



**103(1A)a  
Statement**

PRESENTED TO

**Bartra Property Cookstown Limited  
Transitional Care Facility**

DATE

February 2023

## DOCUMENT CONTROL SHEET

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## 1 INTRODUCTION

### 1.1 Background

Enviroguide Consulting was commissioned by Bartra Property Cookstown Limited (the Applicant) to prepare a Statement in accordance with Article 103(1A)a of the Planning and Development Regulations 2001, as amended. This Statement is to be read in conjunction with the Environmental Impact Assessment (EIA) Screening Report that was prepared in respect of a Proposed Residential Development (the Proposed Development) at 2-3 Durham Place, Tivoli Road, Monkstown, Dún Laoghaire, Co. Dublin.

The purpose of this Statement and the EIA Screening Report is to identify and assess any potential for environmental impact as a result of the Proposed Development and to determine if EIA is required for the Proposed Development and indicate how available results of relevant assessments of effects on the environment have been carried out pursuant to relevant European Legislation.

## 2 PRINCIPAL FEATURES OF THE PROPOSED DEVELOPMENT

The Proposed Development is located within the jurisdiction of South Dublin County Council and is approx. 9km south-west of the city centre. It is c. 1.7km southwest of the M50/R838 junction and is approached by Belgard Road to the east, and Cookstown Way to the west. The site has a stated area of c.1.67 hectares and is located on the corner of First Avenue and Cookstown Estate Road within the Cookstown Industrial Estate. The site currently has two larger warehouse/industrial type units and a number of smaller structures/units along the western boundary including a small café, which is no longer in use. The immediate land-uses within the industrial park are industrial/warehouse type units. First Avenue is characterised by a number of engineering/industrial units including accident or service repair garages. Parking in the area is very limited with vehicles parked along roads and within sites. The extended area surrounding the industrial park is urban and mainly consists of residential dwellings, schools, businesses and community facilities.

The Proposed Development will consist of the following:

- Demolition of the existing two larger warehouse/industrial type units and a number of smaller structures/units along the western boundary including a small café, which are no longer in use.
- 1-5 storey Transitional Care Facility, (total floor area of 1,141sqm) with 131 bedspaces and ancillary services over a partial basement, (plant room).
- 139 apartments, (67 one-bed, two-person units, 12 two-bed, three-person units and 60 two-bed, four-person units), arranged in 2 blocks with a total floor area of c. 10,556sqm.
- Block A would be 8 storeys in height and would comprise 87 apartments; 51 one-bed, 7 two-bed, three person units and 29 two-bed, four person units. All units would have balconies and would be accessed from an open-deck arrangement.
- Block A would also have two commercial units of c. 292sqm, comprising a café and pharmacy, at ground floor level and facing onto Cookstown Estate Road.

- Block B would be 5-6 storeys in height and would comprise 52 apartments; 16 one-bed, 5 two-bed, three person and 31 two-bed four person. All units would have balconies and would be accessed from an open-deck arrangement.
- New vehicular access to the site from First Avenue with egress onto Cookstown Estate Road via a one-way system through the site.
- 42 surface car parking spaces, including 4 accessible spaces, would be provided along the southern site boundary and the central spine of the development. 26 of these spaces would be allocated to the apartment development with the remaining 16 spaces allocated to the Transitional Care Facility.
- Bicycle parking for 307 bicycles would be provided in a mix of lock-ups and outdoor bike stands.
- Communal open space for the residential Blocks A & B is provided in a central courtyard of 1,272sqm.
- Public open space would be provided in the form of a partial pocket park of 1,165sqm to the south-west of the site and would be in the order of 10% of the development site area.
- Ancillary site works would include the provision of an ESB substation, foul and surface water networks, public realm upgrade works, pedestrian access, landscaping and boundary treatment works.

## 2.1 EIA Screening

An EIA Screening Report has been prepared by Enviroguide Consulting on behalf of Bartra Property Cookstown Limited. The overall objective of the EIA Screening exercise was to identify and assess any potential for environmental impact associated with the Proposed Development and to determine if EIA is required for the Proposed Development, based on best scientific knowledge.

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

The EIA Screening Report concludes that having regard to:

- the nature and scale of the Proposed Development on an urban site served by public infrastructure, and
- the absence of any significant environmental sensitivities in the area:

The Proposed Development would not be likely to have significant effects on the environment. Therefore, a mandatory Environmental Impact Assessment Report (EIAR) is not required for the Proposed Development.

