

**ENVIRONMENTAL IMPACT
ASSESSMENT SCREENING
REPORT FOR A
PROPOSED MIXED-USE
DEVELOPMENT AT
BELGARD SQUARE EAST,
BELGARD ROAD AND
BLESSINGTON ROAD,
TALLAGHT, DUBLIN 24**

Report Prepared For
Ravensbrook Limited

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Our Reference
EC/21/12600ES02

Date of Issue
7 June 2022

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Document History

Document Reference		Original Issue Date	
EC/21/12600ES02		25 May 2022	
Revision Level	Revision Date	Description	Sections Affected
A	7 June 2022	Update	All

Record of Approval


Details	Written by	Approved by
Signature		
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Title	Environmental Consultant	Director
Date	25 May 2022	25 May 2022

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1.0 INTRODUCTION

1. On behalf of Ravensbrook Limited (the Applicant), AWN Consulting Limited (AWN) has prepared the following Environmental Impact Assessment (EIA) Screening Report to accompany the planning application for a proposed residential development at Belgard Square East, Belgard Road And Blessington Road, Tallaght, Dublin 24. The Proposed Development consists of the construction of a mixed-use development comprising c. 2,289 sqm of commercial floor area including retail, restaurant/café and Class 2 financial/professional services and office use, and a crèche (257sqm) at ground and first floor levels; and 310 no. build-to-rent residential apartments within a part 6, part 12 storey development across 3 blocks over partial basement with associated internal and external amenity space, a new tertiary road, car and bicycle parking, a central public courtyard, site wide landscaping and all associated ancillary works is proposed.

The proposed development site is outlined in red on Figure 1.1. The development is described in further detail in Section 2 and Section 3.



Figure 1.1. Proposed Development Site (in red) (source: Google Earth)

The purpose of this report is twofold, to provide the An Bord Pleanála (ABP) 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 ABP 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 ABP without an EIAR having been submitted.

There is a mandatory requirement for an EIAR to accompany a planning application for some types of development that meet or exceed the "thresholds". In addition to the mandatory requirement, there is a case-by-case assessment necessary for sub-

threshold developments as they may be likely to have significant effects on the environment. If a sub-threshold development is determined to be likely to have significant effect on the environment, then an EIAR will be required.

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

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 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.
- Environmental Impact Assessment of Projects - Guidance on the preparation of the Environmental Impact Assessment Report. (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. (2022). 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 (Housing) and Residential Tenancies Act 2016
- 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 EPA Guidelines (2022). 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 ABP 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 report has been prepared in relation to the likely significant effects on European sites.

Preliminary Screening for EIA

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

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

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

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

1.2 SCREENING METHODOLOGY

The screening process followed in this report is in accordance with the EIA Directive 2011/92/EU of the European Parliament and of the Council as amended by 2014/52/EU and follows the format as per Section 3.2 of the EPA Guidelines (2022). The potential for significant effects of the proposed Project has been considered against Schedule 7 of the *Planning and Development Regulations, 2001* as amended.

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

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

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

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

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

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

- 2) *Location of proposed development (Report Section 4.0)*
 - a. *the existing and approved land use,*
 - b. *the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground,*
 - c. *the absorption capacity of the natural environment, paying particular attention to the following areas:*
 - i. *wetlands, riparian areas, river mouths;*
 - ii. *coastal zones and the marine environment;*
 - iii. *mountain and forest areas;*
 - iv. *nature reserves and parks;*
 - v. *areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and;*
 - vi. *areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure;*
 - vii. *densely populated areas;*
 - viii. *landscapes and sites of historical, cultural or archaeological significance.*

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

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

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

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

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

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

1.3 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 Consulting in conjunction with the project design team and developer, as per Table 1.1.

Table 1.1 Contributors to this Report

Role	Contributor
Developer	Ravensbrook Limited
Architectural	Henry J Lyons
Civil Engineering	CS Consulting Group
Landscape Consultancy	Park Hood Chartered Landscape Architects
Townscape and Heritage Consultant	Citydesigner
Population and Human Health; Land Soils, Geology, Hydrogeology, and Hydrology; Air	AWN Consulting Limited

Quality and Climate; Noise and Vibration; Material Assets and Waste management.	
Biodiversity including Appropriate Assessment Screening	Enviroguide

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.

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.

2.0 SCREENING EVALUATION

2.1 IS THE DEVELOPMENT A PROJECT

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

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

The EPA Guidance (2022) states that if a proposed project is not of a type covered by the Directive, there is no statutory requirement for it to be subject to environmental impact assessment. In determining if the proposed project is of a type covered by the Directive it may be necessary to go beyond the general description of the project and to consider the component parts of the project and/or any processes arising from it.

If any such parts or processes are significant and, in their own right, fall within a class of development covered by the Directive, the proposed Project as a whole may fall within the requirements of the Directive.

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

2.2 IS THE DEVELOPMENT A PROJECT THAT REQUIRES A MANDATORY EIA

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

Ireland's type of projects for which an EIA is mandatory is set out in the Schedule 5 Part 1 and Part 2 of the Regulations. An EIA is deemed mandatory under Section 172 of the Act to accompany a planning application for development for the types of projects set out in Schedule 5. This list was developed from Annex I and Annex II of the EIA Directive. The EPA Guidance (2022) requires an assessment beyond the general description of the project and to consider the component parts of the project and/or any processes arising from it.

In considering the wider context and the component parts of the project the proposed development the thresholds of relevance to the proposal from Part 2 of Schedule 5 are set out below:

10. Infrastructure projects –

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

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

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

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

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

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

2.3 IS THE PROJECT ABOVE THE THRESHOLD FOR EIA

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

The proposed development and component parts have been considered against the thresholds outlined in Schedule 5, Part 2 Class 10 (a) to (m). The most relevant project type in the context of the proposed development is Class 10 (b) (i), (ii) and (iv) noted in Section 2.2 above.

Under Class 10 (b) (i) the threshold is '*more than 500 dwelling units*'. Under Class 10 (b) (iv) the appropriate threshold is considered to be '*2 hectares in the case of a business district*'.

The proposed development site is c. 1.26 ha and will comprise 310 no. dwelling units. The proposed development site is not equal to nor does it exceed the limit, quantity or threshold set out in Class 10(b) (i) and (iv); therefore, an EIA is not mandatory.

2.4 CONCLUSION – SUB THRESHOLD DEVELOPMENT

The proposed development is '*of a type set out in Part 2 of Schedule 5 [in the Planning and Development Regulations, 2001 (as amended)] which does not equal or exceed, as the case may be, a quantity, area or other limit specified in that Schedule in respect of the relevant class of development*'. The development is 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, the final step in the screening process is to consider the need for an EIA on a discretionary basis.

