LARGE-SCALE RESIDENTIAL DEVELOPMENT AT GLENAMUCK NORTH, KILTERNAN, DUBLIN 18.

EIA Screening Report

Durkan Glenamuck Developments Limited

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1 INTRODUCTION

1.1 Background and Purpose

DNV has been commissioned by Thornton O' Connor, on behalf of Durkan Glenamuck Developments Limited to carry out an Environmental Impact Assessment ('EIA') screening assessment for Large-scale Residential Development ('Proposed Development') at a site measuring c. 3.27 Ha in the townland of Glenamuck North in Kilternan, Dublin 18 (the site).

The purpose of this report is to provide environmental information for Dún Laoghaire–Rathdown County Council (DLRCC) to determine the need for a statutory environmental impact assessment.

In line with the requirements as set out in Schedule 7 and 7a of the Planning and Development Regulations 2001, the EIA screening report is structured as follows:

- Introduction – background to EIA legislation, purpose of the EIA screening, methodology and approach, and competency of the authors;
- Part A – provides site location, site description and project description (in line with Schedule 7 of the Planning and Development Regulations 2001)
- Part B – provides an appraisal of the proposed development against the criteria of project categorise listed in Schedule 5 of the Planning and Development Regulations/
- Part C – provides an appraisal of the potential effects (in accordance with Schedule 7 and 7a of the Planning and Development Regulations.
- Summary and Conclusion.

1.2 Purpose of EIA Screening

The objective for screening is to determine if a project should be subject to a statutory EIA. Appendix 1 provides a description of the legislative requirements for environmental impact assessment within Ireland.

EIA is a formal process by which the effects of certain types of development projects on the environmental are identified, assessed and reported in order for the effects to be taken into consideration by the relevant competent authority when considering whether to grant planning permission.

The European Union Directive 2011/92/EU as amended by Directive 2014/52/EU is transposed into Ireland's planning legislation through the Planning and Development Act 2000 (as amended).

Schedule 5 of the Planning and Development Regulations 2001 (as amended) set out projects that will be subject to statutory environmental impact assessment. Projects listed in Schedule 5, Part 1 of the regulations will be subject to mandatory EIA assessment.

Projects listed in Schedule 5, Part 2 of the Planning and Development Regulations 2001 (as amended) will be subject to environmental impact assessments should they exceed project category size thresholds and criteria.

1.3 Competency of the Authors

This EIA screening report has been prepared by Michelle Gaffney, Senior Environmental Consultant with DNV.

Michelle holds a B.A (Hons) in Earth Science from Trinity College and is currently advancing expertise through a part-time MSc in Environmental Sustainability at University College Dublin. Michelle has been involved in the technical input into a range of Environmental Impact Assessment Report Chapters and has been involved in the project management and delivery of a range of EIARs of a similar scale and nature to the Proposed Development.

The report has been reviewed and approved by Catherine Keogan, Technical Director and EIA Lead at DNV. Catherine is an environmental consultant with 37 years' experience in science, 20 years in consultancy, specialising in EIAs for large-scale residential, commercial developments, pharmaceutical, BESS and solar projects working closely with a range of developers, planning consultants and architects within the public and private sector. Catherine has a B.Sc. (Hons) in Analytical Science and a Post Graduate Diploma in Renewable Energy Technology Systems.

2 PART A SITE LOCATION AND DESCRIPTION

2.1 Site Location

The site extends to c. 3.27 ha in the townland of Glenamuck North, Kilternan ,Dublin 18. It lies approximately 1km northeast of Kilternan Village, 1.7 km southeast of Stepaside Village, and 1.2 km southwest of Carrickmines. The site location is outlined in Figure 2-1.Figure 3-1