### 3 ASSESSMENT OF RELEVANT EU LEGISLATION

#### 3.1 Directive 92/43/EEC, The Habitats Directive

| Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora   |   |
|---|---|
| <b>Summary of Relevance</b>   |   |
| <p>The EU Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Directive 1992) provides protection to designated species and habitats throughout Europe. The Habitats Directive has been transposed into Irish law through the EC (Birds and Natural Habitats) Regulations 2011.</p> <p>The Habitats Directive aims to protect some 220 habitats and approximately 1000 species throughout Europe. The habitats and species are listed in the Directives annexes, where Annex I covers habitats and Annex II, IV and V cover species. There are 59 Annex I habitats in Ireland and 33 Annex IV species which require strict protection wherever they occur. The Directive requires the designation of Special Areas of Conservation for areas of habitat deemed to be of European interest. The SACs together with the SPAs from the Birds Directive form a network of protected sites called Natura 2000.</p> |   |
| <b>Assessment Reports Completed as part of Application Process</b>  |   |
| 1.  | <b>Appropriate Assessment Screening Report</b><br>Prepared by: Enviroguide Consulting<br>Report Date: August 2022 |
| 2.  | <b>Ecological Impact Assessment</b><br>Prepared by: Enviroguide Consulting<br>Report Date: November 2022          |
| <b>Conclusions</b>  |   |
| <p>According to the Assessment Reports that have been prepared to support the application for the Proposed Development, it is concluded that there will be no possibility of significant effects on any of the qualifying interests of the identified Natura 2000 Sites.</p> <p>The Proposed Development is not located within any European site and therefore there will be no loss or alteration of habitat as a result of the Proposed Development.</p> <p>Based on the successful implementation of the proposed works and enhancement measures in the Assessment Reports, it is deemed that there will be no significant negative impact to any valued habitats, designated sites or individual or group of species, arising from Construction and Operational Phases of the Proposed Development.</p>   |   |



### 3.2 Directive 2000/60/EC, EU Water Framework Directive

|  |  |
|--|--|
| <b>Directive 2000/60/EC of the European Parliament and of the Council of 23 October 2000 establishing a framework for Community action in the field of water policy</b>  |  |
| <b>Summary of Relevance</b>  |  |
| <p>The EU Water Framework Directive (WFD) 2000/60/EC aims to protect and improve water quality. It applies to rivers, lakes, groundwater, estuaries, and coastal waters. The Directive requires that management plans be prepared on a river basin basis and specifies a structured method for developing these plans. River Basin Management Plans (RBMPs) are plans to protect and improve the water environment and are prepared and reviewed every six years. The Water Framework Directive was agreed by all individual EU member states in 2000, and its first RBMP ran from 2010 – 2015. The second cycle plan ran from 2018 – 2021. A public consultation on the next RBMP for the period 2022-2027 was opened on 28 September 2021. The finalised plan is due to be published in 2022.</p> <p>The aim of the WFD is to prevent any deterioration in the existing status of water quality, including the protection of good and high-water quality status where it exists. The WFD requires member states to manage their water resources on an integrated basis to achieve at least 'good' ecological status, through River Basin Management Plans (RBMP), by 2027.</p> |  |
| <b>Assessment Reports Completed as part of Application Process</b>   |  |
| <b>1.</b>  | <p><b>Appropriate Assessment Screening Report</b><br/>Prepared by: Enviroguide Consulting<br/>Report Date: August 2022</p> |
| <b>2.</b>  | <p><b>Ecological Impact Assessment</b><br/>Prepared by: Enviroguide Consulting<br/>Report Date: November 2022</p>          |
| <b>3.</b>  | <p><b>Outline Construction Management Plan</b><br/>Prepared by: OCSC<br/>Report Date: September 2022</p>                   |
| <b>4.</b>  | <p><b>Planning Report</b><br/>Prepared by: Brock McClure<br/>Report Date: September 2022</p>                               |
| <b>5.</b>  | <p><b>Engineering Services Report</b><br/>Prepared by: OCSC<br/>Report Date: January 2023</p>                              |
| <b>Conclusions</b>   |  |

According to the Assessment Reports that have been prepared to support the planning application for the Proposed Development, it is concluded that appropriate surface water management and discharge measures will be undertaken to ensure no significant impacts arise.

According to the Engineering Services Report, surface water will be managed in accordance with council specific prerequisites and with the Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies Volume 2, for New Developments and CIRIA documents. SuDS measures and the surface water management train have also been established in the Engineering Services Report.

Best practice will be implemented at all times in relation to all construction activities to avoid any accidental pollution events occurring to the nearby water courses. Appropriate surface water management and discharge measures will be employed to ensure that no significant impacts arise.

