
**STATEMENT IN ACCORDANCE WITH
ARTICLE 299B (1)(b)(ii)(II)(C) OF THE
PLANNING AND DEVELOPMENT
REGULATIONS 2001 – 2021**

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Project Proposed Strategic Housing Development,
'The Arboury', The Former ABB Site, Belgard
Road, Tallaght, Dublin 24

Subject Article 299B (1)(b)(ii)(II)(C) Statement

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1.0 INTRODUCTION

AWN Consulting have been appointed by the Applicant, Landmarque Belgard Development Company Limited, to prepare this statement in accordance with the provisions of Article 299B(1)(b)(ii)(II)(C) of the Planning and Development Regulations 2001 (as amended; hereafter referred to as the "Planning Regulations"), this document provides a 'statement indicating how 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'.

This statement is part of the information provided by the Applicant so that the Board may complete an examination for the purposes of a screening determination in accordance with Articles 299B and 299C of the Planning Regulations. This statement will identify the relevant European Union legislation, and assessments of the effects on the environment carried out, which have informed the proposed development. These relevant assessments will be identified as they relate to the proposed development, the results of those assessments will be outlined, and how those results have been taken into account in determining the significance of the proposed development on the environment will be identified.

The proposed development is a sub-threshold development, The application is not accompanied by an Environmental Impact Assessment (EIA) Report. An EIA screening report has been prepared which includes the information specified in Schedule 7A to the Planning and Development Regulations as well as relevant information on the characteristics of the proposed development and its likely significant effects on the environment, and which will enable the Board to carry out a screening determination.

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.

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

2.0 HABITATS DIRECTIVE (DIRECTIVE 92/43/EEC) AND BIRDS DIRECTIVE (DIRECTIVE 2009/147/EC)

The main EU legislation for conserving biodiversity is the Directive 2009/147/EC of the European Parliament and of the Council of November 2009 on the conservation of wild birds (Birds Directive); and the Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora (Habitats Directive).

2.1 RELEVANT ASSESSMENTS

Appropriate Assessment (AA) Screening

An Appropriate Assessment (AA) Screening has been undertaken for the proposed development by Altamar (2022b). This takes into account the requirements of the objectives of the Habitats Directive and the Birds Directive. This is included with the planning documentation. The AA Screening undertaken concludes:

An initial screening of the proposed works, using the precautionary principle (without the use of any standard construction phase controls or mitigation measures) and the Source/ Pathway/ Receptor links between the proposed works and European sites with the potential to result in significant effects on the conservation objectives and features of interest of the European sites was carried out in Tables 3 & 4. Based on best scientific knowledge and objective information and assessment the possibility of significant effects caused by the proposed project was excluded for the following European sites within 15 km, in addition to sites beyond 15 km:

Special Areas of Conservation

- IE0001209 Glenasmole Valley SAC
- IE0002122 Wicklow Mountains SAC
- IE0001398 Rye Water Valley/Carton SAC
- IE0000725 Knocksink Wood SAC
- IE0000397 Red Bog, Kildare SAC

Special Protected Areas

- IE0004040 Wicklow Mountains SPA
- IE0004063 Poulaphouca Reservoir SPA

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 conclusions of the AA Screening have been adopted within the EIA Screening Report (Sections 3.4 and Section 5.3) when considering the ecological sensitivity of the site and determining the likelihood of significant effects on the environment arising from the proposed development with particular attention to potential impacts on European Sites.

Natura Impact Statement

As outlined in the AA Screening, a Natura Impact Statement (NIS) has been undertaken for the proposed development by Altamar (2022c) in respect of the 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 Jobstown Stream/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.

The NIS prepared by Altamar (2022c) is included with the planning documentation and concludes:

In a strict application of the precautionary principle, it has been concluded that significant effects are likely on South Dublin Bay SAC, North Dublin Bay SAC, South Dublin Bay and River Tolka Estuary SPA and North Bull Island SPA from the proposed project in the absence of mitigation measures, as a result of the proposal to discharge surface water from the development to the surface water network which enters the River Dodder catchment, which ultimately outfalls to the marine environment at Dublin Bay.

