffey Estuary Lower. There is, therefore, an indirect pathway from the proposed development to the designated European sites at Dublin Bay (South Dublin Bay SAC, North Dublin Bay SAC, North Bull Island SPA and South Dublin Bay and River Tolka Estuary SPA).

There is no direct hydrological connection from the site to the Tymon River or Poddle River. As set out in the Hydrological and Hydrogeological Qualitative Risk Assessment (AWN 2022), the nature of the proposed development, separation distances, and dilution factors means that there is no likelihood of significant effects on water quality in Dublin Bay and the SAC / SPA located there, as a result of the proposed development.

The drainage of stormwater and disposal of foul water is detailed further within the accompanying Engineering Services Report prepared by CS Consulting.

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

Flood Risk

The proposed SuDS measures ensures the proposed development has been designed to cater for 1:30-year and 1:100-year storm events, mitigating the risk of flooding within the confines of the site. A Justification Test is not deemed necessary as the site is located within a Flood Zone Type C area¹.

The CS Consulting FRA concludes that *“Predicted flood mapping for pluvial/tidal flood events shall not affect the subject lands”* and that *“The proposed development shall have a storm water attenuation system to address a 1 in 100 -year extreme storm events, increased for predicted climate change values. This shall significantly reduce the volume of storm water leaving the site during events which in turn shall have the effect of reducing the pressure on the existing public drainage system”*.

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

5.3 BIODIVERSITY

5.3.1 Construction Phase

The potential impact from the proposed development on biodiversity with particular attention to species and habitats protected under the Habitats Directive and the Birds Directive has been considered as a part of the Ecological Impact Assessment (EclA), (Altamar 2022a) Appropriate Assessment (AA) Screening Report (Altamar 2022b) and Natura Impact Statement (NIS) (Altamar 2022c) that have been prepared by Altamar Marine & Environmental Consultancy and included with the planning documentation.

The site is brownfield in nature and exists as a three storey warehouse and associated car park. The site is urban in nature and has little value in terms of biodiversity. The AA Screening Report and NIS for the site has confirmed that the site is not under any wildlife or conservation designation. Furthermore, no rare, threatened or legally protected species are known to occur on the site.

The AA Screening Report (Altamar 2022b) considers that:

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

There is an indirect hydrological connection from the proposed development site to the designated European sites at Dublin Bay; South Dublin Bay SAC, North Dublin Bay SAC, South Dublin Bay and River and Tolka Estuary SPA, North Bull Island SPA, via the surface water network. Surface water from the proposed development will be discharged to the existing 225 mm stormwater network along the eastern boundary, before discharging into the Jobstown Stream/River Dodder and ultimately the marine environment at Dublin Bay. In relation to the foul water network, the proposed development shall be serviced by a new drainage system with separate sewers and manholes for both foul and storm water within the sites boundary. Foul water will then be discharged to Ringsend WwTP, where it will be treated under licence prior to being discharged to the Liffey Estuary.

In respect of this, a Natura Impact Statement (NIS) has been prepared by Altemar (2022c) which outlines a number of mitigation measures to ensure there will be no impacts on the water quality of the River Dodder, or the marine environment of Dublin Bay and the adjacent European sites (South Dublin Bay SAC, North Dublin Bay SAC, South Dublin Bay and River Tolka Estuary SPA and North Bull Island SPA).

The NIS (Altemar 2022c) concludes that:

Mitigation measures will be in place to ensure that there will be no significant impacts on the water quality of the River Dodder, which is the receiving environment for the surface water run off from the proposed development, which ultimately outfalls to the marine environment at Dublin Bay and the adjacent European sites (South Dublin Bay SAC, North Dublin Bay SAC, South Dublin Bay and River Tolka Estuary SPA and North Bull Island SPA). The implementation of mitigation measures outlined in the NIS, which will be followed, will be sufficient to prevent adverse effects on the integrity of the European sites at Dublin Bay.

Following the implementation of the mitigation measures outline, the construction and presence of this development, alone or in combination with other plans and projects, would not result in adverse effects on the integrity of the European sites, South Dublin Bay SAC, North Dublin Bay SAC, South Dublin Bay and River Tolka Estuary SPA and North Bull Island SPA.

The measures associated with the construction phase required to avoid or reduce any potential harmful effects to any European sites are set out in Table 7 of the Natura Impact Statement (NIS) (Altemar 2022b). The accompanying EclA (Altemar 2022c). and OCMP prepared by CS Consulting set out the required mitigation measures in detail. These measures will be carried out. It should be noted that no additional measures than those outlined in the NIS, EclA and OCMP are deemed necessary to prevent significant effects on Natura 2000 sites.

The following mitigation measures will be incorporated and adhered to during the construction and operational phases of the proposed development to ensure that the works do not result in contravention of wildlife legislation:

1. All activities will comply with all relevant legislation and best practice to reduce any potential adverse environmental impacts. The mitigation measures detailed within the EclA and NIS will be fully adhered to;
2. The site manager shall ensure that all personnel working on-site are trained and aware of the mitigation measures detailed within the EclA and NIS; and,
3. If protected or notable species are encountered during operations at the Site the ECoW or NPWS will be contacted for advice.

Following the implementation of a robust OCMP, pollution and nuisances during construction are not considered likely to cause significant effects on the environment.

The EclA concludes that *'The construction and operational mitigation measures proposed for the development satisfactorily addresses the mitigation of potential impacts on the sensitive receptors, primarily the surface water runoff from the site, which will discharge to the River Dodder and to the marine environment at Dublin Bay. Mitigation measures to satisfactorily address the protection of biodiversity on site and the surface water quality entering the public network, will be implemented and will ensure the protection of biodiversity on site and water quality of the River Dodder and downstream conservation sites. The impact of the proposed development would be a short term/minor adverse/not significant impact during construction and a neutral impact during operation'*.

On the basis of the foregoing, and with regard to the evidence set out within the EclA and AA Screening Report the potential effects on local biodiversity and ecology are **neutral, imperceptible, and short term** for the construction phase.

5.3.2 Operational Phase

The accompanying Ecological Impact Assessment (EclA), (Altmar 2022a) Appropriate Assessment (AA) Screening Report (Altmar 2022b) and Natura Impact Statement (NIS) (Altmar 2022c) has assessed the potential for significant impacts of the operational phases of the proposed development on Natura 2000 sites and habitat loss/alteration, habitat/species fragmentation, disturbance and/or displacement of species, change in population density and changes in water quality.

The NIS (Altmar 2022b) considers that environmental risks due to the operation of the proposed development exist due to the indirect hydrological pathway between the development and the River Dodder. The measures associated with the operational phase required to avoid or reduce any potential harmful effects to any European sites are set out in Table 7 of the Natura Impact Statement (NIS) by Altmar. These measures include:

- A project ecologist will be appointed to oversee completion of all landscape and drainage works.
- Petrochemical interception will be inspected by the project ecologist.