It is not deemed that there will be adverse impacts to groundwater or any watercourses in the vicinity of the Proposed Development due to adherence to appropriate control measures, as outlined in the Engineering Services Report, Outline Construction Management Plan and Planning Report.

### 3.3 Directive 2001/42/EC, SEA Directive

Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (SEA Directive)

#### Summary of Relevance

The SEA Directive pertains to a broad range of public plans and programmes. The public plans and programmes covered by the Strategic Environmental Assessment (SEA) Directive are subject to an environmental assessment during their preparation prior to their adoption.

The SEA Directive seeks to ensure a high level of environmental protection. The aim is to ensure that environmental considerations are regarded in the preparation, adoption and implementation of such plans.

The Dun Laoghaire Rathdown County Development Plan 2022-2028 sets out policies and objectives to guide how and where development will take place in the town over the lifetime of the Plan. The Plan has been prepared in accordance with the requirements of the Planning and Development Act, 2000 (as amended), the Planning and Development (Strategic Environmental Assessment) Regulations, 2004 as amended.

The content of the core strategy of the Development Plan has been informed by Strategic Environmental Assessment (SEA).

#### Assessment Reports Completed as part of Application Process

##### 1. **South Dublin County Council Development Plan 2022-2029**

Prepared by: South Dublin County Council  
Report Date: 2022-2029

##### 2. **Appropriate Assessment Screening Report**

Prepared by: Enviroguide Consulting  
Report Date: August 2022

##### 3. **Ecological Impact Assessment**

Prepared by: Enviroguide Consulting  
Report Date: November 2022

##### 4. **Planning Report**

Prepared by: Brock McClure  
Report Date: September 2022

#### Conclusions

The above reports have been consulted when preparing the relevant Assessment Reports. The following policies and plans were reviewed and considered for possible in-combination effects with the Proposed Development:

- South Dublin County Council Development Plan 2022-2029
- Eastern Midlands Regional Waste Management Plan

- South Dublin County Council's Biodiversity Action Plan 2020-2026

No significant impact will occur as a result of the Proposed Development acting cumulatively with any of the above plans or policies. No further assessment is required.

### 3.4 Directive 2002/49/EC, Environmental Noise Directive

| Directive 2002/49/EC on the assessment and management of environmental noise   |  |
|--|--|
| <b>Summary of Relevance</b>  |  |
| <p>The Environmental Noise Directive relates to the assessment and management of environmental noise. The Directive has been transposed into Irish law through the Environmental Noise Regulations 2006, as amended, which came into effect on 3<sup>rd</sup> April 2006.</p> <p>These Regulations apply to environmental noise to which people are exposed, in particular in built up areas, in public parks or other quiet areas in an agglomeration, in quiet areas in open country, near schools, near hospitals, and near other noise-sensitive buildings and areas. They are intended to avoid, prevent, or reduce on a prioritised basis the harmful effects, including annoyance, due to exposure to environmental noise.</p>  |  |
| <b>Assessment Reports Completed as part of Application Process</b>   |  |
| 1.   | <b>Outline Construction Management Plan</b><br>Prepared by: OCSC<br>Report Date: September 2022                |
| 2.   | <b>Construction &amp; Demolition Waste Management Plan</b><br>Prepared by: OCSC<br>Report Date: September 2022 |
| <b>Conclusions</b>   |  |
| <p>During construction, temporary and intermittent impacts are predicted due to potential noise and dust, however these impacts will be localised and last only for the duration of this phase. It is not anticipated that there will any nuisance or impacts from the Construction Phase of the Proposed Development beyond the Site boundary due to adherence to appropriate control measures identified in the Outline Construction Management Plan.</p> <p>During construction, temporary and intermittent impacts are predicted due to potential noise and dust, however these impacts will be localised and last only for the duration of this phase. The Proposed Scheme will comply with BS 5228-1:2009+A1:2014 Code of Practice for Noise and Vibration Control on Construction and Open Sites.</p> |  |