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

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

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

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

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

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

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

3.0 CHARACTERISTICS OF PROPOSED DEVELOPMENT

This section addresses the characteristics of proposed development by describing the development in detail. This is to identify all areas of potential issues to explore further and assess for impacts.

3.1 SIZE AND DESIGN OF THE PROPOSED DEVELOPMENT

The proposed development consists of the construction of a mixed-use development comprising c. 2,289 sqm of commercial floor space in the form of retail, restaurant/café and Class 2 financial/professional services and office use, and a crèche (257sqm) at ground and first floor levels and 310 no. build-to-rent residential apartments within a part 6, part 12 storey development across 3 blocks over partial basement with associated internal and external amenity space, a new tertiary road, car and bicycle parking, a central public courtyard, site wide landscaping and all associated ancillary works is proposed.

The architectural design of the proposed development utilises high quality materials and reflects the existing pattern of development in the surrounding area. A detailed description of the architectural rationale and characteristics of the proposals is provided within the Architectural Design Statement prepared by Henry J Lyon Architects.

It is considered that the proposed development will enhance the landscape in the area, replacing a brownfield site, which currently exists as hardstanding car park, with a mixed-use scheme that incorporates high quality hard and soft landscaping. These proposals are detailed within the accompanying Landscape Design and Access Statement, prepared by Park Hood Chartered Landscape Architects.

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.

Much of the proposed development's northern aspect is defined by commercial and light industrial developments. The Technological University Dublin Tallaght Campus is located immediately to the northeast. The Square Tallaght, a shopping centre, is dominates the eastern aspect of the proposed development site. The southern aspects of the site consists of predominantly of commercial uses, with the Tallaght Garda Station located c. 70m south of the proposed development site. The closest residential development is located c. 140m southeast of the proposed development site, in the Westpark residential development. There are numerous schools within 1km of the proposed development, with the closest being Old Bawn Community School (c. 530m southwest of the proposed development site), St. Dominic's National School (c. 700m east-southeast of the proposed development site), and St. Mary's National School (c. c. 770m east-northeast of the proposed development site). The proposed development by way of a considered architectural approach, combined with due regard to the zoning of the site, will have a minimal impact on the local landscape amenity.

The proposed site layout plan can be seen below in Figure 3.1.



Figure 3.1 Proposed Site Layout Plan.

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 existing, permitted, or proposed, as well as existing local land uses.

As shown in Figure 3.2 below, the lands are zoned TC – To protect, improve and provide for the future development of Town Centres under the South Dublin County Development Plan 2016-2022 and Draft South Dublin County Development Plan 2022-2028. As per UC2 Objective 1 of the South Dublin County Development Plan 2016-

2022, it is the objective of SDCC to ‘To promote Tallaght Town Centre as the primary urban centre in the County by directing higher order retail, retail services, residential, cultural, leisure, financial, public administration, restaurants/bars, entertainment and civic uses into and adjoining the Core Retail Area of this centre’. A specific objective relating to the development site is noted in EDE9 Objective 5 in the Draft South Dublin County Development Plan 2022-2028. It states “To promote and encourage the development and redevelopment, to a high standard of urban design, of the identified Retail Opportunity Sites at, and adjacent to, the Square Shopping Centre and mixed use/retail opportunity at the former Woodies site on the Belgard Road.”

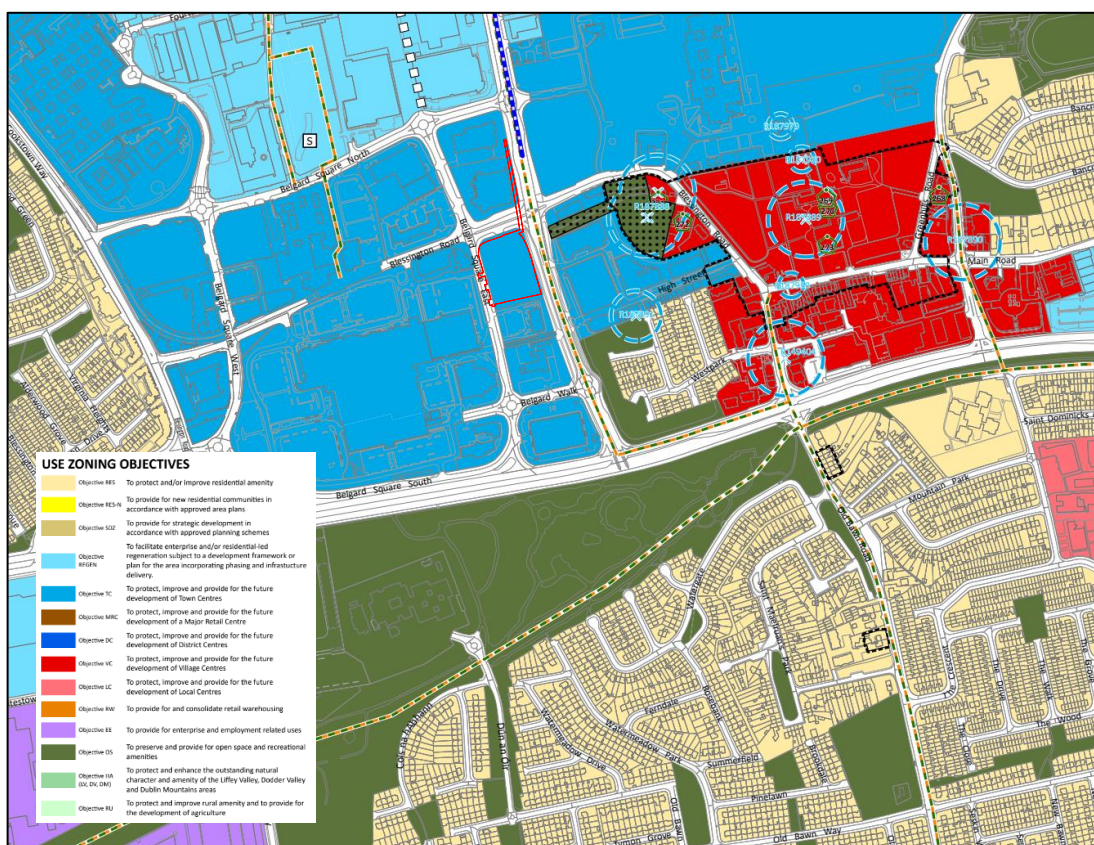


Figure 3.2 Site Zoning (proposed development site outlined in red; Source: Map 9, South Dublin County Development Plan 2022-2028)

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 proposed development will require the demolition of the existing hardstanding (car park – c. 2900m²) on site. The demolition areas are identified in the planning documentation. A Construction and Demolition Waste Management Plan has been

prepared by CS Consulting and is included with the planning documentation. A formal demolition plan including safety procedures will be prepared by the demolition contractor. Any waste generated during the demolition phase will be managed as per a project-specific Construction & Demolition Waste Management Plan.