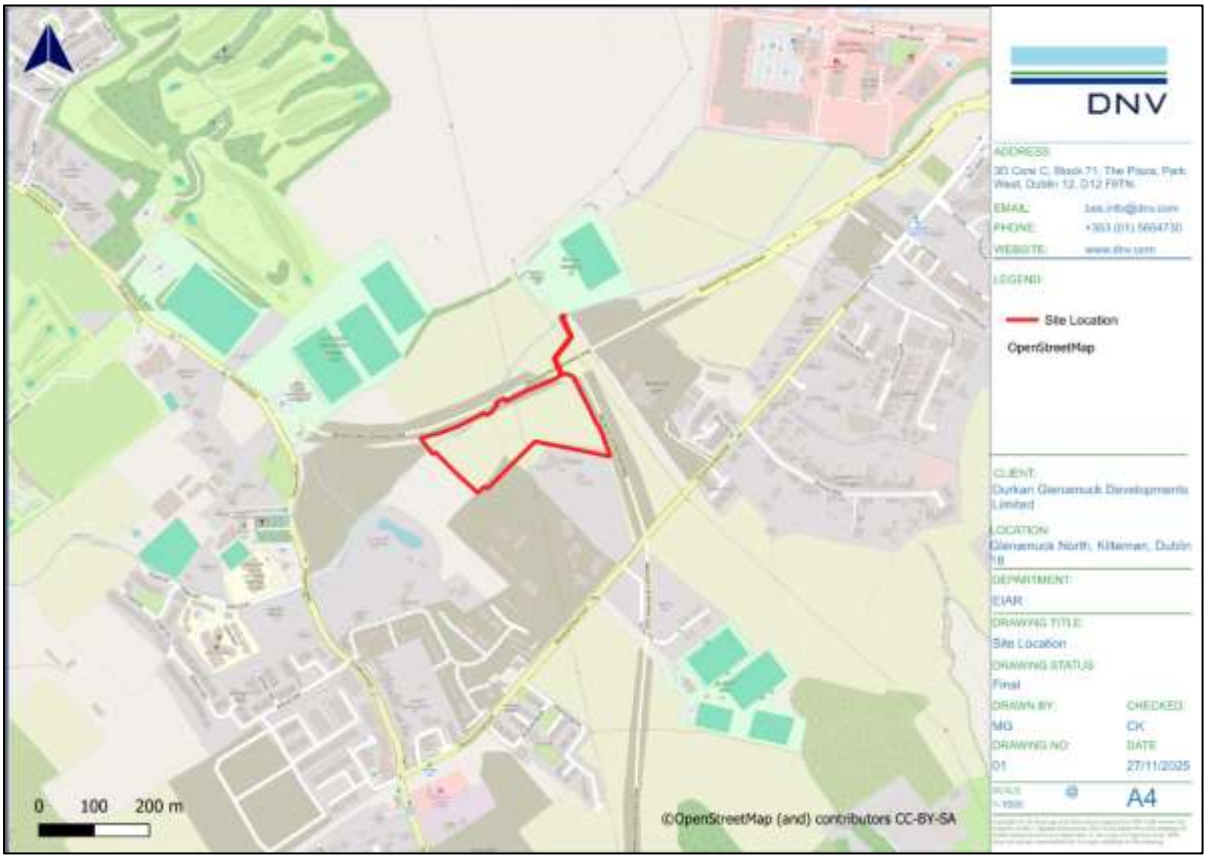

Figure 2-1 Site Location Map

2.2 Site Description

The site is currently a greenfield site and the surrounding lands comprise a mix of agricultural and residential uses. The site is primarily bounded by the Glenamuck District Distributor Road (GDDR) to the north, (to be known as Kilternan Road); the under construction Glenamuck Link Distributor Road to the east (to be known as the Kilternan–Glenamuck Link Road); Glenamuck Manor and a residential dwelling (known as 'Westgate'), its associated outbuildings and wider land holding to the south; and a residential dwelling (known as 'Shaldon Grange') and its wider landholding located to the west.

Road works are proposed to the approved Glenamuck District Roads Scheme (ABP Ref. HA06D.303945) to provide access to the development from the Kilternan Road. The Kilternan Road access point will include works, inclusive of any necessary tie-ins, to the footpath and cycle track to create a side road access junction incorporating the provision of uncontrolled pedestrian and cyclist crossing across the side road junction on a raised table. A surface water outfall pipe (225 mm) is also proposed to pass through land to the north of the site, including the future Kilternan Road. The total site area including the development site, road works and infrastructure works measures c. 3.32 Ha.

There are no national or international designated ecological sites at or adjacent to the site. The nearest European designated sites are the Rockabill to Dalkey Islands Special Area of Conservation (SAC) (Site Code: 003000), located approximately 6.8 km to the east of the site and the Dalkey Islands Special Protection Area (SPA) (Site code:004172)- approximately 7.58 km to the north east of the site. There nearest nationally designated site is the Dingle Glen proposed Natural Heritage Area (pNHA) (Site Code: 001207), located approximately 675m to the southeast of the site

Upon review on the DLRCC County Development Plan (2022-2028), one protected view has been identified along Ballyedmonduff Road, oriented east towards Kilternan village. This viewpoint is located approximately 1.9 km west of the Proposed Development. There are no rights of way or planned pieces of strategic infrastructure or any important tourist sites affected in any way by the Proposed Development.

The Proposed Development is located in Flood Zone C and is therefore deemed appropriate in accordance with The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009).

The closest surface water feature recorded on the EPA database (EPA, 2025) is the Glenamuck_North (WFD name: Carrickmines Stream_010; River Waterbody Code: IE_EA_10C040350). This stream traverses the north-western portion of the site and exits the northern site boundary, travelling in an easterly direction before discharging into the Carrickmines Stream (WFD name: Carrickmines Stream_010; River Waterbody Code: IE_EA_10C040350), located approximately 1.76km downstream of the site.

The site does not lie within or adjacent to any designated geological sites. The soil underlying the site is classified by the EPA (2025) as 'Clonroche', comprising fine loamy drift with siliceous stones. The underlying subsoils at the site are described as 'Till derived from granites' (Code: TGr). The bedrock geology underlying the site is classified as granite with muscovite phenocrysts (Code: Nt3). The nearest Geological Heritage Site to the site is Ballybetagh Bog (Site Code: DLR001), located approximately 2.1 km to the south west of the site.

The site is not located within an Architectural Conservation Area (ACA). There are no protected sites or monuments located within the site. The nearest protected sites are the Designed Landscape known as Tring Rings (Record Nos. DU026-017---- and DU026-017), located approximately 0.16 km and 0.21 km to the northwest of the site, respectively. Additionally, a Cist (Record No. DUB026-015---) is situated approximately 0.4 km to the northwest.