The following mitigation measures will be incorporated and adhered to during the construction and operational phases of the proposed development to ensure that the works do not result in contravention of wildlife legislation:

1. All activities will comply with all relevant legislation and best practice to reduce any potential environmental impacts. The mitigation measures detailed within this EclA and NIS will be fully adhered to;

2. The Site manager shall ensure that all personnel working on-site are trained and aware of the mitigation measures detailed within the EclA and NIS; and,
3. If protected or notable species are encountered during operations at the Site the ECoW or NPWS will be contacted for advice.

The Bat Fauna Impact Assessment included within the EclA (Altemar 2022a) concludes that *'There is no evidence of a current or past bat roost on site, therefore no significant negative impacts on these animals are expected to result from the proposed redevelopment'*.

The EclA concludes that *'The construction and operational mitigation measures proposed for the development satisfactorily addresses the mitigation of potential impacts on the sensitive receptors, primarily the surface water runoff from the site, which will discharge to the River Dodder and to the marine environment at Dublin Bay. Mitigation measures to satisfactorily address the protection of biodiversity on site and the surface water quality entering the public network, will be implemented and will ensure the protection of biodiversity on site and water quality of the River Dodder and downstream conservation sites. The impact of the proposed development would be a short term/minor adverse/not significant impact during construction and a neutral impact during operation'*.

On the basis of the above with regard to the evidence set out within the EclA, Bat Fauna Impact Assessment, AA Screening Report and NIS, the potential effects on local biodiversity and ecology are **positive**, **slight**, and **long term** for the operational phase.

5.4 AIR QUALITY AND CLIMATE

5.4.1 Construction Phase

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

Nevertheless, some site-specific mitigation measures will be implemented during the construction phase of the proposed development to ensure emissions are reduced further. In particular the prevention of on-site or delivery vehicles from leaving engines idling, even over short periods. Minimising waste of materials due to poor timing or over ordering on site will aid to minimise the embodied carbon footprint of the site.

The greatest potential impact on air quality during the construction phase of the proposed development is from construction dust emissions and the potential for nuisance dust and PM10/PM2.5 emissions. While construction dust tends to be deposited within 350 m of a construction site, the majority of the deposition occurs within the first 50 m based on Transport Infrastructure Ireland (TII) guidance (2011).

The scheme has limited potential for dust impacts during construction due to the separation distance between the site and the nearest sensitive receptors, which are located approximately 130 metres to the south and southwest of the site. These are located within the 350 m. Therefore, during construction, there is limited potential for

dust impacts on these sensitive receptors which would be considered in the absence of mitigation **negative, moderate** and **short-term**.

The key sensitive receptor of Tallaght University Hospital is located approximately 400 m to the west from the proposed development. Therefore, it is unlikely to be any negative impacts a result of dust soiling due to the separation distance. In the absence of mitigation the impact would be considered **neutral, imperceptible** and **short-term**.

The pro-active control of fugitive dust will ensure the prevention of significant emissions, rather than an inefficient attempt to control them once they have been released. The main contractor will be responsible for the coordination, implementation and ongoing monitoring of the Dust Management Plan. The key aspects of controlling dust are listed below. These measures will be incorporated into the OCMP prepared by CS Consulting prepared for the site.

In summary the measures which will be implemented will include:

- Hard surface roads will be swept to remove mud and aggregate materials from their surface while any un-surfaced roads will be restricted to essential site traffic.
- Any road that has the potential to give rise to fugitive dust will be regularly watered, as appropriate, during dry and/or windy conditions.
- Vehicles exiting the site will make use of a wheel wash facility where appropriate, prior to entering onto public roads.
- Vehicles using site roads will have their speed restricted, and this speed restriction must be enforced rigidly. On any un-surfaced site road, this will be 20 kph, and on hard surfaced roads as site management dictates.
- Public roads outside the site will be regularly inspected for cleanliness and cleaned as necessary.
- Material handling systems and site stockpiling of materials will be designed and laid out to minimise exposure to wind. Water misting or sprays will be used as required if particularly dusty activities are necessary during dry or windy periods.
- During movement of materials both on and off-site, trucks will be stringently covered with tarpaulin at all times. Before entrance onto public roads, trucks will be adequately inspected to ensure no potential for dust emissions.

At all times, these procedures will be strictly monitored and assessed. In the event of dust nuisance occurring outside the site boundary, movements of materials likely to raise dust would be curtailed and satisfactory procedures implemented to rectify the problem before the resumption of construction operations.

During construction, the proposed development will give rise to dust in the short term. Mitigation measures proposed in the accompanying construction management plan will ensure dust suppression techniques so as to remain within acceptable levels. These include road sweeping, wheels washing and covered vehicles.

On the basis of the above, the residual effects on air quality and climate after the implementation of mitigation set out and the OCMP prepared by CS Consulting will be **negative, not significant** and **short term** during the construction phase.

5.4.2 Operational Phase

In relation to the operational phase of the proposed development, the proposed development will not result in any significant emissions of air quality pollutants or greenhouse gases once operational. Therefore, the potential impact to air quality from the operational phase of the proposed development is expected to be insignificant. Therefore, no site specific mitigation measures are required. The site is to be fed from the Tallaght District Heating Scheme there will be no boilers on the site.

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

On the basis of the above the potential effects on Air Quality are **neutral**, **imperceptible**, and **long term** for the operational phase. Therefore, the residual impact of the proposed project on ambient air quality is deemed to be **imperceptible**.

5.5 NOISE AND VIBRATION

5.5.1 Construction Phase

During the construction phase it is expected that there will be some temporary impact on the nearest residential properties and Tallaght University Hospital due to noise emissions from the plant equipment required for construction.

There is no published statutory Irish guidance relating to the maximum permissible noise level that may be generated during the construction phase of a project.

The Preliminary Acoustic Assessment prepared by AWN considers that *‘There is potential for generation of moderate to significant noise levels during the construction phase. The magnitude of noise generated will be dependent on a number of factors including the proximity of noise sensitive receptors, construction methods employed, the selection of plant and the construction programming. A variety of items of construction methods and plant items will be required during the various phases of the construction project. Noise will be generated primarily from the onsite construction activity however noise can be generated during haulage of construction and waste materials to and from site’*. The Preliminary Acoustic Assessment also considers that *‘given the distance from the site to the nearest noise or vibration sensitive receptors, it is unlikely that construction vibration will generate any moderate or significant impacts’*.

The proposed development has limited potential for noise impacts due to the separation distance between the site and the nearest sensitive noise receptors, which are located approximately 130 metres to the south and southwest of the site. The

nearest clinical building at Tallaght hospital is located approx. 400 metres to the west and is heavily screened by the nearest apartment complex (7 stories). Noise impacts will arise during demolition of the existing structure and excavation of the substructure, however prevailing noise levels are relatively high due to road traffic.

The dominant noise source at the site is the existing road traffic, construction noise levels would for the most part fall below that the existing traffic noise, limiting the possibility for significant impacts.