For this reason, a NIS was prepared which contains the information required for the competent authority to determine whether or not the proposed development, either alone or in combination with other plans or projects, in view of best scientific knowledge and in view of the sites' conservation objectives, will adversely affect the integrity of South Dublin Bay SAC, North Dublin Bay SAC, South Dublin Bay and River Tolka Estuary SPA and North Bull Island SPA. All other European sites (Natura 2000 sites) were screened out at initial screening.

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 conclusions of the NIS Screening have been adopted within the EIA Screening Report (Sections 3.4 and Section 5.3) when considering the ecological sensitivity of the site and determining the likelihood of significant effects on the environment arising from the proposed development with particular attention to likely impacts on European Sites.

Ecological Impact Assessment

An Ecological Impact Assessment (EclA) has been undertaken for the proposed development by Altamar (2022a) and is included with the planning documentation, although from the perspective of European law the relevant ecological assessments are carried out in the AA Screening and NIS.

This report includes an assessment of potential impacts on biodiversity, including protected species or habitats, that are likely to arise from the residential development during either the construction or operational phases.

The Ecological Impact Assessment considers that:

The proposed development site consists primarily of built land. No species, with the exception of a single herring gull, or habitats of conservation importance were noted on site. There is an indirect pathway from the proposed development to designated sites in Dublin Bay, albeit at a significant distance. Foul water will be treated under licence within the Ringsend WwTP. Surface water from the proposed development will be discharged to the River Dodder catchment, which ultimately outfalls to the marine environment at Dublin Bay. Mitigation measures will be implemented to ensure the protection of the water quality entering the surface water network.

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.

The conclusions of the Ecological Impact Assessment have been adopted within the EIA Screening Report (Section 3.4 and 5.3) when considering the ecological sensitivity of the site and determining the likelihood of significant effects on the environment

arising from the proposed development in respect of Biodiversity, with particular attention to species and habitats protected under the Habitats Directive and the Birds Directive.

Bat Fauna Impact Assessment (appendix to EclA)

All Irish bat species are protected under the Wildlife Act (1976) and Wildlife Amendment Acts (2000 and 2010).

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. The walkover, building inspection and detector survey noted no evidence of past or current bat presence on site. No foraging was noted on site. No trees of bat roosting potential were noted on site and no evidence of past or current use by bats of any of the onsite structures or trees was found when surveys were undertaken.

Overall, the survey area is considered to be of low importance for roosting, commuting and foraging bats within the local area as the majority of the site is heavily illuminated at night (Altamar 2022a).

The Bat Fauna Impact Assessment prepared for the proposed development by Altamar (2022a) concludes that there is no evidence of a current or past bat roost on site, therefore no significant negative impacts expected to result from the proposed development. As such, no mitigation measures are required.

The conclusions and mitigation measures set out in the Bat Fauna Impact Assessment (Altamar 2022a) have been adopted within the EIA Screening Report when determining the likelihood of significant effects on the environment, arising from the proposed development in respect of Biodiversity, with particular attention to species and habitats (with specific reference to bats) protected under the Habitats Directive and the Birds Directive.

3.0 WATER FRAMEWORK DIRECTIVE (DIRECTIVE 2000/60/EC)

The Water Framework Directive (WFD) (Directive 2000/60/EC) requires all Member States to protect and improve water quality in all waters.

The WFD requires 'Good Water Status' for all European waters to be achieved through a system of river basin management planning and extensive monitoring by 2015 or, at the least, by 2027. 'Good status' means both 'Good Ecological Status' and 'Good Chemical Status'.