### 3.5 Directive 2008/50/EC on ambient air quality and cleaner air for Europe

| Directive 2008/50/EC of the European Parliament and of the Council of 21 May 2008 on ambient air quality and cleaner air for Europe   |   |
|---|---|
| <b>Summary of Relevance</b>   |   |
| <p>The ambient air quality and CAFE Directive establishes air quality objectives and merges most of the existing air quality legislation into a single directive. The Directive includes certain limits or target values specified by the five published directives that apply limits to specific air pollutants for the improvement of human health and environmental quality. The Directive outlines assessment methodologies and provides corrective actions if the standards are not met. The CAFE Directive has been transposed into Irish legislation by the Air Quality Standards Regulations (S.I. No. 180 of 2011).</p> <p>National authorities are required to designate specific bodies to assess compliance with thresholds, limit values and target values for each pollutant covered by the directive. The regulations further provide for the distribution of public information. This includes information on any exceedances of target values, the reasons for exceedances, the area(s) in which they occurred, and the relevant information regarding effects on human health and environmental impacts. In Ireland, the EPA is the competent authority for the purpose of the CAFE Directive and develops an annual report on all pollutants covered by the legislation.</p> |   |
| <b>Assessment Reports Completed as part of Application Process</b>  |   |
| 1.  | <p><b>Outline Construction Management Plan</b><br/>Prepared by: OCSC<br/>Report Date: September 2022</p>                |
| 2.  | <p><b>Construction &amp; Demolition Waste Management Plan</b><br/>Prepared by: OCSC<br/>Report Date: September 2022</p> |
| 3.  | <p><b>Transport Assessment &amp; Parking Strategy</b><br/>Prepared by: OCSC<br/>Report Date: September 2022</p>         |
| 4.  | <p><b>Mobility Management Plan</b><br/>Prepared by: OCSC<br/>Report Date: September 2022</p>                            |
| <b>Conclusions</b>  |   |
| <p>The Proposed Development involves construction works which may temporarily impact on air quality due to short-term dust and exhaust emissions (during ground preparation and enabling works and from general site construction activities). Construction works will be carried out in such a way as to limit the emissions to air of pollutants. The site will be managed in accordance with the Construction and Environmental Management Plan mitigation measures to minimise potential effects on air quality. Any potential dust impacts will be localised in nature and last only for the duration of these works.</p>  |   |

Nevertheless, best practice measures will be implemented for the duration of this phase for all potential ambient air quality impacts as outlined within the Outline CMP and CDWMP.

No significant adverse air quality impacts will occur as a result of the Proposed Development.

### 3.6 Directive 2007/60/EC on the assessment and management of flood risks

| Directive 2007/60/EC of the European Parliament and of the Council of 23 October 2007 on the assessment and management of flood risks   |   |
|---|---|
| <b>Summary of Relevance</b>   |   |
| <p>The Directive on the assessment and management of flood risks establishes a framework for measures to reduce the risk of floods within the EU and requires EU countries to assess the risk of flooding in coastal regions and river basins by collecting historical data and defining the natural / physical environment. EU countries must also establish flood-risk management plans that are coordinated at the level of the river basin or coastal districts. These plans establish objectives for the management of flood risks, focusing mainly on prevention (e.g., avoiding construction in areas that may flood), protection (measures to reduce the likelihood of floods in a specific place) and preparedness (informing the public about flood risks and what do to in the event of flooding).</p> <p>The Directive was transposed into Irish legislation by the European Communities (Assessment and Management of Flood Risks) Regulations 2010.</p> |   |
| <b>Assessment Reports Completed as part of Application Process</b>  |   |
| 1.  | <p><b>Planning Report</b><br/>Prepared by: Brock McClure<br/>Report Date: September 2022</p>  |
| 2.  | <p><b>Engineering Services Report</b><br/>Prepared by: OCSC<br/>Report Date: January 2023</p> |
| <b>Conclusions</b>  |   |
| <p>The Engineering Services Report concluded that the proposed residential development is not a vulnerable development under the Planning System and Flood Risk Management Guidelines. THE Site is located within Flood Zone C and is not at risk of fluvial, coastal or groundwater flooding.</p> <p>SuDs techniques, as detailed in the Infrastructure Design Report will be used to manage surface water runoff from the development.</p>  |   |



### 3.7 International Conventions

#### 3.7.1 Bern and Bonn Convention

|  |   |
|--|---|
| <b>Convention on the Conservation of European Wildlife and Natural Habitats - Bern Convention</b><br><b>Convention on the Conservation of Migratory Species of Wild Animals – Bonn Convention</b>  |   |
| <b>Summary of Relevance</b>  |   |
| <p>The Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention 1982) was enacted to conserve all species and their habitats. The Convention on the Conservation of Migratory Species of Wild Animals (Bonn Convention 1979, enacted 1983) was introduced to give protection to migratory species across borders in Europe.</p> |   |
| <b>Assessment Reports Completed as part of Application Process</b>   |   |
| <b>1.</b>  | <b>Appropriate Assessment Screening Report</b><br>Prepared by: Enviroguide Consulting<br>Report Date: August 2022 |
| <b>Conclusions</b>   |   |
| <p>The Site of the Proposed Development does not host significant species populations as designated under the Bern and Bonn Convention. Therefore, no adverse impacts are expected in this regard.</p>   |   |