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

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

The main use of natural resources will be land. However, it is noted that the subject lands are brownfield lands which are zoned for 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 subject site is well suited for the proposed development, which is permissible under the TC zoning of the lands.

It is considered that the proposed development will enhance the landscape in the area, replacing a brownfield site of 1.26 ha with a mixed-use 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's available land area. The high quality hard and soft landscaping proposals detailed within the accompanying Landscape Design and Access Statement prepared by Park Hood will enhance the existing site.

The proposed development will require the excavation and removal of soils and materials for the purposes of excavation for foundations, basement level, landscaping, access and services. It is estimated by the project engineers, CS Consulting, that c. 29,000 m³ of soils will be excavated to facilitate the development.

Site investigations and environmental soil testing will be undertaken after demolition of existing hardstanding has taken place and prior to the removal of any excavated material from the proposed development site.

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. The Average Water Demand for residential units is 1.49 litres/second, with a Peak Water Demand of 7.45 litres/second. For commercial units, Average Water Demand is 0.34 litres/second, with a Peak Water Demand of 1.7 litres/second. A Pre-connection Enquiry (reference CDS21001249) was submitted to Irish Water to determine the feasibility of connecting to the public water supply and drainage infrastructure. A response was received from Irish Water on 26th April 2022 confirming feasibility with the requirement for infrastructure upgrade (CS Consulting, 2022c).

The existing water infrastructure within the area has been confirmed with Irish Water to have adequate capacity to cater for the proposed development at the date of response. There is no proposed extraction of groundwater at the site.

Biodiversity

Investigations into the implications on existing biodiversity including species and habitats has been undertaken through the Appropriate Assessment (AA) Screening Report and Ecological Impact Assessment Report prepared by Enviroguide and included with the planning documentation.

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

All Natura 2000 designated sites within 15km of the proposed works were considered during the screening process for the potential of the proposed development to have significant effects upon their qualifying interests or conservation objectives. The proposed development is not considered likely to give rise to any significant impacts on any Natura 2000 designated sites.

The EclA (Enviroguide, 2022b) defines the site habitats using Fossitt's 'A Guide to Habitats in Ireland'. The site has been classified as predominantly as Buildings and Artificial Surfaces (BL3). The northern half of the Site, along with a section in the southeast, is comprised of Recolonising Bare Ground (ED3). The margins of the Site, particularly along the south and north boundaries, contain Scrub Habitat (WS1). Amenity Grassland (improved) (GA2) was observed in small strips along Belgard Square East, Belgard Road and Blessington Road.

The EcIA defines the site as having low local ecological value. The on-site habitats were considered to be of extremely limited value for bird, mammal and amphibian species.

No 'High Impact' invasive species listed in the Third Schedule of European Communities (Birds and Natural Habitats) Regulations 2011 (SI 477 of 2011, as amended) e.g. Japanese Knotweed, were recorded at the site during the survey conducted on the 11th October 2021 by Enviroguide.

3.5 PRODUCTION OF WASTE

Construction Phase

During the construction phase there may be a surplus of building materials, such as timber off-cuts, broken concrete blocks, plastics, metals and tiles generated. There may also be excess concrete during construction which will need to be disposed of. Plastic and cardboard waste from packaging and oversupply of materials will 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.

The proposed development includes the demolition of existing hardstanding on site. This hardstanding consist of an existing carpark with an area totalling approximately 2900m². Assuming tarmac/asphalt depth of 200mm and a stone undercourse depth of 150mm the predicted demolition waste generation is as follows;

- 580m³ of tarmac
- 435m³ of stone/grave

Waste will also be generated from construction workers e.g. organic/food waste, dry mixed recyclables (waste paper, 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.

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.

A Construction & Demolition Waste Management Plan (C&D WMP), and Construction Environmental Management Plan (CEMP) have been prepared by CS Consulting Engineers and submitted with the planning documentation. These documents provide further detail on waste and materials management methodologies for the construction phase of the proposed development.

Operational Phase

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 the occupants of the buildings during operations. These waste types will mainly be non-hazardous.

The following measures will be implemented:

- On-site segregation of all waste materials into appropriate categories including (but not limited to):
 - Dry Mixed Recyclables;
 - Organic food/green waste;
 - Mixed Non-Recyclable Waste;
 - Batteries (non-hazardous and hazardous);
 - Waste electrical and electronic equipment (WEEE) including computers, printers and other ICT equipment;
 - Timber Pallets;
 - Metal shelving (and from time-to-time other bulky wastes); and
 - Cleaning chemicals (solvents, pesticides, paints, adhesives, resins, detergents, etc.).
- All waste materials will be stored in colour coded bins or other suitable receptacles in designated, easily accessible locations. Bins will be clearly labelled with the approved waste type to ensure there is no cross contamination of waste materials;
- All waste collected from the development will be reused, recycled or recovered where possible, with the exception of those waste streams where appropriate facilities are currently not available;
- All waste leaving the site will be transported by suitable permitted contractors and taken to suitably registered, permitted or licensed facilities; and
- All waste leaving the site will be recorded and copies of relevant documentation maintained.

An Operational Waste Management Plan has been prepared by Awn Consulting. The estimated waste generation for the development for the main waste types is presented in Table 3.2.

Table 3.1 Estimated waste generation for the main waste types

Waste type	Waste Volume (m ³ /week)				
	Block A (Residential)	Block B (Residential)	Block B (Residential)	Creche (Commercial)	Retail/Commercial and Café/Restaurant units (Commercial)
Organic Waste	1.86	1.97	1.20	0.03	1.23
DMR	12.70	13.49	8.21	0.98	6.98
Glass	0.36	0.38	0.23	<0.01	0.21
MNR	7.38	7.84	4.77	0.49	7.64
Total	22.30	23.68	14.41	1.50	16.06

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* (and any succeeding guidance). 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 demolition, excavations and construction. CS Consulting have prepared a CEMP for the proposed development, which has been included with the planning documentation.

The CEMP 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 CEMP will be a live document and it will go through a number of iterations before works commence and during the works. The CEMP sets out requirements and standards which must be met during the construction stage and includes the relevant mitigation measures. These measures associated with the construction phase are best practice measures, and are in no way included to avoid or reduce any potential harmful effects to any European sites.

This CEMP 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. After the implementation of a robust CEMP, pollution and nuisances

during construction are not considered likely to have the potential to cause significant effects on the environment.

During the operation of the proposed development the residential and commercial units will be managed effectively in accordance with planning conditions to avoid nuisance.

3.7 RISK OF MAJOR ACCIDENTS AND/OR DISASTERS

Landslides, Seismic Activity and Volcanic Activity

The Geological Survey Ireland (GSI) landslide database was consulted and the nearest landslide to the proposed development was c. 2.7 km south of the site, referred to as GSI_LS16-0026 which occurred within an estimated 6 months of 1st January 2016. There have been no recorded landslide events at the site. Due to the local topography and the underlying strata there is a negligible risk of a landslide event occurring at the site.