The objectives of the WFD are (1) to prevent the deterioration of water bodies and to protect, enhance and restore them with the aim of achieving at least good status and (2) to achieve compliance with the requirements for designated protected areas

3.1 RELEVANT ASSESSMENTS

The Hydrological & Hydrogeological Qualitative Risk Assessment (AWN 2022) has been informed by the water quality status as defined by the monitoring program and assessment undertaken by the EPA pursuant to the obligations to the WFD. The results of the monitoring program and assessment undertaken by the EPA are summarised below:

The Tymon River (Poddle_010 WFD surface waterbody) has an '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 Podder 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.

The results of the monitoring program and assessment by the EPA have been used to determine the current water body status of the aquifer and receiving waters for any discharge from the proposed development site. The current water body status has been considered within the EIA Screening (Section 4.2).

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 current water body status has been considered in the examination of the likelihood of significant effects on water quality in the Dodder Catchment, Poddle Subcatchments and Dublin Bay having regard to potential direct and indirect impacts from surface water and foul water arising from the proposed development during the construction and operational phases.

4.0 THE FLOODS DIRECTIVE (DIRECTIVE 2007/60/EC)

The Floods Directive (Directive 2007/60/EC) establishes a framework for the assessment and management of flood risks, with the aim to reduce the adverse consequences on human health, the environment and material assets.

The Floods Directive must be implemented in tandem with the WFD. In Ireland, the OPW is the national authority assigned with the implementation of the Floods Directive, which was transposed into Irish law by the European Communities (Assessment and Management of Flood Risks) Regulations SI 122 of 2010.

4.1 RELEVANT ASSESSMENTS

A site-specific Flood Risk Assessment (FRA) has been prepared by CS Consulting (2022a). This Site-Specific FRA draws on, and is informed by studies undertaken by the OPW pursuant to the requirements of the Floods Directive, including:

- South Dublin Development Plan 2016-2022 (including Strategic Flood Risk Assessment)
- Greater Dublin regional Code of Practice for Works
- Office of Public Works Flood Maps
- Department of the Environment Flooding Guidelines
- Geological Survey of Ireland Maps
- Local Authority Drainage Records

The Site-Specific FRA considers that the proposed development is appropriate for the location and therefore, further assessment and justification test is not required under The Planning System and Flood Risk Management Guidelines (OPW, 2009).

The results of the Site-Specific FRA and the Strategic FRA have been considered with the EIA Screening Report in the examination of the likelihood of significant effects on the environment arising from the proposed development as a consequence of flooding, which has the potential to affect human health and material assets.

5.0 SEVESO DIRECTIVE 82/501/EEC, SEVESO-II DIRECTIVE 96/82/EC, SEVESO-III DIRECTIVE 2012/18/EU

The Seveso Directive (Directive 82/501/EEC, Directive 96/82/EC, Directive 2012/18/EU) was developed by the EU after a series of catastrophic accidents involving major industrial sites and dangerous substances. Such accidents can give rise to serious injury to people or serious damage to the environment, both on and off the site of the accident.

The Chemicals Act (Control of Major Accident Hazards involving Dangerous Substances) Regulations 2015 (S.I. No. 209 of 2015) (the “COMAH Regulations”), implements the latest Seveso III Directive (2012/18/EU).

5.1 RELEVANT ASSESSMENTS

The proposed development is of a type not especially vulnerable to risk of major accidents as there are no substances to be stored as part of the proposed development that would be controlled under Seveso Directive or COMAH Regulations.

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

There are no specific assessments required by the Applicant under the Seveso Directive or COMAH Regulations.

6.0 CLEAN AIR FOR EUROPE (CAFE) DIRECTIVE (DIRECTIVE 2008/50/EC)

The Clean Air for Europe (CAFE) Directive 2008/50/EC is the prevailing legislation to improve the quality of air in Europe and limit exposure to air pollution. The CAFE Directive set rules including how to monitor, assess, and manage ambient air quality.