There are no structures listed in the National Inventory of Architectural Heritage (NIAH) within the site boundary. However, a cluster of NIAH-listed structures is located approximately 0.3 km to the west, associated with Saint Tiernan's Church (Kilternan), including:

- Saint Tiernan's Church (Church/Chapel) – NIAH Ref: 60260011;
- Saint Tiernan's School – NIAH Ref: 60260012; and
- Saint Tiernan's Sexton's House – NIAH Ref: 60260013.

In addition, Firmount House (NIAH Ref: 60260014) is located approximately 0.25 km to the northwest of the site.

The site is located within the Glencullen Electoral Division (ED) which had a population of 23,596 persons as recorded in the CSO 2022 census. The Proposed Development Site is highly accessible from a public transport perspective and is within a short distance of key employment locations such as Kilternan Village, Stepaside Village, Carrickmines, Enniskerry, Sandyford Business District, Dundrum and links to the M50. Bus route Nos. 44, L26 and 118 serve the Kilternan and Glenamuck area with direct links to Dublin City Centre and institutions such as Dublin City University in Glasnevin. There are also several proposed new bus routes for Kilternan within the Bus Connects scheme which will serve Kilternan Village and offer transport links to Dublin City Centre and other suburbs and employment and education facilities in the greater Dublin area such as University College Dublin.

The Proposed Development includes for cycle parking provision and is designed to support active travel, in line with national and local transport and climate objectives.

2.2.1 Existing and Approved Land Use

The site is zoned as Objective A 'To provide residential development and to improve residential amenity while protecting the existing residential amenities' in the Dún Laoghaire-Rathdown County Development Plan 2022 – 2028.
The Proposed Development aligns with this objective by delivering an LRD consisting of 135 no. residential units.

2.3 Site Planning History

The following data sources have been used to review the site planning history.

- Dún Laoghaire-Rathdown County Council website: https://www.dlrcoco.ie/
- An Coimisiún Pleanála website: http://www.pleanala.ie/
- EIA Portal, as provided by the Department of Housing, Planning and Local Government:https://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1
- National Planning Application Database, as provided by the Department of Housing, Planning and Local Government:https://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=9cf2a09799d74d8e9316a3d3a4d3a8de

Table 2-1 provides a history of the planning permissions at the site.

Planning Reference	Development Proposal	Decision
ABP - 303978	30 no. houses and 173 no. apartments with all associated site works.	Granted 19/3/2019. *A linear area was included within the red line of this application and extended north-east across the site for drainage works
ABP- 303945	Glenamuck District Roads Scheme which will connect the existing R117 Enniskerry Road with the Glenamuck Road and new link distributor road which will connect to the Ballycorus Road and the R117 Enniskerry Road (alternative north-south route).	Granted 15/3/2019 *Bounded to the north of the site

3 PROJECT DESCRIPTION

The Proposed Development provides for a Large-Scale Residential Development (LRD) , which in summary, shall consist of the following:

- The construction of 135 No. residential units, comprising:
  - 65 No. houses (9 No. 2-bed units, 46 No. 3-bed units and 10 No. 4-bed units) and;
  - 70 No. duplex units (21 No. 1-bed units, 22 No. 2-bed units and 27 No. 3-bed units).
- The Proposed Development will principally range in height from 2 No. to 4 No. storeys.
- The Proposed Development also provides for car parking spaces; bicycle parking; bin storage; ancillary storage; private balconies, terraces and gardens; hard and soft landscaping; boundary treatments; lighting and substations; and ;
- all other associated site works above and below ground.

The Proposed site layout is shown in Figure 3-1.

3.1 Construction Phase

The construction phase is estimated to be 18-22 months in total duration.

A Construction Management Plan (CMP) has been prepared by Meinhardt (2025), which details the construction sequencing. The construction works will proceed in the following stages:

1. Enabling works – site clearance, vegetation clearance and site preparation (erecting hoarding and welfare facilities)

2. Protection of adjacent areas- The proposed site will be separated from the adjacent Shaldon Grange landholding to the west, the GDDR to the north, the GLDR to the east and Glenamuck Manor and Westgate to the south by means of a suitable hoarding fence, with specific details to be agreed upon with DLRCC.

3. The proposed order of construction of key elements as detailed in the CMP (Meinhardt, 2025) is as follows:

   - Site Setup.
   - Demolitions.
   - Earthworks, (including cut and fill as appropriate).
   - Construction of substructure / foundations.
   - Installation of new storm and foul drainage systems to integrate with the existing infrastructure.
   - Provision of water supply infrastructure and other utilities.
   - Construction of super structure to buildings in sequence.
   - Roof and façade finishes.
   - Internal fit out.
   - External site works (landscaping / paving).

3.2 Operational Phase

During the operational phase, the Proposed Development will be operational as a residential development.