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

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

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) was prepared by CS Consulting (CS Consulting 2022d). 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

Resources on flooding aspects for the subject area were reviewed and included the following:

- Catchment Flood Risk Assessment and Management (CFRAM).
- Review of Historic Flood Events Office of Public Works (OPW) on-line database (floodinfo.ie).
- South Dublin County Council Development Plan 2016–2022, (including Strategic Flood Risk Assessment)

The FRA examined available information and has identified no flood hazards at the proposed development site; therefore, in accordance with Flood Risk Management (FRM) Guidelines the site is located within Flood Zone C, where the probability of flooding is low. Low Probability flood events have an indicative 1-in-a-1000 chance of occurring or being exceeded in any given year. This is also referred to as an Annual

Exceedance Probability (AEP) of 0.1%. The proposed development is considered 'Appropriate' for Flood Zone C.

The proposed development will provide attenuation for a 1 in 100 year storm event plus 20% for the predicated effects of climate change. The attenuation will release the storm water in a controlled manner after the peak storm duration has passed. By restricting the flow, the likelihood of the proposed development adversely affecting the public drainage system or contributing to downstream flooding is mitigated.

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

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 sites to the proposed development are BOC Gases Ireland Ltd., an Upper Tier establishment located c. 4.6km north-northeast of the proposed development in Bluebell Industrial Estate, Naas Road, Dublin 12, and Irish Distillers Ltd., a Lower Tier establishment, located c. 3.9km north-northeast of the proposed development in Robinhood Road, Fox & Geese, Clondalkin, Dublin 22. The consultation distance's for the B.O.C. Gases site and Irish Distillers Ltd site are 700 m and 300 m respectively, as listed within Appendix 8 of the Dublin City Development Plan 2022 – 2028.

Due to the proposed development falling beyond the consultation distances of the closest Seveso sites these sites will not form a constraint to the proposed mixed-use 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 5.0 below) and the CEMP 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 potential for increased air pollution, noise, traffic, or pollution of groundwater/watercourses as a result of the proposed development during the construction phase. Once the development is operational, there is also a potential visual impact but potentially of lesser significance (based on the location and the nature of the proposed development).

There will be no significant negative impact on local parks. It is not anticipated that the proposed development will have a significant negative impact 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 CEMP will ensure that there are no impacts on groundwater or the stormwater mains.

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

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

4.0 LOCATION AND CONTEXT OF THE PROPOSED DEVELOPMENT

4.1 EXISTING AND APPROVED LAND USE

The proposed development site is c. 1.26 ha in extent and is located in Belgard Square East, Belgard Road and Blessington Road, Tallaght, Dublin 24. The proposed development site is located in transitional zone between residential, commercial and enterprise zones within South Dublin County. The proposed development site currently exists as a brownfield site, with no existing buildings on site. The proposed development site is bound by Belgard Square East to the west, Blessington Road to the north, Belgard Road to the east and existing commercial developments to the south. The wider area is characterised by a variety of commercial, educational and residential uses.

The lands are zoned TC – To protect, improve and provide for the future development of Town Centres under the South Dublin County Development Plan 2016-2022, the

Draft South Dublin County Development Plan 2022-2028 and subsequently the Tallaght Town Centre Local Area Plan prepared by SDCC.

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

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

Inspection of the available GSI mapping shows that the bedrock geology underlying the site belongs to the Lucan Formation (code CDLUCN) consisting of dark limestone & shale (calp). The bedrock aquifer underlying the proposed development according to the GSI National Draft Bedrock Aquifer Map are classified as a Locally Important Aquifer (LI), which is '*which is moderately productive only in local zones*'. The GSI currently classifies the aquifer vulnerability in the region as Medium (M).

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.

The groundwater body in the region of the site (Dublin GWB) is classified under the Water Framework Directive (WFD) Directive 2000/60/EC Risk Score system (EPA, 2020) as '*2a – Not at Risk*' meaning the GWB has achieved its objectives and has either no significant trends or improving trends. The Dublin GWB was given a classification of "*Good*" for the last WFD cycle (2013-2018).

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 nearest surface water receptor is the Tymon River (WFD code: IE_EA_09P030800; EPA segment code 09_1029) which, according to the EPA maps, begins its course c. 370m

to the northeast of the proposed development site (refer Figure 1.1 above). The Jobstown Stream (WFD code: IE_EA_09D010620; EPA segment code 09_369) is located c. 410 m south of the site.

The Tymon River crosses the Tymon Park and becomes the Poddle River downstream c. 2.7 km northeast of the site. The Poddle River eventually discharges into the River Liffey in Dublin Centre c. 9 km to the northeast of the site. The Jobstown Stream is a tributary of the Dodder River to which joins it at the Dodder Valley Park c. 2 km to the southeast of the proposed development site. The Dodder River ultimately discharges into the River Liffey at Ringsend c. 11 Km to the northeast of the site.

There is a 225mm diameter public storm drain on Belgard Road to the east of the development site. An existing 1,050mm diameter public storm sewer is present on Belgard Square East to the east of the subject development. A spur from this sewer is present in the north of the subject development site, in proximity to the site's boundary with Blessington Road. These surface water sewers flows southerly towards the Dodder River.

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 Environmental Protection Agency (EPA, 2022) on-line mapping presents the available water quality status information for water bodies in Ireland. The Tymon River belongs to the Poddle_010 WFD surface waterbody which has a 'Poor' Status (EPA, 2022) and its WFD risk score is '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.

The Hydrological Qualitative Risk Assessment prepared by AWN notes that '*there is no long term discharge planned which could have an impact on the status of the water body. In the scenario of an accidental release (unmitigated leaks [...]) there is potential for a temporary impact only which would **not be of a sufficient magnitude to effect a change in the current water body status.***'

All foul effluent generated from the proposed development from the upper floors shall be collected in separate foul pipes and flow under gravity, via the new 225mm sewer, to the existing 225mm diameter foul sewer on Belgard Square East to the west of the site via a new connection.

The foul sewer eventually discharges to the Ringsend Waste Water Treatment Plant (WWTP) where it is treated and ultimately discharges into South Dublin Bay. The WWTP and pumping station operate under an EPA licence D0034-01. Once it is treated, it is 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 Appropriate Assessment (AA) Screening Report prepared by Enviroguide included with the planning documentation.

Department of Environment, Heritage and Local Government (2009) Guidance on Appropriate Assessment recommends an assessment of European sites within a Zone of Impact (Zol) of 15km.

The AA Screening identified seven Special Areas of Conservation (SACs) and four Special Protection Areas (SPAs) within a 15km zone of influence of the proposed development. These sites are outlined in the Table 4.1 below.