The CAFÉ Directive mandates the location and quantity of air monitoring stations that Environmental Protection Agency (EPA) should undertake ambient air monitoring. If there is an exceedance of the ambient limit value an Air Quality Action Plan must be developed by Local Authorities in conjunction with the EPA.

In Ireland there is only one monitoring site that has exceedance of the EU Air Quality limit value for nitrogen dioxide, this is located at St. John's Road West station Dublin. An annual average concentration of 43 µg/m³ was measured in 2019. This is above the EU annual limit value for NO₂ of 40 µg/m³. There have been no exceedances recorded at any monitoring stations subsequently during 2020 or 2021. This exceedance of an air pollution standard is as a result of the heavy traffic passing this monitoring station. In response to this the Dublin Region Air Quality Plan (2021) has been developed by the Dublin Local Authorities in conjunction with the EPA.

6.1 RELEVANT ASSESSMENTS

The Dublin Region Air Quality Plan (2021) this set out 14 measures and actions to be established by Dublin Authorities and the Minister for Environment .The proposed development is not located within an area which has an identified exceedance in the EU air quality limits; there are no specific assessments under the CAFE Directive relevant to the proposed development at this location.

7.0 THE WASTE FRAMEWORK DIRECTIVE (DIRECTIVE 2008/98/EC)

Directive 2008/98/EC has applied since December 2010 and Amending Directive (2018/851/EU) was adopted on 30 May 2018 (together, the "Waste Framework Directive"). The Waste Framework Directive was transposed into national legislation by the European Union (Waste Directive) Regulations 2011-2020, which includes amendments to the Environmental Protection Agency Act 1992 (as amended) and the Waste Management Act 1996 (as amended).

The Waste Framework Directive includes requirements for member states to carry out certain monitoring and assessment, including in relation to the implementation of the waste prevention measures, implementation of measures on re-use and food waste prevention measures, need for waste installation infrastructure, waste collection schemes, rates of recycling and landfill and the implementation of waste management plans and waste prevention programmes.

7.1 RELEVANT ASSESSMENTS

The Eastern-Midlands Region Waste Management Plan 2015-2021 published by the Dublin City Council on behalf of the Eastern-Midland Waste Region is the overarching policy document set out how the requirements of the Waste Framework Directive are met.

There are no specific assessments required by the applicant pursuant to the Waste Framework Directive. Irrespective of this, a Demolition and Construction Waste

Management Plan prepared by CS Consulting is included with the planning documentation. The principles set out in the Waste Framework Directive have been taken into account thorough the design of the proposed development and the mitigation measures set out in these reports.

The Demolition and Construction Waste Management Plan (CS Consulting 2022c) has been prepared to demonstrate how it is proposed during the construction phase to comply with the following relevant legislation and guidelines including:

- Waste Management Act 1996 (as amended)
- Waste Management (Collection Permit) Regulations 2007 (SI No. 820 of 2007) as amended
- Department of Environment, Heritage and Local Government, Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects (2006)

The management measures set out in Section 5 of the Demolition and Construction Waste Management Plan have been adopted within the EIA Screening Report (Section 5.10) in the examination of the likelihood of significant effects on the environment arising from the proposed development in respect of material assets and waste.

8.0 STRATEGIC ENVIRONMENTAL ASSESSMENT (DIRECTIVE 2001/42/EC)

Directive 2001/42/EC, the SEA Directive, on the assessment of the effects of certain plans and programmes on the environment requires that an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment. Public plans and programmes that are likely to have significant effects on the environment must have a Strategic Environmental Assessment (SEA).

The SEA Directive (2001/42/EC) is implemented in Ireland by the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (SI 435/2004) and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI 436/ 2004), as amended.

8.1 RELEVANT ASSESSMENTS

South Dublin County Council as part of the South Dublin County Council Development Plan (2016-2022) and Draft South Dublin County Council Development Plan (2022-2028) as varied undertook a Strategic Environmental Assessment (SEA) to provide a clear understanding of the likely environmental consequences of decisions regarding the adoption and implementation of the development plan.