### 3.7.2 Ramsar Convention

| <b>The Ramsar Convention on Wetlands of International Importance Especially as Waterfowl Habitat</b>  |   |
|---|---|
| <b>Summary of Relevance</b>   |   |
| <p>The Ramsar Convention on Wetlands is an intergovernmental treaty signed in Ramsar, Iran, in 1971. The treaty is a commitment for national action and international cooperation for the conservation of wetlands and their resources. In Ireland there are currently 45 Ramsar sites which cover a total area of 66,994 Ha.</p> |   |
| <b>Assessment Reports Completed as part of Application Process</b>  |   |
| <b>1.</b>   | <b>Appropriate Assessment Screening Report</b><br>Prepared by: Enviroguide Consulting<br>Report Date: August 2022 |
| <b>Conclusions</b>  |   |
| <p>The Site of the Proposed Development is not located within, or in close proximity to, a Ramsar site. Therefore, no adverse impacts are expected in this regard</p>   |   |

### 3.8 Other Relevant EU Legislation

#### 3.8.1 Directive 2006/21/EC on the management of waste from extractive industries

Directive 2006/21/EC of the European Parliament and of the Council of 15 March 2006 on the management of waste from extractive industries and amending Directive 2004/35/EC

##### Summary of Relevance

The management of waste from extractive industries Directive was introduced in 2006 and is transposed into Irish Legislation through S.I. No. 566/2009 - Waste Management (Management of Waste From the Extractive Industries) Regulations 2009.

The purpose of this Directive and subordinate regulations is to provide for measures, procedures and guidance to prevent or reduce as far as possible any adverse effects on the environment arising from the management of waste from extractive industries. The regulations focus in particular on the impact on water, air, soil, fauna and flora and landscape, and any resultant risks to human health.

##### Assessment Reports Completed as part of Application Process

Directive not relevant to the Proposed Development.  
No reports have been prepared.

##### Conclusions

Not relevant to the Proposed Development.

### 3.8.2 Directive (EU) 2018/850 on the landfill of waste

Directive (EU) 2018/850 of the European Parliament and of the Council of 30 May 2018 amending Directive 1999/31/EC on the landfill of waste

#### Summary of Relevance

Directive 1999/31/EC has applied since July 1999. Amending Directive (EU) 2018/850 was introduced in 2018 and was transposed into Irish legislation by the European Union (Landfill) Regulations 2020

This Directive and relevant amendments, aims to prevent, or reduce as much as possible, any negative impact from landfill on surface water, groundwater, soil, air or human health.

#### Assessment Reports Completed as part of Application Process

1. **Outline Construction Management Plan**  
Prepared by: OCSC  
Report Date: September 2022
2. **Resource & Waste Management Plan**  
Prepared by: OCSC  
Report Date: September 2022
3. **Construction & Demolition Waste Management Plan**  
Prepared by: OCSC  
Report Date: September 2022

#### Conclusions

An Outline Construction Management Plan, Construction & Demolition Management Plan and Resource & Waste Management Plan has been prepared for the Proposed Development. The aim of these plans is to minimise the quantity of waste generated by construction activities, to maximise the use of materials in an efficient manner and to maximise the segregation of construction waste materials on-site to produce uncontaminated waste streams for off-site recycling. The plan provides guidance in relation to the collection and transport of waste to prevent issues associated with litter or environmental pollution (contamination of land or water resources).

The Proposed Development will not result in any significant adverse impact from landfill on surface water, groundwater, soil, air or human health.

### 3.8.3 Directive 2008/98/EC on waste and repealing certain Directives

|   |  |
|---|--|
| <b>Directive 2008/98/EC on waste and repealing certain Directives as amended by Directive 2018/851/EU</b>   |  |
| <b>Summary of Relevance</b>   |  |
| <p>Directive 2008/98/EC has applied since December 2010 and Amending Directive 2018/851/EU has applied since July 2020. This Directive establishes a legal framework for treating waste in the EU and is designed to protect the environment and human health by emphasising the importance of proper waste management, recovery and recycling techniques to reduce pressure on resources and improve their use.</p>  |  |
| <b>Assessment Reports Completed as part of Application Process</b>  |  |
| <b>1.</b>   | <b>Outline Construction Management Plan</b><br>Prepared by: OCSC<br>Report Date: September 2022                |
| <b>2.</b>   | <b>Resource &amp; Waste Management Plan</b><br>Prepared by: OCSC<br>Report Date: September 2022                |
| <b>3.</b>   | <b>Construction &amp; Demolition Waste Management Plan</b><br>Prepared by: OCSC<br>Report Date: September 2022 |
| <b>Conclusions</b>  |  |
| <p>An Outline Construction Management Plan, Construction &amp; Demolition Management Plan and Resource &amp; Waste Management Plan has been prepared for the Proposed Development and has been designed to ensure the highest possible levels of waste reduction, waste reuse, and waste recycling are achieved for the Proposed Development during the Construction Phase. The plans have been prepared to demonstrate how the Proposed Development Construction Phase will comply with the relevant legislation, relevant Best Practice Guidelines and South Dublin County Council Waste Management Policies.</p> |  |