Table 4.1 European Sites located within 15km

Site Code	Site Name	Distance (km) ¹
Special Areas of Conservation (SAC)		
001209	Glenasmole SAC	3.2
002122	Wicklow Mountains SAC	5.6
000210	South Dublin Bay SAC	11.4
001398	Rye Water Valley/Carton SAC	11.5
000725	Knocksink Wood SAC	13.2
000206	North Dublin Bay SAC	14.7
000397	Red Bog, Kildare SAC	14.8
Special Protected Areas (SPA)		
004040	Wicklow Mountains SPA (004040)	7.1
004024	South Dublin Bay and River Tolka Estuary SPA	11.4
004063	Poulaphouca Reservoir SPA	14.1
004006	North Bull Island SPA	14.7

The AA Screening Report (Enviroguide 2022a) concludes that *'On the basis of the screening exercise carried out, it can be concluded, on the basis of the best scientific knowledge available, that the possibility of any significant effects on any European sites, whether arising from the project itself or in combination with other plans and projects, can be excluded.'*

An Ecological Impact Assessment Report (EclA) has been prepared by Enviroguide and is included with the planning documentation. As part of the EclA, a habitat survey, along with bird surveys, mammal surveys, and an assessment of the presence of

¹ Distances indicated are the closest geographical distance between the Proposed development and the European site boundary, as made available by the NPWS. Connectivity along hydrological pathways may be significantly greater.

invasive species on the proposed development site was undertaken by Enviroguide on 11th October 2021. A bat survey was carried out by Enviroguide on 9th May 2021.

The habitat survey identified four habitat types on the proposed development site, Buildings and Artificial Surfaces (BL3), Scrub (WS1), Recolonising Bare Ground (ED3) and Amenity Grassland (improved) (GA2). Two 'Medium Impact' plant species were recorded at the Site (Butterfly Bush (*Buddleja davidii*) and Sycamore (*Acer pseudoplatanus*). No 'High Impact' invasive species listed in the Third Schedule of European Communities (Birds and Natural Habitats) Regulations 2011 (SI 477 of 2011, as amended) e.g. Japanese Knotweed, were recorded at the Site during the survey. One bat species was recorded on site (Leisler's Bat), with a low rate of activity observed. Six bird species were found to be on or around the proposed development site (detailed in Table 4.2, as presented in Table 4 of the EclA). No mammals were recorded on site.

Table 4.2 Bat Results Summary Data—May 9th 2021 from 20.40 to 22.30

Species	Conservation Concern	Observations/Notes
House Sparrow <i>Passer domesticus</i>	Amber	One male individual observed foraging within recolonising bare ground habitat
Herring Gull <i>Larus argentatus</i>	Amber	Several individuals observed and heard calling south of the Site within the adjacent restaurant's car park
Magpie <i>Pica pica</i>	Green	One individual heard calling east of the Site
Rook <i>Corvus frugilegus</i>	Green	One individual observed flying over the Site from north to south
Wren <i>Troglodytes troglodytes</i>	Green	One individual recorded within the scrub habitat along the west boundary of the Site
Blackbird <i>Turdus merula</i>	Green	One individual heard calling within the scrub habitat along the east boundary of the Site

The EclA provides mitigation and enhancements measures for the proposed development, which when implemented, will result in no significant negative ecological impact as a result of the construction or development phases of the proposed development.

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 and Ecological Impact Assessment Report prepared by Enviroguide and included with the planning documentation.

5.0 TYPES AND CHARACTERISTICS OF POTENTIAL IMPACTS

This section sets out the likely significant effects on the environment of proposed development, with regard to the impact of the project on the factors specified in paragraph (b)(i)(l) to (v) of the definition of ‘environmental impact assessment report’ in section 171A of the Act (as amended).

The quality, magnitude and duration of potential impacts are defined in accordance with the criteria provided in the *Guidelines on Information to be Contained in Environmental Impact Assessment Reports* (EPA, 2022) this criteria is duplicated in Table 5.1.

Table 5.1 Schedule of Impacts following EPA 2022 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/Adverse	A change which reduces the quality of the environment
Describing the Significance of Effects	Imperceptible	An effect capable of measurement but without significant consequences
	Not significant	An effect which causes noticeable changes in the character of the environment but without significant consequences
	Slight Effects	An effect which causes noticeable changes in the character of the environment without affecting its sensitivities
	Moderate Effects	An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends
	Significant Effects	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 most of a sensitive aspect of the environment.
	Profound Effects	An effect 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 because 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

Characteristic	Term	Description
	Short-term Effects	Effects lasting one to seven years.
	Medium-term Effects	Effects lasting seven to fifteen years
	Long-term Effects	Effects lasting fifteen to sixty years
	Permanent Effects	Effects lasting over sixty years
	Reversible Effects	Effects that can be undone, for example through remediation or restoration
	Frequency of Effects	Describe how often the effect will occur. (once, rarely, occasionally, frequently, constantly – or hourly, daily, weekly, monthly, annually)
Describing the Type of Effects	Indirect Effects (a.k.a secondary or Off-site effects)	Effects 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 Effects	The addition of many minor or insignificant effects, including effects of other projects, to create larger, more significant effects.
	'Do Nothing Effects	The environment as it would be in the future should the subject project not be carried out
	'Worst case' Effects	The effects arising from a project in the case where mitigation measures substantially fail
	Indeterminable Effects	When the full consequences of a change in the environment cannot be described
	Irreversible Effects	When the character, distinctiveness, diversity, or reproductive capacity of an environment is permanently lost
	Residual Effects	The degree of environmental change that will occur after the proposed mitigation measures have taken effect
	Synergistic Effects	Where the resultant effect is of greater significance than the sum of its constituents (e.g. combination of Sox and NOx to produce smog)

5.1 POPULATION AND HUMAN HEALTH

5.1.1 Construction Phase

The potential impacts of the proposed development on human health and populations during the construction and demolition phases would be nuisances such as increased air pollution (dust), noise, traffic and visual impact. 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 CEMP, 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 CEMP will set out requirements and standards in relation to construction noise, traffic, and dust generation that must be met during the construction stage and any subsequent planning conditions relevant to the proposed development.

The potential impact of the proposed development with respect to populations human health during the construction phase 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 housing, easing the 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 5.4 for further detail. The proposed development is not a noise sensitive use, see 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 will be adopted 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. Landscape and Visual impacts are discussed further in Section 5.6.

The potential 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). It has been estimated by the project engineers, CS Consulting, that c. 29,000 m³ of soils will be excavated to facilitate the development. Any material, which is exported from site, if not correctly managed or handled, could impact negatively on human beings (onsite and offsite) as well as water and soil environments.

Prior to removal, 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 C&D WMP prepared by CS Consulting.