The SEA for the SDCC Development Plan (2016-2022) and Draft South Dublin County Council Development Plan (2022-2028) sets out the requirements for monitoring of the plan for the identification of unforeseen adverse effects and the undertaking of appropriate remedial action at an early stage. The SEA for the development plan also states that additional detailed mitigation measures to those listed within the SEA and those integrated into the development plan would be likely to be required by the development management and EIA processes of individual projects.

With particular reference to the monitoring and mitigation issues raised in the development plan the potential for effects in respect of Water Quality, Biodiversity (Natura 2000 sites), and Flooding and the need for the need for mitigation measures

for the proposed development have been considered within the application documentation. Specifically, within the Appropriate Assessment (AA) Screening Report (Altamar 2022b) and the site-specific Flood Risk Assessment (CS Consulting 2022a).

The results of these assessments have been considered within the EIA Screening Report in the examination of the likelihood of significant effects on the environment arising from the proposed development on the existing water regime and have informed in particular the assessment of potential impacts on the water quality and European Sites.

The application is accompanied by a Statement of Consistency prepared by John Spain Associates, which demonstrates that the proposed development is broadly consistent with the South Dublin County Council Development Plan 2016-2022 and Draft South Dublin County Council Development Plan 2022-2028, which themselves are subject to SEA. Overall, the proposed development is in line with the objectives of the development plan and the land use zoning.

9.0 DIRECTIVE 2008/56/EC; MARINE STRATEGY DIRECTIVE

The Marine Strategy Directive (2008/56/EC) was adopted on 17 June 2008 and establishes a framework for community action in the field of marine environmental policy. This has been subsequently amended by Directive (2017/845/EC) as regards the indicative lists of elements to be taken into account for the preparation of marine strategies. The Marine Strategy Directive (2008/56/EC) was transposed into national legislation by the European Communities (Marine Strategy Framework) Regulations 2011 (S.I. 249 2011).

As a residential development set well back from any coastal area, the Marine Strategy Directive is not directly relevant to the proposed development. Any impact on nearby water bodies has been assessed as part of the EIA Screening Report and factored into the project design.

The EIA Screening Report notes that 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'*.

10.0 CONCLUSION

This statement indicates how the available results of 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 in this proposed project.

This statement identifies the relevant Directives which could apply to the proposed project. The relevant assessments have been identified as they relate to the proposed development, the results of those assessments, and how those results have been taken into account in determining the significance of the proposed development on the environment.

This statement should be read in conjunction with the Environmental Impact Assessment Screening document prepared by AWN Consulting and enclosed with the application.

ABP may complete an examination for the purposes of a screening determination in accordance with Article 299B of the Planning Regulations and, in particular, may have regard to the matters prescribed at Article 299B(1)(b) of the Planning Regulations.

This statement, in particular, is provided so that ABP may have regard to “*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*” in accordance with Article 299B (1)(b)(ii)(II)(C) of the Planning Regulations.

This statement supports the conclusion in the EIA Screening document prepared by AWN Consulting that the proposed development is not likely to have any significant impacts on the environment and, therefore, that no EIA is required in respect of the proposed development.

11.0 REFERENCES

Ecological Impact Assessment (EclA) for the proposed SHD planning application for a residential development at the former ABB Site on Belgard Road, Tallaght, Dublin 24. Altemar Marine and Environmental Consultancy 2022a.

Appropriate Assessment Screening for the proposed SHD planning application for a residential development at the former ABB Site on Belgard Road, Tallaght, Dublin 24. Altemar Marine and Environmental Consultancy 2022b.

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.

Flood Risk Assessment, Former ABB Site, Belgard Road, Tallaght, Dublin 24. Cronin Sutton Consulting Engineers 2022a.

Engineering Services Report, Former ABB Site, Belgard Road, Tallaght, Dublin 24. Cronin Sutton Consulting Engineers 2022b.

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

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