Mitigation measures have been set out in the Preliminary Acoustic Assessment as follows:

- In the absence of specific noise limits, appropriate criteria relating to permissible construction noise levels for a development of this scale may be found in the British Standard BS 5228-1:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites - Noise. The appointed contractor will be required to limit construction noise levels in accordance with the ABC Method outlined therein.
- The appointed contractor will be required to limit construction vibration levels in accordance with BS 5228-2:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites – Vibration

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

The relevant mitigation measures as set out in the OCMP are as follows:

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

The OCMP notes that *'The Contractor shall be required to comply with the requirements of the planning permission for any vibration limits for the works'*. The OCMP outlines the vibration limitations that will be set in the absence of any Local Authority requirements as follows:

Table 5.2 Trigger Values for Vibration

Trigger Values for Vibration		
Trigger Level	Peak Particle Velocity (PPV)	
	50Hz and below	Above 50Hz
1	10 mm/s	10 mm/s
2	10 mm/s	12 mm/s
3	10 mm/s	15 mm/s

The OCMP notes that *'Background vibrations shall be established prior to commencement. A vibration monitoring system is to be put in place prior to any works taking place. This system is to raise an alarm if an agreed limit is exceeded at which time the working methods are to be adjusted so as to reduce vibrations generated'*.

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

5.5.2 Operational Phase

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

The best practice method for measuring and assessing building services plant noise emissions is outlined in the British Standard BS4142:2014+A1:2019 Methods for Rating and Assessing Industrial and Commercial Sound. BS4142:2014+A1:2019 describes methods for rating and assessing sound of an industrial and/or commercial nature. The methods described in this British Standard use outdoor sound levels to assess the likely effects of sound on people who might be inside or outside a dwelling or premises used for residential purposes upon which sound is incident.

The Preliminary Acoustic Assessment prepared by AWN considers the potential impacts of mechanical plant from the proposed development. The Preliminary Acoustic Assessment notes that *'Whilst there is potential for these plant items to generate moderate to significant noise levels, mitigation at the design stage can effectively eliminate potential noise impacts associated with these plant items'*. In terms of mitigation, the Preliminary Acoustic Assessment notes that *'It will be necessary that the cumulative noise levels from all plant associated with the proposed development be specified and designed to ensure that specific plant noise levels do not exceed 10 dB above the prevailing background noise levels at the nearest noise sensitive location. In addition, due care should be taken to ensure that the selected mechanical plant does not generate any potential tonal or impulsive noise'*.

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

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

5.6 LANDSCAPE AND VISUAL IMPACT

5.6.1 Construction Phase

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

It is likely that cranes will be visible from the site during construction. This will have a temporary slight negative impact. However, the overall landscape effect of the proposed development is considered to be positive, moderate and long term in nature.

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

5.6.2 Operational Phase

The visual impact of the proposed development on the surrounding area has been separately assessed in a Townscape and Visual Impact Assessment Report (TVIA) prepared by Model Works. This provides a comprehensive assessment of the proposal from a number of viewpoints in the surrounding area.

The proposed development is consistent with the wider urban setting and will not give rise to any significant landscape and visual effects.

The application site comprises a commercial-industrial site that contributes little to the character and visual quality of this part of Dublin. The proposed development, while more substantial, would result in a positive contribution to the townscape character and urban fabric of Belgard Road and the wider Tallaght area. The TVIA notes that *'due to its pivotal position in the urban structure, at the eastern gateway to the town centre from Belgard Road and at the interface between the town centre and the university, the site's redevelopment has the potential to change the character of an important part of the townscape'*.

The TVIA notes a medium sensitivity of the surrounding Belgard Road area and considers that while due to its pivotal position in the urban structure, the site's redevelopment has the potential to change the character of an important part of the townscape, the significance of impacts from the development is predicted to be **moderate** and **positive**.

The TVIA concludes that *'In all cases the visual effects are predicted to be positive'* and that *'the proposed development can be considered an appropriate intervention in the evolving townscape of Tallaght town centre'*.

5.7 CULTURAL HERITAGE, AND ARCHAEOLOGY

5.7.1 Construction Phase

A review of the Heritage Council's online database (<https://heritagemaps.ie/>) determined that there are no recorded archaeological sites or monuments within the proposed development lands. In addition, a review of the SDCC Development Plan 2016-2022 and Draft SDCC Development Plan 2022-2028 confirms that there are no protected structures within the proposed development lands.

The Archaeology Assessment prepared by Irish Archaeological Consultancy Limited (2022) and included with the application notes that *'The archaeological potential of the site is considered to be low, due to the likely fact that any archaeological remains that may have survived here have since been removed by modern development. As such, no adverse impacts on the archaeological resource are predicted as a result of the development going ahead'*.

The construction phase of the development, due to its temporary nature, does not give rise to any impact on cultural heritage. As the site has been previously developed it is extremely unlikely that the proposed development will uncover potential as yet unknown sub-surface archaeological features on the site.

In this regard any impacts upon cultural heritage and archaeological are considered to be **neutral, imperceptible** and **long term** in nature.

5.7.2 Operational Phase

The operational phase of the proposed development is not predicted to have any impact on archaeological, architectural and cultural heritage.

In this regard any impacts upon cultural heritage and archaeological are considered to be **neutral, imperceptible** and **long term** in nature.

5.8 TRAFFIC AND TRANSPORTATION

5.8.1 Construction Phase

During the construction phase of the proposed development, there will be additional traffic movements to/from the site from construction personnel, security staff, professional staff (i.e. design team, utility companies), excavation plant, dumper trucks and deliveries/removal of materials (waste/spoil).

The frequency of vehicles accessing the site will vary throughout the construction phase. A site-specific construction traffic management plan incorporating the mitigation measures set out under the OCMP will be prepared by the contractor and submitted to the planning authority prior to the commencement of construction.

Following the implementation of mitigation measures the potential impacts on Traffic and Transportation are **negative, not significant**, and **short term** for the construction phase.

5.8.2 Operational Phase

The proposal includes cycle spaces for residents and visitors, encouraging cycling as the main method of transport to and from the site, with consequent benefits for human health. The site is within close proximity to a public transport networks, including Tallaght (The Square) (6 min walk) Luas station and frequent Dublin Bus services along Belgard Square North and Cookstown Way. The application site also has good connectivity to the local and strategic road network, with the M50 junction to the east and the N7 to the north.

The accompanying Traffic and Transport Assessment (TTA) prepared by CS Consulting considers the potential impacts of the proposed development upon the existing road infrastructure. The TTA concludes that *'the proposed development can be supported by the existing road infrastructure, that the parking provision for the proposed development conforms to Local Authority standards, and that the development access design and internal layout are fit for purpose and comply with the Design Manual for Urban Roads and Streets'*.

Following the occupation of the development a Mobility Management Plan (MMP) Co-ordinator will be appointed by the Facility Management Company to administer, implement, monitor and review mobility management issues relevant to the development. The co-ordinator will also liaise with the Local Authority and Public Transport Companies on issues relevant to the reduction of private car-based journeys to and from the development.