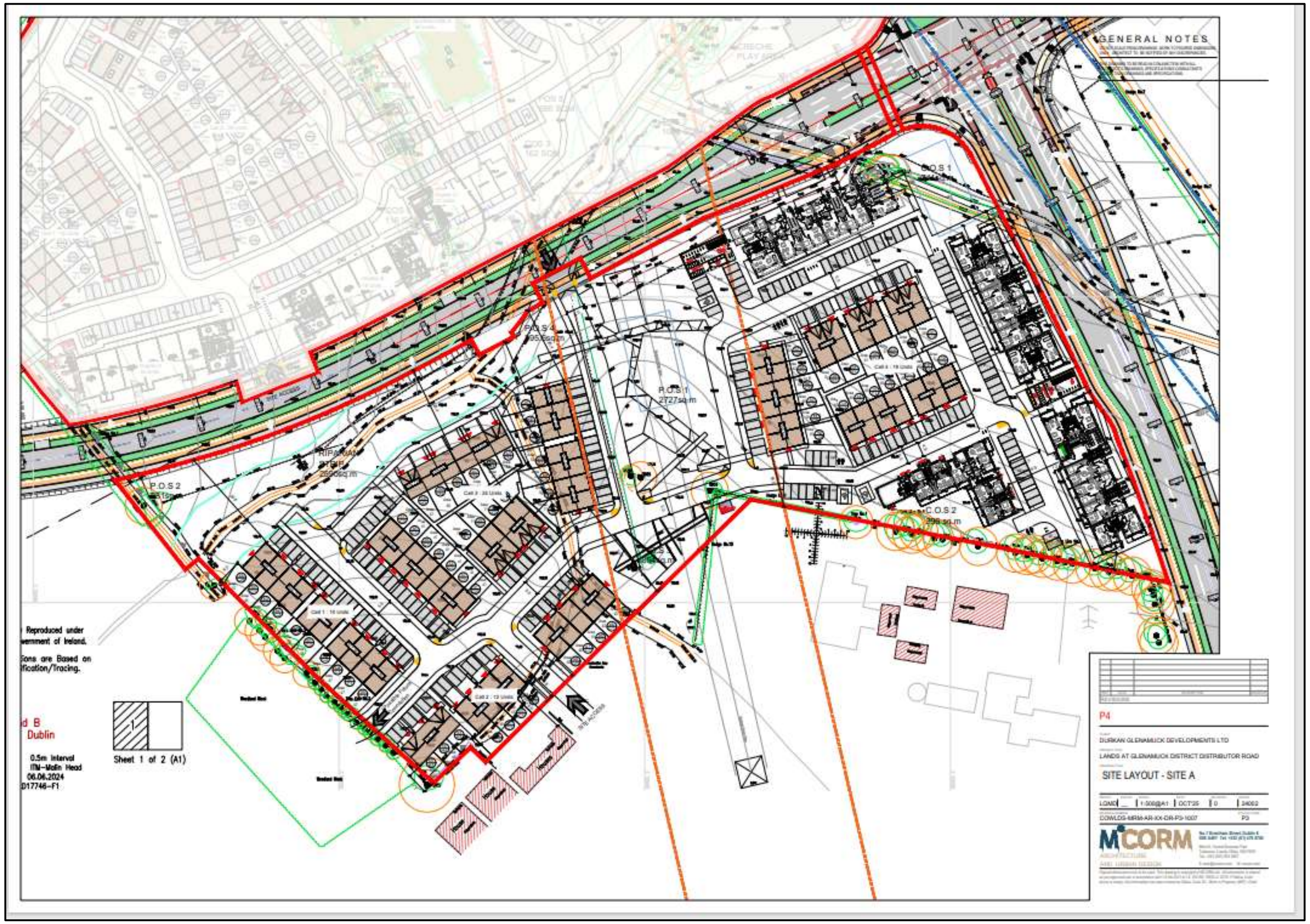

Figure 3-1 Proposed Site Layout (MCORM Architects, 2025)

4 PART B REVIEW AGAINST SCHEDULE 5 PROJECT CATEGORIES

As a residential development, the project falls under the following relevant category of Schedule 5, Part 2 of the Planning and Development Regulations 2001 (as amended) (see Appendix 2 Sub Threshold Development).

- Category 10.(b) infrastructure projects

Within this category of projects, the screening appraisal has considered [Six] sub-project categories that may be relevant [10(b)(i), 10(b)(ii), 10(b)(iv).

The other project categories to consider in Schedule 5, Part 2 that have been considered are:

- Category 13(c) any change or extension of development;
- Category 15 any projects (sub-threshold) but which would likely to have significant effects on the environment.

Table 4-1 provides a review of the project against the above selected project categories.

Table 4-1 Review against the Schedule 5, Part 2 project categories criteria and thresholds

Category Reference	Description of the criteria, size and threshold	Appraisal summary	Above or below the category threshold?
Part 10 (b) (i).	Construction of more than 500 dwelling units.	Construction of more than 500 dwelling units.	The Proposed Development provides 135 No. residential units . As the number of dwelling units is below the 500-unit threshold, the Proposed Development is considered sub-threshold for the purposes of mandatory EIA under this category. Below the category size threshold
Part 10 (b) (ii).	Construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.	A total of 199 car parking spaces are proposed to serve the Proposed Development, which is below the category size threshold. Any car parking spaces will be for private use by residents and therefore considered incidental to the primary purpose of the development.	No- below the category size threshold.