### 3.8.4 Directive 2010/75/EU on industrial emissions

| Directive 2010/75/EU on industrial emissions   |  |
|--|--|
| <b>Summary of Relevance</b>  |  |
| <p>Directive 2010/75/EU has been applied since 2011. The Directive implements rules for the prevention or, where this is not practical, the reduction of industrial emissions to air, water, and land and to prevent the generation of waste, in order to achieve a high level of protection.</p> <p>This legislation covers industrial activities in sectors such as: energy, metal production and processing, minerals, chemicals, and others. All installations covered by the directive must prevent and reduce pollution by applying the best available techniques (BATs) and address efficient energy use, waste prevention and management and measures to prevent accidents and limit their consequences.</p> |  |
| <b>Assessment Reports Completed as part of Application Process</b>   |  |
|  | <p>Directive is not relevant to the Proposed Development.<br/>No reports have been prepared.</p> |
| <b>Conclusions</b>   |  |
| <p>Not relevant to the Proposed Development.</p>   |  |

### 3.8.5 Regulation (EC) No 166/2006 concerning the establishment of a European Pollutant Release and Transfer Register

Regulation (EC) No 166/2006 of the European Parliament and of the Council of 18 January 2006 concerning the establishment of a European Pollutant Release and Transfer Register and amending Council Directives 91/689/EEC and 96/61/EC

#### Summary of Relevance

This Regulation establishes the European Pollutant Release and Transfer Register which is a publicly available electronic database of key environmental data from industrial facilities in Europe. The register contains information on releases of pollutants to air, water and land, as well as off-site transfers of pollutants present in wastewater and waste.

#### Assessment Reports Completed as part of Application Process

Directive is not relevant to the Proposed Development.  
No reports have been prepared.

#### Conclusions

Not relevant to the Proposed Development.

### 3.8.6 Directive 2000/14/EC on noise emission in the environment by equipment for use outdoors

Directive 2000/14/EC of the European Parliament and of the Council of 8 May 2000 on the approximation of the laws of the Member States relating to the noise emission in the environment by equipment for use outdoors

#### Summary of Relevance

This Directive aims to improve the control of noise emissions by 57 types of equipment used outdoors, such as compressors, excavator-loaders, various saws, mixers, etc. The Directive further aims to improve the health and wellbeing of citizens by reducing the noise emitted by outdoor equipment. This Directive was transposed into Irish law by European Communities (Noise Emission by Equipment for use Outdoors) Regulations 2001 S.I. no. 632 of 2001.

#### Assessment Reports Completed as part of Application Process

- |           |   |
|-----------|---|
| <b>1.</b> | <p><b>Outline Construction Management Plan</b><br/>Prepared by: OCSC<br/>Report Date: September 2022</p>                |
| <b>2.</b> | <p><b>Construction &amp; Demolition Waste Management Plan</b><br/>Prepared by: OCSC<br/>Report Date: September 2022</p> |
| <b>3.</b> | <p><b>Transport Assessment &amp; Parking Strategy</b><br/>Prepared by: OCSC<br/>Report Date: September 2022</p>         |

#### Conclusions

In accordance with the Outline Construction Management Plan all reasonable precautions will be taken for the operation of plant and equipment to avoid nuisance and excess noise impact on the surrounding residents. The Proposed Scheme will comply with BS 5228-1:2009+A1:2014 Code of Practice for Noise and Vibration Control on Construction and Open Sites. The Contractor will be required to monitor base noise levels at the site location before commencement of the project. Noise monitoring will then also be required throughout the project.



### 3.8.7 Directive 2012/27/EU on energy efficiency

Directive 2012/27/EU of the European Parliament and of the Council of 25 October 2012 on energy efficiency, amending Directives 2009/125/EC and 2010/30/EU and repealing Directives 2004/8/EC and 2006/32/EC

#### Summary of Relevance

The Directive on energy efficiency aimed to improve energy efficiency by 20% by 2020 compared to 1990 levels. All EU countries were required to set national energy efficiency targets to achieve this. It employs a common framework of measures across the EU which cover every stage of the energy chain, from generation to distribution and final consumption.