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 project CEMP, 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 contamination of runoff into surface 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.

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).

The project specific CEMP will set out best practice construction methodology to manage the risk of accidental spills and leaks. These measures associated with the construction phase are best practice measures, and are in no way included to avoid or reduce any potential harmful effects to any European sites.

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, and the measures set out in the project CEMP, 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 surface water run-off from site preparation and excavations during the construction phase may contain increased silt levels or become polluted from construction activities. Run-off containing large amounts of silt can cause damage to surface water systems and receiving watercourses. 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 CEMP 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 CEMP 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 in no way included as mitigation to protect any European Sites. 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 CEMP, 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.

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

The proposed surface water drainage will comprise a newly constructed stormwater drainage system which will discharge to the existing public storm drain on Belgard Road to the east of the site. This new storm water system will include attenuation in the form of an attenuation tank designed to retain the stormwater volumes predicted. The attenuation volume to be retained on site for a 1-in-100-year extreme storm event, increased by 20% for the predicated effects of climate change indicates that a volume of 700m³ will be required to be provided. All storm water events will restrict flow from the development to 2.0l/s (the greenfield run off rate calculated by CS Consulting Engineers) by way of using a flow control device.

The proposed site drainage incorporates SuDS elements and flows will be restricted in accordance with the requirements of the Greater Dublin Strategic Drainage Strategy. SuDS elements will include the use of green roofs, tree pits or landscaped areas to interception treatment for storm water run-off, and attenuation. Further detail on the surface water drainage design can be found in the 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**.

Accidental Spill and Leaks

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

Flood Risk

The proposed development will provide attenuation for a 1 in 100 year storm event plus 20% for the predicated effects of climate change. The attenuation will release the storm water in a controlled manner after the peak storm duration has passed. By restricting the flow, the likelihood of the proposed development adversely affecting the public drainage system or contributing to downstream flooding is mitigated.

The FRA prepared by CS Consulting concludes that *'The risk of the site contributing to offsite flooding or the sites vulnerability to flooding from the public drainage network*

is mitigated by the installation of an attenuation tank to retain the storm volumes experienced on site during high intensity storm events’.

The predicted 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 AA Screening Report provided with the planning documentation.

The AA Screening Report 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.

There is the potential for deterioration in water quality as a result of elevated suspended solids or from chemical pollution which would have the potential to significantly impact on downstream habitats and ultimately species. However, this will be avoided by the inclusion of SuDS design features incorporated as part of the surface water drainage design (refer to Section 5.2.2)

On the basis of the above with regard to the evidence set out within the 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 AA Screening Report and EclA prepared by Enviroguide have assessed the potential for significant impacts of the operational phase of the proposed development on Natura 200 sites and habitat loss/alteration, disturbance and/or displacement of species and changes in water quality.

The development during operation is considered to enhance the biodiversity in the area due to the introduction of a high quality landscaping and planting scheme which will create habitats, as noted by the accompanying drawings and Landscape Design and Access Statement prepared by Park Hood. In this regard, biodiversity is not likely to be significantly affected by the proposed development.

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

On the basis of the above with regard to the evidence set out within AA Screening Report and EclA, 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 key sensitive receptor of Tallaght University Hospital is located approximately 440 m to the north 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 CEMP will set out minimisation measures to ensure nuisance dust 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.

There is low potential for fugitive dust generation during construction due to the low sensitivity of the receiving environment and scale of the proposed works. The predicted impact of the construction works on air quality as a result of dust emissions will therefore be **short-term** and **imperceptible**.

On the basis of the above, the potential effects on Air Quality and Climate are **negative**, **imperceptible**, and **short term** for 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 impact to air quality from the operational phase of the proposed Project is expected to be insignificant. Therefore, the predicted impact of the proposed project on ambient air quality is deemed to be **long-term** and **imperceptible**.

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 “*Guidelines On The Information To Be Contained In Environmental Impact Assessment Reports*” (EPA, 2022) states that impacts relevant to adaptation to climate change should be assessed and that projects should be assessed in terms of their vulnerability to climate change. Therefore, the impact to climate from the operational phase of the proposed Project is expected to be imperceptible in terms of national CO₂ emissions and Ireland’s agreed limit under the Kyoto Protocol (Framework Convention on Climate Change, 1997, 1999) and the EU Effort Sharing Agreement (“20-20-20” Targets). The proposed Project will not result in any impacts relevant to adaptation therefore the project will not be vulnerable to climate change.

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

5.5 NOISE AND VIBRATION

5.5.1 Construction Phase

During the construction phase it is expected that there will be some temporary impact on the nearest residential properties and Tallaght Hospital due to noise emissions from the plant equipment required for construction. Furthermore, the application of binding hours of construction, along with implementation of appropriate noise and vibration control measures, will ensure that noise and vibration impact is kept to a minimum.

The CEMP will 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 set out in the CEMP with respect to Noise and Vibration are as follows:

- All site staff shall be briefed on noise mitigation measure and of best practicable means to be employed to control noise.
- Site hoarding will be erected to maximise the reduction in noise levels.
- The Appointed Contractor will put in place a liaison officer to engage with neighbours on a weekly basis and keep them abreast of the pending works on site and address any concerns raised.
- Internal haul routes shall be maintained, and steep gradients shall be avoided where possible.
- Material and plant loading and unloading shall only take place during normal working hours unless the requirement for extended hours for traffic management (i.e. road closure) or health and safety reasons has been granted (application must be made to the Council a minimum of 4 days prior to proposed works).
- Appointed Contractor will ensure that each item of plant and equipment complies with the noise limits quoted in the relevant EC Directive 2000/14/EC.
- Shut down all plant and equipment in intermittent use in the intervening periods between work or throttle down to a minimum.
- Power plant by mains electricity where possible rather than generators.
- Employ partial or full enclosures for fixed plant where possible.
- Locate movable plant away from noise sensitive receptors where possible.

On the basis of the potential effects on noise and vibration are **negative, not significant**, 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. The proposed development will be subject to compliance with any relevant noise criteria outlined in any relative planning conditions.

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 potential 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 range from **slight to moderate** and **neutral to negative**.

5.6.2 Operational Phase

The proposed development is consistent with the land use zoning and the wider character of the area.

The visual impact of the proposed development on the surrounding area has been separately assessed in the Design, Townscape and Visual Assessment (DTVA) prepared by CityDesigner (2022). The application site comprises a brownfield 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 DTVA concludes that *'The building's handsome and distinctive form with high quality public realm and a mix of ground floor uses, would stand as an elegant focal point and waymarker in views looking both north and south along Belgard Road... and also in views looking west when approaching the Town Centre from Tallaght's historic*

core... Similarly, the proposed development, by way of its high quality design, and carefully-considered approach to height and massing, would assist with legibility in views from TU Dublin... providing a visual link between this key local educational institution and the town centre'.