Category Reference	Description of the criteria, size and threshold	Appraisal summary	Above or below the category threshold?
Part 10 (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.	The Proposed Development is not situated in a business district. The site is located within other parts of a built-up area, and as such, the applicable area threshold for mandatory EIA is 10 hectares. The extent of the overall Proposed Development site is approx. 3.32 hectares. This is below the threshold for EIA set out in the Planning and Development Regulations 2001 (as amended).	No- Below the category size threshold
Part 13 (c)	Any change or extension of development being of a class listed in Part 1 or paragraphs 1 to 12 of Part 2 of this Schedule, which would result in the demolition of structures, the demolition of which had not previously been authorised, and where such demolition would be likely to have significant effects on the environment, having regard to the criteria set out under Schedule 7.	The Proposed Development will not consist of demolition on the site. The Proposed Development will be reviewed having regard to the criteria set out in Schedule 7. The findings of this review will be detailed in this report's conclusions.	To be determined by Part C of this EIA Screening
Part 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	The Proposed Development will be reviewed having regard to the criteria set out in Schedule 7. The findings of this review will be detailed in this report's conclusions.	To be determined by Part C of the EIA screening appraisal

4.1 Part B Conclusion

As the size, scale and use of the Proposed Development does not exceed any of the category size thresholds of Part 10b infrastructure developments specified it is considered a sub-threshold development.

The likelihood of significant environmental effects for Part 2 Category 13c and 15 is considered in Part C.

5 PART C LIKELIHOOD OF POTENTIAL EFFECTS

As set out in Schedule 7 of the Planning and Development Regulations (Appendix 3), consideration has been given to the use of natural resources, waste generation, pollution and nuisances, the magnitude and extent of the impact, nature of the impact, transboundary nature, intensity and complexity of the impact, the probability, the expected onset, duration, frequency and reversibility of the impact and the cumulation of the impact with existing and or approved projects.

The following topics have been considered as part of the appraisal:

- Use of natural resources;
- Risk of major accidents and disasters;
- Population and human health;
- Air quality and climate;
- Noise and vibration;
- Daylight and sunlight;
- Soils and Geology;
- Hydrology and Hydrogeology;
- Biodiversity and Ecology;
- Archaeology, Architecture and Cultural Heritage;
- Landscape and Visual; and
- Transport and Material Assets (Utilities)

5.1 Use of Natural Resources

The main use of resources will be the construction materials used during the construction phase. There will also be a requirement for energy use (fuel for construction vehicles, electricity for tools) and a requirement for the removal of construction waste.

In addition, the project will generate construction waste, which will be managed in accordance with the CMP prepared by Meinhardt (2025). The CMP sets out measures to ensure compliance with relevant legislation and best practice standards, including:

- The National Waste Management Plan for a Circular Economy 2024–2030
- The Waste Management Act 1996 (as amended)
- Guidance from DLRCC on environmental and waste management for construction projects

Key principles for resource efficiency and waste management include as detailed in the CMP (Meinhardt , 2025):

- Waste Prevention: Materials will be ordered as required to avoid over ordering, excess supply and wastage. Proper storage and handling will be implemented to prevent damage.
- Reuse and Recovery: Reusing materials and excavated soil on-site reduces the handling, recovery, and disposal costs associated with waste generated during the construction phase. For material requiring removal off-site, the appropriate reuse, recovery, or disposal route will be determined following initial classification of the waste as hazardous or non-hazardous, in accordance with the EPA's 2018 guidelines Waste Classification – List of Waste and Determining if Waste is Hazardous or Non-Hazardous. Excavated material will be assessed for reuse in accordance with Article 27 (By-products) and Article 28 (End of Waste) of the EU Waste Directive Regulations 2011–2020.
- Recycling: Segregation of waste streams will be implemented to facilitate recycling and recover. Markets exist for concrete, timber, and aggregates to be reused in construction processes.
- Compliance and Oversight: A designated Construction Waste Manager will be appointed at construction stage and oversee all waste management practices, maintain records, and ensure adherence to the CMP and regulatory requirements.

These measures aim to minimise the consumption of virgin materials, reduce the volume of waste sent to landfill, and promote circular economy principles throughout the construction phase.

Waste generated during operational phase will be collected and disposed of by licensed waste management contractors, with separate dedicated waste storage areas being provided for municipal waste and commercial waste from the commercial floorspace. An Operational Waste Management Plan (OWMP) has been prepared by DNV (2025a) as part of this application produced in line with DLRCC.

An Engineering Infrastructure Report has been prepared for the Proposed Development by (Roger Mullarkey & Associates, 2025) . There are both foul and S/W 225mm diameter sewers crossing the site from south to north interconnecting Glenamuck manor with the Glenamuck Stream and the existing 375mm trunk foul sewer to the north of the stream. There are no known watermains on the site. Water supply for the Proposed Development has been confirmed as feasible by Uisce Éireann (ref: CDS25008771), subject to completion of the GDRS Roads Project infrastructure. Water connection to the public infrastructure will be via a new 200mm diameter spur from the new pipeline laid as part of the GDRS project.

Each dwelling will be provided with a boundary box and fitted with cold-water storage tanks to ensure 24-hour supply. Water conservation measures, including water saving tap valves, eco-flush toilet system and water-saving appliances, will be incorporated to reduce demand. All watermain layouts and details will comply with Uisce Éireann's Code of Practice for Water Infrastructure (2020) and associated standard details.