The requirements on the current infrastructure are considered to be consistent with the site's zoning objective and the proportionate proposed bicycle parking provision will ensure sustainable modes of transport are promoted.

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

5.9 MATERIAL ASSETS, INCLUDING WASTE MANAGEMENT

5.9.1 Construction Phase

Utilities: Foul Sewer, Stormwater and Potable Water

The proposed development will have an impact upon other material assets and 'built services and infrastructure' (set out in the draft EPA Guidelines 2017) such as electricity, telecommunications, gas and water supply.

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

Electrical connections will be made by suitably qualified personnel following consultation with the relevant authorities and will be cognisant of subsequent construction works. High voltage connections will be established for heavy duty equipment and site facilities, as required. All electrical works, including connection to

the ESB network will be carried out by a suitably qualified contractor. The power and electrical supply requirements during construction are relatively minor, and there is no potential impact anticipated on existing users

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

Site welfare facilities will be established to provide sanitary facilities for construction workers on site. The main contractor will ensure that sufficient facilities are available at all times to accommodate the number of employees on site. Foul water from the offices and welfare facilities on the site will discharge into the existing sewer on site (the cabins may initially need to have the foul water collected by a licensed waste sewerage contractor before connection to the sewer line can be made).

In respect of the foregoing, the predicted impacts upon foul sewer, stormwater and potable water are considered to be **neutral, imperceptible** and **short term** in nature.

Waste and Waste Management

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. The scale of the waste production in conjunction with the use of licensed waste disposal facilities and contractors does not cause concern for likely significant effects on the environment.

The accompanying Demolition and Construction Waste Management Plan prepared by CS Consulting details the methodologies employed for the control, management, monitoring and disposal of waste from the site. The plan sets out the measures used is to maximise the quantity of waste recycled by providing sufficient waste recycling infrastructure, waste reduction initiatives and waste collection and waste management information to the residents of the development.

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

All waste arising during the construction phase will be managed and disposed of in a way that ensures the provisions of the Waste Management Act 1996 as amended and associated amendments and regulations and the Waste Management Plan. In the event, there is excess material with no defined purpose, it will be transported to an authorised soil recovery site or notified to the EPA as a by-product when it will be beneficially used. .

Waste during construction will be managed in accordance with the project specific Demolition and Construction Waste Management Plan prepared by CS Consulting, as well as any subsequent planning conditions.

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

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

5.9.2 Operational Phase

Utilities: Foul Sewer, Stormwater and Potable Water

The proposed development will have an impact upon other material assets such as 'built services and infrastructure' (set out in the draft EPA Guidelines 2017) such as electricity, telecommunications, gas and water supply. The likely impact is considered to be consistent with the site's zoning objective as set out in the SDCC Development Plan and is typical of a development at an urban location.

A pre-connection enquiry (reference CDS20005423) was submitted to Irish Water on August 24th 2020 to determine the feasibility of connecting to the public water supply and drainage infrastructure. A response was received from Irish Water on September 15th 2021 confirming feasibility subject to the development adhering to strict flow management. This is to ensure no further detriment in the downstream network resulting from the new connections to the existing sewer. The flow control and storage measures will be installed, owned, operated and managed by the developer locally on the private side, and will be required until Irish Water have increased capacity in the downstream network. A Statement of Design Acceptance has been received by Irish Water and is included as Appendix D of the Engineering Services Report Prepared by CS Consulting. Further information is set out in the accompanying Engineering Services Report prepared by CS Consulting.

The proposal will have an impact on servicing and utilities infrastructure in the area, requiring connections to water, electricity, and gas supplies, as well as connecting to the existing road network. Due to the brownfield nature of the site, the development is well placed to benefit from in-situ infrastructure provision and will therefore constitute a sustainable use at the location. Further information is set out in the accompanying Engineering Services Report prepared by CS Consulting.

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

In respect of the foregoing, the predicted impacts upon foul sewer, stormwater and potable water are considered to be **neutral, imperceptible** and **long term** in nature.

Waste and Waste Management

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

An Operational Waste Management Plan has been prepared by AWN, which outlines measures to maximise the quantity of waste recycled by providing sufficient waste recycling infrastructure, waste reduction initiatives and waste collection and waste management information to the residents of the development.

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

Conclusion

There are no likely significant environmental effects in terms of the material assets, for the proposed development and considering the existing environment and proposed future environment which would warrant preparation of an EIA.

5.10 ASSESSMENT OF POTENTIAL IMPACTS FROM INTERACTIONS

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

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

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

There is a potential interaction between land, soil geology, hydrogeology and hydrology if surface water run-off was poorly managed during the construction phase of the proposed development.

There is a potential for interactions between air quality during construction activities on human health and biodiversity via dust generation. There is a potential for interactions between noise and vibration during construction activities on human health.

However, these potential interactions are short-term and associated with the construction phase. The OCMP has outlined minimisation measures to ensure that pollution and nuisances arising from demolition, site clearance and construction activities is prevented where possible and managed in accordance with best practice and any subsequent planning conditions relevant to the proposed development.

It is considered that there will be no likely significant interactions which would warrant preparation of an EIAR.

5.11 ASSESSMENT OF POTENTIAL FOR CUMULATIVE IMPACTS

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

The National Planning Application Map was consulted for the previous 5 years to identify notable applications (proposed development), or applications granted permission (permitted development) within that period within 500m of the development site. The National Planning Application Map includes planning application data sourced from the 31 individual local authorities across Ireland. This list of consented development is shown in Appendix A at the end of this report. The review of the online planning tool noted a large number of changes of use, retention and other minor alterations in the vicinity of the proposed development. These proposed and consented development have been, where relevant, considered as a part of the overall project impact.

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

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

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

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

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

6.0 FINDINGS AND CONCLUSIONS

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

10. Infrastructure projects

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

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

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

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

- Compliance with the OCMP will prevent potential short-term nuisances (such as dust, noise and vibration, and traffic) and risks from the storage of any hazardous substances (fuels, chemicals and other construction materials that may pose a risk to the environment).
- Compliance with the accompanying Demolition and Construction Waste Management Plan prepared by CS Consulting, will ensure best practice methodologies employed for the control, management, monitoring and disposal of waste from the site.
- The proposed drainage and flood risk strategy will contribute to improved retention of surface water on site and controlled discharge.
- The AA Screening and Natura Impact Statement considered that the only sites within the zone of influence that are at risk of significant effects are four European sites, South Dublin Bay SAC, North Dublin Bay SAC, South Dublin Bay and River Tolka Estuary SPA and North Bull Island SPA. The NIS concluded that *'Following the implementation of the mitigation measures outline, the construction and presence of this development would not be deemed to have adverse effects on the integrity of the European sites, South Dublin Bay SAC, North Dublin Bay SAC, South Dublin Bay and River Tolka Estuary SPA and North Bull Island SPA. No impacts are likely on the European sites, alone or in combination with other plans and projects based on the implementation of standard construction phase mitigation measures'*.