A Landscape Design has been developed by Parkhood Chartered Landscape Architects which incorporates the use of high-quality materials and a planting scheme to provide a high-quality landscape environment. Further information can be found in the Landscape and Design Access Statement prepared by Parkhood Chartered Landscape Architects and included with the planning documentation.

Landscape and visual impacts during operation will be long term, ***slight to moderate*** and ***positive***.

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 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 developed will uncover potential as yet unknown sub-surface archaeological features on the site. A suitably qualified archaeologist could oversee any ground disturbance work if deemed necessary by ABP.

In this regard, any impacts on cultural heritage and archaeology are considered to be ***short-term, imperceptible*** and ***neutral***.

5.7.2 Operational Phase

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

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 potential effects 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) 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 proposed development provides vehicular access from Belgard Square East on the western boundary of the site. This entrance will lead to both the surface level and underground parking of the site. A secondary access point is present on the eastern boundary of the development which caters to emergency and service vehicles. Pedestrian and cyclist traffic access will be provided on the western, northern and eastern boundaries of the proposed development via Belgard Square East, Blessington Road, and the R113 respectively. The proposed development includes the provision of carparking space and cycle parking.

The proposed scheme is designed in compliance with the following:

- Design Manual for Urban Roads and Streets (2019);
- South Dublin County Development Plan 2016– 2022;
- Greater Dublin Area Cycle Network Plan;
- National Cycle Manual (2011);
- Sustainable Urban Housing: Design Standards for New Apartments (Guidelines for Planning Authorities) December 2020; and
- Department of Transport, Tourism and Sport Smarter Travel guidelines.

Further detail is presented in the Traffic and Transport Assessment prepared by CS Consulting Group and included with the planning documentation.

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, AND WASTE

5.9.1 Construction 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 EPA Guidelines 2022) 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 supply running adjacent to the development site on the Belgard Road and Blessington Road. 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 Belgard Square East to the west of the site via a new connection (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 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 Construction and Demolition 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**.

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.

5.9.2 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 EPA Guidelines 2022) 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 South Dublin County Council Development Plan 2016-2022 and Draft South Dublin County Council Development Plan 2022-2028.

A Pre-Connection Enquiry (reference CDS21001249) was submitted to Irish Water to determine the feasibility of connecting to the public water supply and drainage infrastructure. A response was received from Irish Water on April 26th, 2022 confirming feasibility with the requirement for infrastructure upgrade. Further information is set out in the accompanying Engineering Services Report (CS Consulting, 2022c).

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.

Water supply will be provided via the existing public mains network adjacent to the site on the Belgard Road and Blessington Road. 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 from the construction phase 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 AND CUMULATIVE IMPACTS

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 is 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 are potential interactions are short-term and associated with the construction phase. The CEMP 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.

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 purpose of this EIA Screening Report has been to consider whether there is a requirement for the preparation of an Environmental Impact Assessment Report (EIAR) for the proposed development.

The proposed development and component parts have been considered against the thresholds outlined in Schedule 5, Part 2 Class 10 (a) to (m). The most relevant project type in the context of the proposed development is Class 10 (b) (i), (ii) 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 on a discretionary basis; this evaluation is documented Sections 3.0, 4.0 and 5.0.

- The Appropriate Assessment Screening concluded that due to the scale and nature of the planned works it is considered that the developments within the wider environs will have no likelihood of direct or indirect effects on European sites considered in this assessment in view of their conservation objectives.
- The Construction Environmental Management Plan addresses potential short-term nuisances (such as dust and noise etc.) and risks from the storage of any hazardous substances (fuels, chemicals and other construction materials that may pose a risk to the environment) and ensures that they are avoided and/or minimised. The CEMP ensures potential nuisances during the construction of the development are avoided and minimised.

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

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

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

7.0 REFERENCES

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- Office of Public Works. The Planning System and Flood Risk Management Guidelines for Planning Authorities. Environment, Heritage, and Local Government; 2009.
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- Site Specific Flood Risk Assessment, CS Consulting Group, May 2022d.
- Traffic & Transport Assessment, CS Consulting Group, May 2022e

APPENDIX A - RELEVANT PLANNING HISTORY

Application Number	Development Description	Development Address	Decision	Grant Date
SD22A/0101	Temporary change of use of part of unit 70 from light industrial to indoor gymnastics sports facility and associated site works	Unit 70, Cookstown Estate Road, Cookstown Industrial Estate, Tallaght, Dublin 24	PENDING DECISION	2022-06-01
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/0035	Retention of Veterinary Centre use in Unit 14 and change of use from shop to Veterinary Centre in Unit 15.	Unit 14 & 15, Block Two, Village Green, Tallaght, Dublin 24	GRANT PERMISSION & GRANT RETENTION	2021-04-14
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

Application Number	Development Description	Development Address	Decision	Grant Date
SD21A/0070	Two bedroom, double storey house.	75, Westpark, Tallaght, Dublin 24	REFUSE OUTLINE PERMISSION	2021-03-25
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 service yard; new exit door from the delivery bay area to the hospital delivery yard and associated site and landscaping works.	Tallaght University Hospital, Belgard Square North, Tallaght, Dublin 24	GRANT PERMISSION	2021-02-25
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	The Square Shopping Centre, Tallaght, Dublin 24	GRANT PERMISSION	2021-01-08

Application Number	Development Description	Development Address	Decision	Grant Date
	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.			
SD20A/0047	Change of use of existing retail unit to new restaurant use including new internal mezzanine and external signage to shopfront.	Unit D6, Broadfield Hall, Belgard Square West, Tallaght, Dublin 24	DECLARED WITHDRAWN	2021-01-06
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
SD208/0005	Development of public realm works totalling approximately 1.2ha at Belgard Square North and on South Dublin County Council lands to the south and north of Belgard Square North, Tallaght including: <ul style="list-style-type: none"> • Proposed new public space at Innovation Square; • Proposed works to include a new advertising totem in Innovation Square extending to a maximum height of 2.4m x 1.5m; • Proposed new Belgard Square North/Airton East West pedestrian link street; • Pedestrian crossings at Belgard Square North and Belgard Cookstown Link Street; • Redevelopment of County Hall Pedestrian Link • Redevelopment and reprofiling of levels within Chamber Square; • Proposed works to include the reconfiguration of existing County Council carpark including widening of County Hall Pedestrian Link with additional planting, seating and relocation of wheelchair accessible parking spaces, a new pedestrian crossing and associated amendments to the carpark. • All ancillary site development and landscaping works, including public lighting, play equipment, furniture and sports equipment, cycle parking, seating, pathways, planting, surface water drainage and boundaries. The proposal has undergone Appropriate 	Tallaght Town Centre, Tallaght, Dublin 24	PART 8 APPROVED BY COUNCIL	12/10/2020