A higher Building Energy Rating (BER) can reduce energy consumption and thus reduce the use of natural resources required during the operational phase. As detailed in the Lifecycle and Management Report prepared by MCORM (2025), a Building Energy Rating (BER) Certificate will be provided for each dwelling in the Proposed Development which will provide detail of the energy performance of the dwellings. It is proposed to target an A2/ A3 rating for the units, this will equate to the following emissions- A2- 25 to 30kwh/m² with CO2 emissions circa 10kgCO2/m²/ year and A3- 51 to 75kwh/m² with CO2 emissions circa 12kgCO2/m²/ year.

It is considered that no likely significant effects in respect of use of natural resources will likely arise as a result of the construction or operational phase Proposed Development.

5.2 Risk of Major Accidents and/or Disasters

The site is not located in an area which is anticipated to be at risk of foreseeable major disasters or accidents. The vulnerability of the Proposed Development to major accidents or disasters is likely to be related to flood risk and the potential impact that climate change may have on this. The site is located within Flood Zone C and has a low risk of flooding.

A Site-Specific Flood Risk Assessment (SSFRA) has been prepared by Roger Mullarkey and Associates (2025) and concluded that the site is suitable for Proposed Development and has an overall low risk of being affected by flooding. The potential for the Proposed Development to result in any major accidents and /or disasters can be considered low due to the adherence to all standard health and safety procedures.

All construction activities will be undertaken in accordance with the Safety, Health and Welfare at Work (Construction) Regulations 2013 and other applicable health and safety legislation. Emergency response procedures, including fire safety and spill containment, will be implemented as part of standard site management protocols.

During the operational phase, the Proposed Development will incorporate fire safety systems, secure access controls, and comply with relevant building and environmental regulations to minimise risk.

The potential for the Proposed Development to result in any major accidents and /or disasters can be considered low due to the adherence to all standard health and safety procedures.

5.3 Population and Human Health

All construction activities will be carried out in accordance with the Safety, Health and Welfare at Work Act 2005 and the Safety, Health and Welfare at Work (Construction) Regulations 2013 (S.I. No. 291 of 2013). These regulations set out the legal requirements for health, safety, and welfare on construction sites.

During the construction phase, best management practices and good housekeeping will be implemented to minimise risks to human health. Temporary impacts such as noise, dust, and vibration will be mitigated through standard measures including dust suppression, noise control, and restricted working hours.

The Construction Environmental Management Plan (CEMP) (DNV , 2025) ensures that all applicable environmental health and safety regulations are complied with throughout the construction phase thereby ensuring that this phase of the Proposed Development will not result in significant effects on human health or the environment.

The site is located within the Glencullen Electoral Division (ED) which had a population of 23,596 persons as recorded in the 2022 census. The construction phase will provide for an increase of employment in the area which is believed to have a positive impact on human health and the population of the area. The construction phase is likely to give rise to common construction related nuisances including noise and dust, however these will be short term and will be managed in accordance with the CEMP prepared by DNV (2025).

The operational phase will result in an increase in the population of the area, and it will have a positive impact on the long-term supply needs of housing in the Kilternan area.

A Social Infrastructure Audit (SIA) has been prepared by Thornton O'Connor (2025) for the Proposed Development. This report established the capacity of the existing social infrastructure within a 1.0 km study area surrounding the Proposed Development, to support the needs of the existing population and future residents. The following categories were utilised when assessing social infrastructure within the 1.0 km radius study area:

- Education and Training Facilities;
- Childcare Facilities;
- Social, Community and Cultural Facilities;
- Healthcare and Emergency Services;
- Open Space and Recreation
- Religious Institutions; and
- Retail Centres and Services.

It was concluded that the catchment area offers a large number of community spaces, catering for local populations and also acts as attractions to those from outside the locality. There is an adequate supply of healthcare, education, parks and amenity areas, playing pitches and sporting facilities available to local residents. The area has frequent public transport links to quickly connect the site to a wider range of facilities located in nearby Leopardstown, Carrickmines, Stepaside and Dublin City Centre. While the area is well served, the report notes that augmenting childcare provision will be important to meet future growth. The size of the Proposed Development is unlikely to impact the quality of services currently available.

It is therefore considered that the Proposed Development will not give rise to any likely significant population and health effects.

5.4 Air Quality and Climate

As part of the implementation of the Framework Directive on Air Quality (1996/62/EC, four air quality zones have been defined in Ireland by the EPA for air quality management and assessment purposes.

The main areas defined in each zone are:

- Zone A: Dublin Conurbation
- Zone B: Cork Conurbation

- Zone C: Other cities and large towns comprising Limerick, Galway, Waterford, Drogheda, Dundalk, Bray, Navan, Ennis, Tralee, Kilkenny, Carlow, Naas, Sligo, Newbridge, Mullingar, Wexford, Letterkenny, Athlone, Celbridge, Clonmel, Balbriggan, Greystones, Leixlip and Portlaoise.
- Zone D: Rural Ireland, i.e., the remainder of the State excluding Zones A, B and C.

The site is located in Kilternan, Co Dublin and falls into 'Zone A' of Ireland which is described by the EPA as 'Dublin Conurbation'. It is expected that existing ambient air quality in the vicinity of the site is characteristic of an urban location with the primary source of air emissions such as particulate matter, nitrogen dioxide ($NO_{2,}$) and hydrocarbons likely to be of traffic, aviation, industrial activities, combustion and agriculture, and domestic fuel burning.