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

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

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

As required by Regulation 299B(1)(b)(ii)(II)(C), the available results of other relevant assessments of the effects on the environment carried out pursuant to European Union

legislation other than the Environmental Impact Assessment Directive have been taken into account within this EIA Screening Report. A standalone Regulation 299B(1)(b)(ii)(II)(C) Statement has been provided as part of this application.

7.0 REFERENCES

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

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Hydrological and Hydrogeological Qualitative Risk Assessment for a Residential Development at the former ABB Site, Belgard Road, Tallaght, Dublin 24. AWN Consulting Ltd. 2022b.

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Demolition and Construction Waste Management Plan, Former ABB Site, Belgard Road, Tallaght, Dublin 24. Cronin Sutton Consulting Engineers 2022c.

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Natura Impact Statement – Information for a Stage 2 (Natura Impact Statement) AA for the proposed SHD planning application for a residential development at the site of the current ABB on Belgard Road, Tallaght, Dublin 24. Altemar Marine and Environmental Consultancy 2022c.

Archaeological Assessment At Abb Site, Belgard Road, Tallaght, Dublin 24. Irish Archaeological Consultancy Limited 2022.

Townscape and Visual Impact Assessment for Proposed Strategic Housing Development at ABB Site, Belgard Road, Tallaght . Model Works Limited 2022.

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

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

Landscape Design Statement, ABB Belgard Road, Tallaght. Cameo & Partners 2022.

Belgard Road, Tallaght (ABB Site), Design Statement Brochure (Architectural Design Statement). C + W O'Brien Architects 2022.

Guidelines for the Treatment of Air Quality During the Planning and Construction of National Road Schemes. Transport Infrastructure Ireland (2011).

APPENDIX A - RELEVANT PLANNING HISTORY

Application Number	Development Description	Development Address	Decision	Grant Date
SD21A/0123	Sliding steel entrance gate to the main entrance; partial demolition of a section of existing boundary wall; construction of new site entrance piers and the extension of the existing perimeter railings to meet the new piers; 2 new bicycle shelters and all associated site development works.	Killakee House, Belgard Square, Tallaght, Dublin 24	GRANT PERMISSION	2022-01-17
SD21A/0104	Footbridge from car park of university campus to Airton Close.	TU Dublin, Tallaght & Airton Close, Tallaght, Dublin 24	GRANT PERMISSION	2022-01-14
SD21A/0174	Change of use of part of existing unit from industrial use for use as a restaurant facility with sit-down facility, cafe and deli with take away produce (teas, coffees, sandwiches etc) over two floors and all associated site works.	Unit 3, Airton Road, Tallaght, Dublin 24.	GRANT PERMISSION	2021-09-23
SHD3ABP-309916-21	Demolition of the existing industrial and commercial office buildings totalling c.4,628sqm; Construction of a Build-to-Rent Housing Development comprising 170 apartment units and crèche arranged in 2 blocks across 4-7 storeys over basement car park (total gross floor area c.13,880sq.m excluding basement)	Glen Abbey Complex, Belgard Road, Cookstown Industrial Estate, Dublin 24, D24 W2XA	GRANT PERMISSION	2021-09-21
SD21A/0134	Amendments to previously granted permission (SD20A/0017) comprising of alterations to façade; installation of roof lights and PV panels.	Unit 2, The Square Industrial Complex, Belgard Square East, Tallaght, Dublin 24	GRANT PERMISSION	2021-07-19
SD21A/0030	Demolition of existing fire damaged commercial unit and site clearance including all associated site works.	Unit 74, Cookstown Road, Cookstown Industrial Estate, Dublin 24	GRANT PERMISSION	2021-04-12
SD21A/0013	Installation and operation of a natural gas combined heat and power system and the associated infrastructure.	Land at Tallaght University Hospital, Tallaght, Dublin 24	GRANT PERMISSION	2021-03-21
SD21A/0014	Construction of a new two storey extension adjacent to the existing Pharmacy Department located on the east side of the campus to provide a new Aseptic Pharmacy Unit incorporating laboratory areas; support rooms and first floor plantroom; external stairway; new exit door from the Pharmacy corridor to the adjacent	Tallaght University Hospital, Belgard Square North, Tallaght, Dublin 24	GRANT PERMISSION	2021-02-25

	service yard; new exit door from the delivery bay area to the hospital delivery yard and associated site and landscaping works.			
SHD3ABP-308398-20	(i) Demolition of the existing industrial buildings, (ii) construction of: (a) 252 'build-to-rent' apartments in a two to nine storey development. Each apartment has associated private open space in the form of a ground floor terrace or a balcony and has access to 613sq.m of internal communal amenity space (including a concierge and management facilities, communal gym, flexible meeting rooms, library/co-working space, lounge, cinema/multimedia room and external covered game area); 1792sq.m of external communal amenity space at first and second floor levels; and a 65sq.m external covered communal amenity area at first floor level.	Units 66 & 67 Fourth Avenue, Cookstown Industrial Estate, Tallaght, Dublin 24	GRANT PERMISSION	2021-01-28
SD20A/0050	Three storey apartment building containing six apartments with external terraces/private gardens (3 x two bed & 3 x three bed duplex) & one end of terrace two storey house (two bed), landscaping of site and play area, footpath, bin stores, eight car parking spaces, eighteen bicycle parking spaces and all associated site works.	Colberts Fort, Belgard Road, Tallaght, Dublin 24.	GRANT PERMISSION	2021-01-18
SD20A/0289	Alterations to existing external service area to the north eastern side of The Square Shopping Centre at the entrance to the existing service yard comprising of construction of an external plant area (c.135sq.m) enclosed by 2.4 metre high galvanised fencing to accommodate an Air Handling Unit (AHU) and a Chiller Unit ancillary to the shopping centre; new flat roof boiler room building (c.34sq.m gross floor area) within the proposed new enclosed plant enclosure; installation of a metal frame (2.4 metres wide x 1 metre high and located 2-3 metres above the ground supported by metal stilts) to facilitate the connection of the Air Handling Unit and Chiller within the plant area to the covered service yard area; replacement of mesh panels on existing wall on the western and norther side of the service yard with metal louvered panels; all associated site and development works.	The Square Shopping Centre, Tallaght, Dublin 24	GRANT PERMISSION	2021-01-08