Application Number	Development Description	Development Address	Decision	Grant Date
	<p>Assessment Screening under the Habitats Directive (92/43/EEC) and screening for Environmental Impact Assessment under the EIA Directive 2014/52/EU. The authority has concluded that there is no real likelihood of significant effects on the environment arising from the proposed development and a determination has been made that an Environmental Impact Assessment (EIA) is not required. Any person may, within 4 weeks from the date of publication of this notice, apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment. Persons wishing to inspect drawings of the proposed development should contact the Planning Department by emailing planningdept@sdblincoco.ie or by phoning (01) 4149000. Due to Covid-19 restrictions, plans and particulars of the proposed development will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy only by appointment at County Hall, Tallaght, Dublin 24 during office hours from 30th July 2020 to 27th August 2020. The plans are available online on the Council's Public Consultation Portal website, http://consult.sdblincoco.ie during the period from 30th July 2020 to 10th September 2020. Submissions and observations with respect to the proposed development dealing with the proper planning and sustainable development of the area in which the proposed development will be situated, may be made in writing up to 5.00pm on the 10th September 2020 and may be submitted either via: Online Submissions: http://consult.sdblincoco.ie or Post to: A/Senior Executive Officer, Project Delivery Unit, Corporate Performance and Change Management, South Dublin County Council, County Hall, Tallaght, Dublin 24 YNN5. NOTE: Please make your submission by one medium only. All submissions should include your name and a contact address. It should be noted that the Freedom of Information Act, 1997 (as amended) applies to all records held by South Dublin County Council. South Dublin County Council's Personal Data Privacy Statements can be viewed at www.sdcc.ie and all personal data will be retained in line with statutory requirements.</p>			
SD20A/0148	Retention for internal mezzanine storage area (132sq.m); single storey compressor room extension (12sq.m) to rear of existing	Unit 30, Second Avenue, Cookstown Industrial Estate, Dublin 24	GRANT PERMISSION FOR RETENTION	2020-08-16

Application Number	Development Description	Development Address	Decision	Grant Date
	building and single storey packaging shed extension (38sq.m) to side of existing building.			
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/0348	Internal alterations to the existing office at first floor level and a change of use of the 2 existing ground floor retail units at the rear of the property into a single licensed restaurant premises; comprising of external alterations to the rear elevation including new restaurant and office signage and shop frontage,	Coric House, Old Bawn Road, Tallaght, Dublin 24	GRANT PERMISSION	2020-07-07

Application Number	Development Description	Development Address	Decision	Grant Date
	<p>replacement of all opes, 3 restaurant entrances - 1 at Old Bawn Road and 2 at Courthouse Square; 1 office entry (existing) at Courthouse Square; use of external paved area onto Courthouse Square as restaurant seating, bicycle parking facilities; internal alterations include the removal of existing stairways; removal of existing retail unit dividing wall; removal of existing internal partitions to first floor provision of restaurant customer and staff sanitary facilities and services at first floor level; provision of office sanitary facilities and services at first floor level; following a recently approved planning application for alterations to the Old Bawn Road elevation including a new shopfront and provision of a single office premises at ground floor level, Reg. Ref. SD19A/0013.</p>			
SD19A/0394	<p>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</p>	The Square Shopping Centre, Tallaght, Dublin 24	GRANT PERMISSION	2020-06-17

Application Number	Development Description	Development Address	Decision	Grant Date
	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.			
SD20A/0017	Renovation and modifications to the original building including a change of use to office, training and distribution centre; proposed changes to the existing internal layout; internal fire stair location moved; extended mezzanine area, additional new toilets; external windows and modifications to the roller door on the rear elevation; new signage to the front elevation and all ancillary works.	Unit 2, The Square Industrial Complex, Belgard Square East, Tallaght, Dublin 24	GRANT PERMISSION	2020-03-26
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 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.	Unit 11, Tallaght Retail Centre, Tallaght, Dublin 24	GRANT PERMISSION	2020-02-20
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	Site at the corner of Airton Road and Belgard Road, Tallaght, Dublin 24, D24 HD35	GRANT PERMISSION	2020-02-20

Application Number	Development Description	Development Address	Decision	Grant Date
	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.			
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	Unit 5, Airton Close, Airton Road, Tallaght, Dublin 24	GRANT PERMISSION	2019-11-18

Application Number	Development Description	Development Address	Decision	Grant Date
	elevation (west facade); (i) new door on the rear elevation (west facade) and all associated site works.			
SD18A/0416	Change of use 506sq.m of first floor from office to medical use; 3 ventilation grills at first floor on west elevation and one ventilation grill at first floor on south elevation	Hainault House, Belgard Square South, Tallaght, Dublin 24	GRANT PERMISSION	11/03/2019
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/0191	New external signage fixed at high level to the south elevation; new 2,100mm high totem/banner directory sign at the main entrance to the east of the existing building and associated site works	1, Tuansgate, Belgard Square East, Tallaght, Dublin 24	GRANT PERMISSION	06/08/2019
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 bedspace student accommodation scheme and associated student amenity and staff facilities (c.815 sqm); childcare facility	Junction of Belgard Road and Belgard Square North, Tallaght, Dublin 24	GRANT PERMISSION	2019-04-15

Application Number	Development Description	Development Address	Decision	Grant Date
	(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/0437	Change of use from card club to offices.	First Floor, Block 1, Village Green, Tallaght, Dublin 24	GRANT PERMISSION	2019-02-14
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	Institute of Technology, Old Blessington Road, Tallaght, Dublin 24.	GRANT PERMISSION	2019-02-08

Application Number	Development Description	Development Address	Decision	Grant Date
	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 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/0312	Change of use from retail to coffee shop/take-away/restaurant use (area 135sq.m).	Retail Unit F4, Block F, Talbot House, Tallaght Cross East, Tallaght, Dublin 24	GRANT PERMISSION	2018-10-30
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

Application Number	Development Description	Development Address	Decision	Grant Date
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 approved development Reg. Ref. No. SD02A/0392 and SD08A/0197.	Block F, Belgard Square North and West, Tallaght Town Centre, Dublin 24	GRANT PERMISSION	2018-04-04
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	Units D03 & D07, Block D, Belgard Square West, Tallaght Town Centre, Dublin 24	GRANT PERMISSION	2018-01-29

Application Number	Development Description	Development Address	Decision	Grant Date
	circulation cores. This will extend the existing medical clinic as permitted under planning permission Ref. SD15A/0357.			
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 Pleanála 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	Belgard Retail Park, Belgard Road, Tallaght, Dublin 24	GRANT PERMISSION	2017-12-04

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	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.			
SD17A/0367	Part off-licence in existing shop at ground floor level	Ground Floor Level at, 2, Abberley Square East, Belgard Road, Tallaght, Dublin 24.	GRANT PERMISSION	2017-11-28
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