The Proposed Development involves construction works which may temporarily impact on air quality due to dust emissions. According to the Institute of Air Quality Management (2024), the main air quality impacts associated with construction are typically:

- Dust deposition and surface soiling;
- Visible dust plumes;
- Elevated particulate matter (PM_{10}) concentrations due to dust generating activities onsite;
- Increase in airborne particles and nitrogen dioxide due to exhaust emissions from diesel powered vehicles and machinery onsite and vehicles accessing the site.

Any potential dust impacts will be localised in nature and last only for the duration of these works. Nevertheless, the site will be managed in accordance with the Construction Environmental Management Plan (CEMP) prepared by DNV (2025). In addition to the measures outlined in the CEMP , the following measures will also be implemented:

Site Management

- all dust and air quality complaints will be recorded, cause(s) identified), appropriate measures taken to reduce emissions in a timely manner, and the measures taken recorded;
- The complaints log will be made available to DLRCC as requested;
- Any exceptional incidents that cause dust and/or air emissions, either on- or off-site, and the action taken to resolve the situation will be recorded in the log book.

Preparing and Maintaining the site

- Site layout will be planned so that machinery and dust causing activities are located away from receptors, as far as is possible;
- Solid screens or barriers will be erected around dusty activities or the site boundary that are at least as high as any stockpiles on site; and
- Site runoff of water or mud will be avoided.

Operating Vehicle/Machinery and Sustainable Travel

- All vehicles will be switched off engines when stationary – no idling vehicles will be permitted;
- The use of diesel- or petrol-powered generators will be avoided and mains electricity or battery powered equipment will be used where practicable; and
- A speed restriction of 20 km/hr will be applied as an effective control measure for dust for on-site vehicles using unpaved haul roads.

Operations

- Only cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems will be used;
- An adequate water supply will be provided on the site for effective dust/particulate matter suppression/ mitigation, using non-potable water where possible and appropriate;
- Enclosed chutes and conveyors and covered skips are to be used; and
- Drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment will be minimised and fine water sprays will be used on such equipment wherever appropriate.

Waste Management

- Bonfires and burning of waste materials will be avoided.

General

The pro-active control of fugitive dust will ensure that the prevention of significant emissions, rather than an inefficient attempt to control them once they have been released, will contribute towards the satisfactory management of dust by the contractor.

An Energy Statement prepared by Waterman Moylan (2025), identifies the energy standards with which the Proposed Development will have to comply and also sets out the overall strategy that will be adopted to achieve these energy efficient targets. The dwellings will be required to minimise overall energy use and to incorporate adequate proposition of renewable energy in accordance with Building Regulations Part L 2022, Conservation of Energy and Fuel.

A Lifecycle and Management Report prepared by MCORM(2025), details a range of low-energy technologies incorporated into the Proposed Development, aimed at reducing reliance on non-renewable resources and improving energy efficiency. Measures under consideration include:

- Air Source Heat Pumps to utilise ambient air for heating, reducing fossil fuel use.
- Natural Ventilation as a passive strategy requiring no energy input, promoting fresh air and low maintenance.
- Mechanical Ventilation Heat Recovery, to provide ventilation with low energy usage
- Photovoltaic (PV) Solar Panels to generate renewable electricity and reduce grid dependency.
- Combined Heat and Power (CHP) to improve efficiency by capturing and reusing waste heat.
- Electric Vehicle Charging Infrastructure to support sustainable transport options.

These measures collectively aim to achieve an A2/A3 BER rating, reduce carbon emissions, and minimise environmental impact through efficient use of natural resources.

There is the potential for combustion emissions from onsite machinery and traffic derived pollutants of carbon dioxide (CO_2) and nitrous oxide (N_2O) to be emitted as a result of the proposed construction works. However, due to the size and duration of the construction phase, and the mitigation measures proposed, the effect on national GHG emissions will be insignificant in terms of overall national contributions and Ireland's obligations under the Paris Agreement and therefore the Proposed Development will have no likely significant adverse effects on air quality and climate.

It is concluded that the Proposed Development will not result in significant adverse air quality and climate related effects.

5.5 Noise and Vibration

Noise exposure can cause a variety of effects including annoyance, sleep disturbance, raised stress levels, work impacts for commercial receptors or individuals who work from home

There will be an increase in noise and vibration levels during the construction phase. However, these impacts will be localised, intermittent, and last only for the duration of this phase. It is not considered that noise levels from the Proposed Development will be significant during these works due to the urban nature of the surrounding environment and the control measures imposed. Noise and vibration levels will be controlled to ensure that the development is operated in a way that minimises detrimental impact to the amenities of local residents. The following codes will be followed during the construction phase:

- BS 5228:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites – Noise; and
- BS 5228:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites – Vibration.

There is currently no statutory Irish guidance for construction noise requirements from noise during the construction phase of a project.