SD20A/0201	A telecommunications field technician apprenticeship training area, comprising of a compound, 35m by 25m enclosed by a 3m perimeter fence. The area will contain a number of street cabinets, underground access chambers, underground ducting, half height training poles and a storage unit.	Technological University Dublin, Old Blessington Road, Tallaght, Dublin 24, D24 FKT9	GRANT PERMISSION	2020-12-18
SD20A/0148	Retention for internal mezzanine storage area (132sq.m); single storey compressor room extension (12sq.m) to rear of existing building and single storey packaging shed extension (38sq.m) to side of existing building.	Unit 30, Second Avenue, Cookstown Industrial Estate, Dublin 24	GRANT PERMISSION FOR RETENTION	2020-08-16
SD20A/0145	Subdivision of the existing retail department store (Unit 116 - 5,396sq.m. - formerly Debenhams) to comprise 2 retail units - 116A (2,431sq.m) and 116B (2,270sq.m) and new service corridor (176sq.m) to the rear of the proposed unit 116B to provide access to the existing service yard; associated modifications including the removal of the existing mezzanine floor within Unit 116 (497sq.m); creation of new retail frontage within the internal mall and associated signage; revisions to existing retail Unit 117 (113sq.m) and 118 (102sq.m) to form a single amalgamated unit (169sq.m) and creation of additional mall floor space (47sq.m) arising from the unit reconfiguration; all associated site and development works including minor revisions to the layout of the existing service yard.	Units 116, 117 and 118, The Square Shopping Centre, Tallaght, Dublin 24	GRANT PERMISSION	2020-08-12
SD20A/0088	Replacement of a portion of the facade; removal of escalators and infill of voids at first floor (ex. mezzanine 93.5sq.m and second floor (ex. food courts 64sq.m); change of use of the mezzanine floor of the previously approved and constructed retail known as C4 to a Primary Care Centre (Class 8); change of use for ground floor, first floor and second floor of the previously approved and constructed retail unit known as Food Court, to a Primary Care Centre (Class 8).	Russell Centre, Tallaght Cross West, Dublin 24	GRANT PERMISSION	2020-07-16
SD20A/0105	Revisions to previously permitted internal modifications as approved under Ref. SD18A/0399 resulting in the reductions in the kiosk zone at Level 2 only by 196sq.m (from 1073sq.m to 877sq.m) to accommodate a new partially enclosed restaurant/café unit (196sq.m) and associated setting; the new restaurant and seating area will correspond with the footprint of the existing Units 260/262 and 263 and will contain associated facilities including a kitchen, front and rear counters, condiment unit, dining tables, chairs, booths and benches; associated signage and development works.	The Square Shopping Centre, Tallaght, Dublin 24	GRANT PERMISSION	2020-07-16

SD19A/0394	Mixed use commercial extension (9,956sq.m gross floor space) to the southern side of The Square Shopping Centre and a new public plaza and all associated site and development works including new signage; Level 1 - no changes; Level 2 - removal of southern mall entrance lobby and construction of new extension to existing Level 2 mall to include 6 retail units (2,611sq.m), a food hall/market hall area for multiple restaurant/food and beverage type uses with associated seating areas (2,041sq.m), a restaurant/cafe unit (67sq.m) and associated ancillary accommodation and circulation (1,534sq.m) and plant rooms (176sq.m) and introduction of new internal service corridor; Level 2 extension is replacing surface parking spaces (140) to the south of the shopping centre and an existing parking area (34 spaces) to the east of the proposed extension is to be reconfigured; creation of Level 3 entrance and creation of new public plaza to replace roof car park (111 spaces) and the new outdoor public plaza (0.74ha) will be used for multi-purpose events, civic and recreational uses and retail and food and beverage concessions involving temporary moveable structures erected on a seasonal basis; the creation of the new Level 3 entrance involves replacement of existing retail unit at Level 3 (Unit 307A) with mall area to include flexible kiosk type retail concession areas; 2 buildings accommodating 9 restaurant/bar units (3,324sq.m) and ancillary accommodation (175sq.m) and associated outdoor seating areas in the new plaza on south facing terraces; Level 4 - ancillary accommodation and service areas (28sq.m) on roof of 2 restaurants buildings within provision for screened plant areas and solar panels; the proposed extension has a maximum building height of 18 metres above existing ground levels; the extension is to replace and supersede the Plot B development previously permitted under Reg. Ref. SD13A/0192 (Bod Ref. PL06S.243280) which included a gross floor space of 5,684sq.m; the permitted northern extension (Plot A) remains unchanged. Permission is sought to amend Condition 3(a) of the Reg. Ref. SD13A/0132 (Bord Ref. PL06S.243280) to facilitate the construction of the proposed southern extension prior to the permitted northern extension (Plot A) subject to a phasing programme to be agreed.	The Square Shopping Centre, Tallaght, Dublin 24	GRANT PERMISSION	2020-06-17
SD20A/0010	Change of use from office to medical/dentist use with revisions to front elevation.	Unit 8, High Street, Tallaght, Dublin 24.	GRANT PERMISSION	2020-03-11
SD19A/0397	Change of use of existing open plan 997sq.m shell and core retail unit to the use as a spa/recreational facility to include swimming	Unit 11, Tallaght Retail Centre, Tallaght, Dublin 24	GRANT PERMISSION	2020-02-20

	pool area; relaxation areas; treatment rooms; associated office/administration areas; changing facilities; internal dining/restaurant area; associated kitchen facilities; plant areas; associated ducting/extraction vents with associated elevational changes; connections to all services and site development works; new internal mezzanine floor to provide additional 602sq.m at new first floor level and on-street bicycle parking outside the building for 18 bicycles at the corner of Abberley Square and Abberley Square East.			
SHD3ABP-305763-19	Demolition of the existing industrial buildings on site (4,800sq.m) and the construction of 2 blocks comprising: 328 apartments (93 1-bed, 222 2-bed and 13 3-bed), ancillary residential support facilities and commercial floorspace measuring 31,147sq.m gross floor space above a single basement level measuring 5,861sq.m. Block A is a part-5 to part-7 storey (13,710sq.m) over basement block comprising 149 apartments with office space (222sq.m). Block B is a part-6 to part-9 storey (17,437sq.m) over basement block comprising 179 apartments, 2 double-height retail/commercial (Class 1/Class 2) units (354sq.m), a café/restaurant (313sq.m), a creche (360sq.m), internal residents amenity area (644sq.m) at ground floor including reception (37.7sq.m), residents lounge (91.3sq.m), private dining area (52.6sq.m), co-working space (45.5sq.m), games room (47.3sq.m), gym (80sq.m) and communal lounge (220sq.m) at 6th floor level. The development also consists of the provision of a landscaped courtyard; public plaza at the corner of Airton and Belgard Road; pedestrian access from Airton Road to the Technological University campus; balconies; landscaped roof terrace at 6th floor level (7th Storey) of Block B (671sq.m); 184 car parking spaces at basement level including 14 club car spaces, 10 disabled parking spaces and 4 creche parking spaces; 727 basement and surface bicycle parking spaces; 4 motorbike parking spaces; bin storage; boundary treatments; green roofs; hard and soft landscaping; plant; lighting; Vodafone cabin sub-station; ESB sub-stations, switch rooms and generators; and all other associated site works above and below ground.	Site at the corner of Airton Road and Belgard Road, Tallaght, Dublin 24, D24 HD35	GRANT PERMISSION	2020-02-20
SD19A/0390	Change of use from 2 existing office units to 2 two bedroom student accommodation units located at first floor level including minor internal modification works and retaining the existing entrances off the main courtyard.	17/18, Tramway Court, Old Blessington Road, Tallaght, Dublin 24	GRANT PERMISSION	2020-02-18