This directive, as revised by Directive (EU) 2018/2002, along with the revised Renewable Energy directive and a new Governance Regulation are part of the Clean Energy for All Europeans package. Directive 2012/27/EU, together with its amendment, aims to adapt EU energy law in line with the 2030 energy efficiency and climate goals and contribute towards the Energy Union strategy which involves reducing dependence on imported energy, cutting emissions, driving jobs and growth, strengthening consumer rights, and alleviating energy poverty.

#### Assessment Reports Completed as part of Application Process

##### Sustainability & Energy Report

1. Prepared by: JVT Engineers  
Report Date: September 2022

#### Conclusions

A Sustainability & Energy Report has been prepared for the Proposed Development which sets out a 'Sustainable and Energy Strategy' for the Proposed Development. This strategy employs an approach that demonstrates how each building (both domestic and non-domestic) can achieve Near Zero Energy Building (NZEB) compliance based on the Part L 2017 (Non-Domestic for the Nursing Home) & Part L 2019 (Domestic for the Apartments) Building Regulations.

### 3.8.8 Directive 2003/87/EC establishing a system for greenhouse gas emission allowance trading within the EU

Directive 2003/87/EC of the European Parliament and of the Council of 13 October 2003 establishing a scheme for greenhouse gas emission allowance trading within the Community and amending Council Directive 96/61/EC

#### Summary of Relevance

The aim of this Directive is to establish the EU emissions trading system (ETS) which is the cornerstone of the EU's policy to tackle climate change by reducing greenhouse gas emissions in a cost-effective and economically efficient way. The third phase of the EU ETS was in place from 2013 to 2020 and applied to emissions from power plants, energy-intensive industrial sectors, and aircraft (flying between EU airports, Norway and Iceland).

Directive (EU) 2018/410 (amending Directive 2003/87/EC) enhances cost-effective emission reductions and low-carbon investments. The revised EU ETS Directive entered into force on 8 April 2018 and sets the framework for the fourth trading period from 2021 to 2030.

On 14 July 2021, the European Commission proposed the revision of the EU ETS Directive under the "Fit for 55" package of legislative proposals, in view to achieve climate neutrality in the EU by 2050, including the intermediate target of an at least 55% net reduction in greenhouse gas emissions by 2030.

#### Assessment Reports Completed as part of Application Process

Directive is not relevant to Proposed Development.  
No reports have been prepared.

#### Conclusions

Not relevant to the Proposed Development.

**3.8.9 Regulation (EU) 2018/842 on binding annual greenhouse gas emission reductions by Member States from 2021 to 2030 contributing to climate action to meet commitments under the Paris Agreement and amending Regulation (EU) No 525/2013**

Regulation (EU) 2018/842 of the European Parliament and of the Council of 30 May 2018 on binding annual greenhouse gas emission reductions by Member States from 2021 to 2030 contributing to climate action to meet commitments under the Paris Agreement and amending Regulation (EU) No 525/2013

**Summary of Relevance**

This Regulation applies obligations to Member States in relation to their minimum contributions for the period 2021-2030 in fulfilling the EU target of reducing its greenhouse gas emissions by 30% below 2005 levels in 2030 from IPCC source categories of energy, industrial processes and product use, agriculture and waste, and contributing towards achieving the objectives of the Paris Agreement. This Regulation also lays down rules on determining annual emission allocations and for the evaluation of Member States' progress towards meeting their minimum contribution.

**Assessment Reports Completed as part of Application Process**

- |           |  |
|-----------|--|
| <b>1.</b> | <b>Sustainability &amp; Energy Report</b><br>Prepared by: JVT Engineers<br>Report Date: September 2022 |
| <b>2.</b> | <b>Transport Assessment &amp; Parking Strategy</b><br>Prepared by: OCSC<br>Report Date: September 2022 |
| <b>3.</b> | <b>Mobility Management Plan</b><br>Prepared by: OCSC<br>Report Date: September 2022                    |

**Conclusions**

A Sustainability & Energy Report has been prepared for the Proposed Development which sets out various energy conservation measures which will be incorporated into the Proposed Development design in order to aid in the reduction of energy consumption, carbon emissions, and costs throughout the building lifecycle.

Mobility Management Plan and Transport Assessment & Parking Strategy reports have also been prepared to highlight the availability of public transport and other modes of car-free travel/commute.