SD19A/0367	Demolition of existing commercial building (736sq.m) and construction of a single storey cafe/restaurant (79sq.m); single storey bicycle workshop building (32sq.m); improved public realm area to include seating; bicycle parking (60 spaces) and hard and soft landscaping and all associated site and development works.	An Post Building, The Square Shopping Centre, Belgard Square East, Tallaght, Dublin 24	GRANT PERMISSION	2020-01-27
SD19A/0299	(a) Partial change of use at ground floor from 324sq.m light industrial warehouse use to office & laboratory; (b) construction of a new internal first floor level, containing 120sq.m. office space; (c) 7 new windows at first floor level on the front elevation (east facade); (d) removal of existing roller shutter on the front elevation (east facade) and replacement with new door & glazing panel & new signage on the front elevation (east facade); (e) 3 new windows at ground floor level at side elevation (south facade); (f) new door at ground floor level at side elevation (south facade); (g) roller shutter door at rear elevation (west facade); (h) construction of new 13.8sq.m. external enclosed covered storage to rear elevation (west facade); (i) new door on the rear elevation (west facade) and all associated site works.	Unit 5, Airton Close, Airton Road, Tallaght, Dublin 24	GRANT PERMISSION	2019-11-18
SD19A/0085	Demolition of a single storey modular building extension to the rear (north) of the existing facility building and the provision of a 26.68m x 7.43m x 3.51m high (gross floor area of 187sq.m) single storey modular building and associated works to the rear (north) of the light industrial facility.	Broomhill Industrial Estate, Broomhill Road, Dublin 24	GRANT PERMISSION	2019-08-26
SD19A/0152	(A) Construction of a 4 storey general teaching building (c.5,211sq.m) comprising teaching spaces, class kitchens and restaurant, lecture theatres, labs and computer rooms, breakout spaces and ancillary service area with roof level plant; (B) landscaping works including the provision of a kitchen garden, orchard and wildflower meadow with beehives; (C) 28 covered cycle parking spaces; (D) all associated site development, site services, landscaping and boundary treatment works.	Tallaght Campus, Old Blessington Road, Tallaght, Dublin 24	GRANT PERMISSION	2019-06-27
SD19A/0118	Modifications to external facade facing Westpark including double height glazing; signage panel; relocation of entrance door and ATM and blocking up existing entrance door.	8, Old Bawn Road, Tallaght, Dublin 24	GRANT PERMISSION	2019-05-30
SHD3ABP-303306-18	Development of 438 apartment units consisting of 158 no. 1 beds, 230 no. 2 beds and 50 no. 3 beds (total apartment units include 8 no. live/work units with a total c. 509 sqm work areas at ground floor) and c. 732 sqm of tenant/resident service amenities all within blocks A1, A2, A3 and B1. Block B2 to comprise a 403	Junction of Belgard Road and Belgard Square North, Tallaght, Dublin 24	GRANT PERMISSION	2019-04-15

	bedspace student accommodation scheme and associated student amenity and staff facilities (c.815 sqm); childcare facility (c.380 sq.m) and external playing area (c. 242sq.m); 6 retail/commercial units (c. 632sq.m in total); security room (c.52sq.m); 107 car parking spaces below podium; 22 car parking spaces at surface level; 1227 bicycle parking spaces; 4 semi-private courtyards of c. 5,516sq.m; public plaza; public realm & landscaping (c.7,442sq.m).			
SD19A/0052	Internal reorganisation of the existing ground floor bar/dining/reception area resulting in the relocation of the main entrance door and reception area; provision of a toilet; an increase in area of the existing bar/dining area of 35sq.m; change of use from retail to a 12sq.m kitchen store, accessed from the existing kitchen; 895sq.m hotel extension, providing 24 bedrooms and ancillary spaces is proposed on the first floor consisting of the change of use of 790sq.m retail and a 105sq.m extension within the existing perimeter; 12 residents and 3 staff car parking spaces are provided within the existing basement car park, the allocated spaces are currently associated with first floor retail use; an additional 4 bicycle spaces have been provided as an addition to the current provision.	The Glashaus Hotel, Belgard Square West, Tallaght, Dublin 24	GRANT PERMISSION	2019-04-15
SD18B/0438	Construction of a part single, part two storey attached rear extension; extended front driveway entrance; accessible ramp providing access to new replaced front door; internal alterations and all ancillary works.	40, Westpark, Tallaght, Dublin 24	GRANT PERMISSION	2019-03-20
SD18A/0435	(1) A Sport Science, Health and Recreation Building containing a single storey sports hall and teaching accommodation and associated facilities arranged over two storey plus roof plant areas with a total floor area 3,175sq.m; grass playing pitch 140 x 90m with flood lighting; score boards; 1m high spectator barrier; 12m high x 25m wide ball catch nets behind goal posts and spectator seating; (2) external landscaped quadrangle; pedestrian areas; footpaths and landscaping; linking existing facilities with the development; building signage; 56 covered bicycle parking spaces; covered walkways and demolition of 46 existing car parking spaces and associated site works; (3) enhanced pedestrian crossing facilities at Greenhills Road access, comprising new raised entry treatment across access and pedestrian refuge island on Greenhills Road with associated road markings and traffic signs. The application site is centrally located within the ITT campus which is bounded by Belgard Road to the	Institute of Technology, Old Blessington Road, Tallaght, Dublin 24.	GRANT PERMISSION	2019-02-08

	west, industrial buildings accessed off Airton Road to the north, Greenhills Road to the east and to the south by Old Blessington Road and the grounds of the Old Priory, Tallaght.			
SD18A/0370	(i) Change of use from taxi office to restaurant/café; (ii) shopfront signage and all ancillary works necessary to facilitate the development.	Unit 4, Block 6, Tallaght Retail Centre, High Street, Tallaght, Dublin 24	GRANT PERMISSION	2018-12-04
SD13A/0192/EP	Development to consist of the phased construction of two independent extensions to the existing shopping centre (The Square) with a total gross floor area of 21,490sq.m. (including floor area of car parking of 22,861sq.m.; the total development area is 44,351sq.m.)	The Square Shopping Centre, Belgard Square, Tallaght, Dublin 24	GRANT EXTENSION OF DURATION OF PERMISSION	2018-11-21
SD18A/0219	(1) The construction of a new two storey c.23,283sq.m building for use as data storage facilities containing: data storage rooms, electrical & mechanical plant rooms and support areas including offices and welfare facilities, loading bays, back-up generators and water storage tanks, mechanical plant at roof level is screened from view on all sides by permanent screens; (2) 27 car parking spaces; (3) amendment to previously permitted site landscaping, boundary treatment and associated site infrastructure (planning permission Reg. Ref. SD16A/0093) and (4) the demolition of a single storey building (floor area of 310sq.m).	Former Jacob's/Allied Biscuits Site, Belgard Road, Tallaght, Dublin 24, D24 DA27	GRANT PERMISSION	2018-08-07
SD18A/0197	Construction of a new car park to provide 85 parking spaces, controlled taxi-rank, covered bicycle parking zone, new covered walkway located adjacent to the main hospital entrance together with alterations to the existing road, footpath, retaining wall & car park to provide an additional 5 disabled use bays including all associated site works.	The Adelaide & Meath Hospital, Incorporating The National Children's Hospital, (Tallaght Hospital), Tallaght, Dublin 24	GRANT PERMISSION	2018-07-20
SD18A/0043	Sub-division and change of use of existing Unit F-05 from Hotel/Bar/Restaurant use at ground floor level (260sq.m) and mezzanine floor level (390sq.m) to office unit at ground floor level (225sq.m) and to NCBI Offices use and associated staff facilities at mezzanine floor level (390sq.m) through new access doors on the northern elevation of the existing building, new access stairs and existing lift to mezzanine floor level (35sq.m) at ground floor level, extend the mezzanine floor area (48sq.m) within the existing	Block F, Belgard Square North and West, Tallaght Town Centre, Dublin 24	GRANT PERMISSION	2018-04-04

	approved development Reg. Ref. No. SD02A/0392 and SD08A/0197.			
SD17A/0439	Construction of a cafe/restaurant unit with an overall height of 4.05m and a total GFA of 175sq.m to be located in the central section of the car park of Belgard Retail Park. The proposal includes signage for the unit, associated outdoor seating area, bin store, landscaping and all associated site works. The development proposes the removal of 40 existing car parking spaces and provision of 8 new car parking spaces to the south of the proposed cafe/restaurant unit. It is also proposed to provide a 2m wide footpath from the proposed cafe/restaurant unit to the retail warehouse units.	Belgard Retail Park, Belgard Road, Tallaght, Dublin 24.	GRANT PERMISSION	2018-02-09
SD17A/0436	Single storey first floor extension to the existing Intensive Care Unit (ICU) consisting of twelve isolation bedrooms, associated ancillary spaces, public waiting and overnight areas and staff areas.	Tallaght University Hospital, Belgard Square North, Tallaght, Dublin 24	GRANT PERMISSION	2018-02-06
SD17A/0430	The construction of a new entrance lobby and concourse of total 250sq.m. additional floor area and 6m in height, including new information desk, informal seating area and display facilities	Tallaght University Hospital, Belgard Square North, Tallaght, Dublin 24	GRANT PERMISSION	2018-02-02
SD17A/0418	Change of use from previously permitted retail use on the ground and first floor of units D-03 and D-07 and associated circulation cores, to medical clinic use and internal modification to the circulation cores. This will extend the existing medical clinic as permitted under planning permission Ref. SD15A/0357.	Units D03 & D07, Block D, Belgard Square West, Tallaght Town Centre, Dublin 24	GRANT PERMISSION	2018-01-29
SD17A/0412	Changes of use within the existing Tallaght Cross West development: from permitted crèche uses to residential (9 units) at first floor level; from permitted retail uses to crèche (414sq.m) at ground and mezzanine floor levels; from permitted retail management suite and plant room use to part residential (3 units) at mezzanine floor level; from permitted retail and food court uses to third level education (2228sq.m) at ground, mezzanine and first floor levels; from permitted gymnasium use to residential (7 units) at mezzanine level; from permitted retail to gymnasium use (1918sq.m) at ground and mezzanine floor levels and from permitted retail to medical use (2885sq.m) at ground floor level all on site bounded principally by Belgard Square West, Cookstown Way and the Luas Red Line	Belgard Square West, Tallaght, Dublin 24	GRANT PERMISSION	2018-01-23

SD17A/0284	Modifications to existing retail Unit 6 (previously approved plans (Reg Ref SD03A/0323, SD05A/0720), An Bord Pleanala Ref No. PL06S.204123)consisting of 467sq.m retail food store (to include Off Licence) with associated provision of seated dining, kitchen, wc, office and storage facilities; alteration to the front facade to introduce a new pedestrian entrance with new signage over and all ancillary site works and services.	Unit 6, Belgard Square West, Tallaght, Dublin 24	GRANT PERMISSION	2017-12-19
SD17A/0257	Change of use of the existing night club on the second floor of the Abberley Hotel into 12 new guest rooms/bedrooms including associated internal alterations.	Abberley Court Hotel, Belgard Road, Tallaght, Dublin 24	GRANT PERMISSION	2017-12-18
SD17A/0209	Construction of a retail warehouse unit with an overall height of 8.6m and a total GFA of 2,404 sq.m. to be located adjacent to Unit 7 in the northwest of Belgard Retail Park. This includes 1,409 sq.m. of retail warehouse floorspace at ground floor level and 995 sq.m. of retail warehouse/storage space at mezzanine level. The proposal includes signage for the unit and a service area to the rear. The development will also involve the demolition of the existing 16 sq.m. single storey access building to the below ground pumphouse room located beside the sprinkler tanks (to be retained) and its replacement with a new standalone above ground pumphouse along the eastern boundary of the site measuring 22sq.m. The proposal will result in the removal of 82 existing public and staff car parking spaces, the repositioning of 10 car parking spaces repositioned to the eastern boundary and the provision of 11 new car parking spaces located at the northern boundary to the rear of the proposed unit. The proposal includes cycle parking, landscaping and all associated site works.	Belgard Retail Park, Belgard Road, Tallaght, Dublin 24	GRANT PERMISSION	2017-12-04
SD17A/0333	30KW of roof mounted solar PV panels on the student canteen roof.	IT Tallaght, Old Blessington Road, Tallaght, Dublin 24.	GRANT PERMISSION	2017-11-09
SD17A/0177	(1) Temporary gas powered generation plant within a 2,850sq.m fenced yard containing 12 generator units and 2 back-up diesel generator units with associated flues (each 18m. high), attenuation screen (15m. high) and auxiliary installations, (2) gas meter and incoming gas stream reduction plant within a separate 40sq.m fenced yard and (3) sundry ancillary works.	Former Jacobs/Allied Biscuits Site, Belgard Road, Tallaght, Dublin 24	GRANT PERMISSION	2017-09-04
SD17A/0216	Retention of: (1) first floor internal alterations, including the construction of office spaces on a mezzanine floor located over an existing shop floor; (2) alterations made to an existing advertising totem pole and all associated site works.	Unit 1, Airton Business Park, Airton Road, Tallaght, Dublin 24.	GRANT PERMISSION	2017-08-28

SD17A/0077	(1) Change of use of part of existing warehouse to retail use at first floor (260sq.m), internal alterations; (2) new vehicular entrance on Airton Road, expanded parking capacity in one-way system, widening of access on Broomhill Road and all associated site works.	Unit 31, Airton Road, Tallaght, Dublin 24.	GRANT PERMISSION	2017-05-09
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