**3.8.10 Regulation (EU) 2018/841 on the inclusion of greenhouse gas emissions and removals from land use, land use change and forestry in the 2030 climate and energy framework, and amending Regulation (EU) No 525/2013 and Decision No 529/2013/EU**

Regulation (EU) 2018/841 of the European Parliament and of the Council of 30 May 2018 on the inclusion of greenhouse gas emissions and removals from land use, land use change and forestry in the 2030 climate and energy framework, and amending Regulation (EU) No 525/2013 and Decision No 529/2013/EU

**Summary of Relevance**

This Regulation sets out commitments of Member States for the IPCC Sector of land use, land use change and forestry ("LULUCF") which contributes to achieving the objectives of the Paris Agreement and meeting the GHG emission reduction target of the EU for the period 2021 to 2030. The rules for accounting of emissions and removals from LULUCF and for checking compliance of Member States with those commitments are also laid down within this Regulation.

**Assessment Reports Completed as part of Application Process**

Directive is not relevant to Proposed Development.  
No reports have been prepared.

**Conclusions**

Not relevant to the Proposed Development.

### 3.8.11 Directive (EU) 2018/2001 on the promotion of the use of energy from renewable sources

Directive (EU) 2018/2001 of the European Parliament and of the Council of 11 December 2018 on the promotion of the use of energy from renewable sources

#### Summary of Relevance

This Directive establishes a common system to promote the use of energy from renewable sources across different sectors and aims to set a binding EU target for its share in the energy mix in 2030; regulate self-consumption; and establish a common set of rules for the use of renewables in electricity, heating and cooling, and transport in the EU. The increased use of energy from renewable sources is an important part of the package of measures needed to reduce greenhouse gas emissions and to comply with the 2015 Paris Agreement on Climate Change and the EU policy framework for climate and energy (2020 to 2030).

#### Assessment Reports Completed as part of Application Process

- Sustainability & Energy Report**
1. Prepared by: JVT Engineers  
Report Date: September 2022

#### Conclusions

The Sustainability and Energy Report outlines a number of renewable technologies which may be employed by the Proposed Development. It is proposed to consider the employment of renewable technologies such as Air Source Heat Pump (ASHP), Combined Heat & Power (CHP), and Solar Photovoltaic's.

Therefore, it is considered that the Proposed Development will make a positive contribution towards the increased use of energy from renewable sources.

### 3.8.12 Regulation (EU) No 517/2014 on fluorinated greenhouse gases

|   |   |
|---|---|
| <b>Regulation (EU) No 517/2014 of the European Parliament and of the Council of 16 April 2014 on fluorinated greenhouse gases and repealing Regulation (EC) No 842/2006</b>   |   |
| <b>Summary of Relevance</b>   |   |
| This Regulation has been designed to assist in mitigating climate change and protecting the environment by reducing emissions of fluorinated greenhouse gases (F-Gases). The Regulation prohibits the intentional release of F-Gases (unless technically necessary) and provides an obligation for operators of equipment containing F-Gases to take every precaution to avoid any leakage. It aims to cut F-Gases by two thirds of today's levels by 2030. |   |
| <b>Assessment Reports Completed as part of Application Process</b>  |   |
| 1.  | Directive is not relevant to Permitted Development.<br>No reports have been prepared. |
| <b>Conclusions</b>  |   |
| Not relevant to the Permitted Development.  |   |

### 3.8.13 Directive 2012/18/EU on the control of major-accident hazards involving dangerous substances, amending and subsequently repealing Council Directive 96/82/EC

Directive 2012/18/EU of the European Parliament and of the Council of 4 July 2012 on the control of major-accident hazards involving dangerous substances, amending and subsequently repealing Council Directive 96/82/EC

#### Summary of Relevance

This Directive aims to control major accidents hazards involving dangerous substances, especially chemicals and has amended legislation to give the public stronger rights and provide them with better access to information surrounding the risks which may occur from nearby industrial installations and how to react in the event of an accident.

#### Assessment Reports Completed as part of Application Process

Directive not relevant to Proposed Development.  
No reports have been prepared.

#### Conclusions

Not relevant to the Proposed Development.

## 4 CONCLUSIONS

This Statement in accordance with Article 103(1A)a of the Planning and Development Regulations 2001, as amended, details how the available results of all relevant assessments of the effects on the environment from the Proposed Development have been carried out pursuant to relevant European Legislation. This Statement, in conjunction with the EIA Screening, has determined that, based on best scientific knowledge, the Proposed Development will not result in significant effects on the environment and, as such, an Environmental Impact Assessment is not required.