In the absence of specific noise limits, the appropriate criteria for the allowable construction noise levels may be found in British Stand BS 5228 – 1:2009+A1:2014 *Code of practice for noise and vibration control on construction*

and open sites – Noise. The standard (BS5228–1:2009+A1) provides examples of acceptable limits for construction and/or demolition noise in both subjective and objective form. For example, paragraph E.2 of the standard states:

"*Noise from construction and demolition sites should not exceed the level at which conversation in the nearest building would be difficult with the windows shut.*"

Paragraph E.2 goes on to state:

"*Noise levels between 07:00 and 19:00hrs, outside the nearest window of the occupied room closest to the site boundary should not exceed:*

- *70dB in rural, suburban and urban areas away from main road traffic and industrial noise;*
- *75dB in urban areas near main roads in heavy industrial areas."*

Typically, the local councils refer to BS 5228 Part 1 as a method to control construction noise from sites on the local environment. This standard is therefore the de facto appropriate standard in the absence of regulatory guidance.

Based on paragraph E.2 of BS 5228 the following criteria is adopted for the Proposed Development:

- For residential properties it is considered appropriate to adopt the 70dB(A) criterion; and
- For non-residential locations it is considered appropriate to adopt the higher category values of 75dB(A) during the day. These will only be considered as noise sensitive during office hours.

These limit values are also in agreement with those set by Transport Infrastructure Ireland (TII) for construction projects. Buildings other than dwellings which have a residential function will be considered for the lower noise limit, this including hotels, B&B's, student accommodation, co living developments etc. This is in line with the guidance and definition of noise sensitive residences of EPA NG4. Table 5-1 outlines the project criteria in tabular form.

Table 5-1 BS 5228 Threshold Levels

Assessment Category and Threshold Value Period	Threshold value, in decibels (dB) (L_{Aeq})		
	Category A[1]	Category B[2]	Category C[3]
Daytime (07:00 – 19:00); and Saturdays (07:00 – 14:00)	65	70	75
Evenings and weekends[4]	55	60	65
Night-time (23:00 to 07:00hrs)	45	50	55

Table 5-2 presents the TII indicative levels of acceptable construction noise from the TII publication *Good Practice Guidance for the Treatment of Noise during Planning of National Road Schemes*, March 2014. These noise

[1] Category A: threshold values to use when ambient noise levels (when rounded to the nearest 5dB) are less than these values.

[2] Category B: threshold values to use when ambient noise levels (when rounded to the nearest 5dB) are the same as category A values.

[3] Category C: threshold values to use when ambient noise levels (when rounded to the nearest 5dB) are higher than category B values.

[4] 19:00 – 23:00 weekdays, 13:00 – 23:00 Saturdays and 07:00 – 23:00 Sundays.

limits are applied during the construction of road infrastructure projects at the façade of Noise Sensitive Locations (NSLs).

Table 5-2 TII Indicative Levels for Construction Noise

Day	Working Hours	Level, dB L_{Aeq}	Maximum, dB L_{Amax}
Monday to Friday	07:00 to 19:00	70	80
	19:00 to 22:00	60*	65*
Saturday	08:00 to 16:30	65	75
Sundays and Bank Holidays	08:00 to 16:00	60*	65*

Note * Construction activity at these times, other than that required for emergency works, will normally require the explicit permission of the local authority.

The TII limits set out in Table 5-2 will apply at all NSLs during the construction phase.

In the unlikely event that construction works were to be required during the night-time period, advice in relation to establishing significant construction noise effects as set out in BS5228-1:2014+A1 – Code of practice for noise and vibration control on construction and open sites. Annex E of BS5228 allows for the designation of a noise sensitive location into a specific category (A, B or C) through consideration of existing ambient noise levels in the absence of construction noise. With reference to the measured ambient noise levels at the Proposed Development site, it is expected that Category A values would be appropriate for night-time, i.e., 45 dB L_{Aeq} for the period 23:00 – 07:00 hrs. Construction activity at these times, other than that required for emergency works, will require the explicit permission of DLRCC.

Vibration criteria for the Proposed Development have been developed based the guidance on construction vibration prediction, assessment and control contained within British Standard *Code of Practice for Noise and Vibration Control on Construction and Open Sites Pt 2: Vibration*.

Humans are sensitive to vibration and can feel vibration long before it becomes an issue in terms of cosmetic damage or structural damage to buildings. Vibration causes nuisance to humans as it is assumed that if vibration can be felt then damage to the building or structure is inevitable.

Table 5-3 Guidance of Effects of Vibration Levels on Residents/People

Vibration Level	Description
0.14mm/s	Vibration might just be perceptible for frequencies normally associated with construction vibration. People are less sensitive to lower frequency vibration.
0.3mm/s	Vibration might just be perceptible in residential environments.
1.0mm/s	It is likely that vibration at this level in a residential environment will cause complaints. It can be tolerated, if prior warning and explanation is given to residents.
10.0mm/s	Vibration is likely to be intolerable for any more than a brief exposure to this level.

Tale 5-4 Transient Vibration Guide for Cosmetic Damage

Type of Building	Peak Component Particle Velocity (PPV)	
	4 Hz to 15 Hz	15 Hz and above
Reinforced or framed structures / industrial and heavy commercial buildings	50 mm/s at 4 Hz and above	50mm/s at 4 Hz and above
Unreinforced or light framed structures. Residential or light commercial buildings[5]	15mm/s at 4 Hz increasing to 20mm/s at 15 Hz	20mm/s at 15 Hz increasing to 50mm/s at 40 Hz and above

The type of buildings near the development are primarily light residential and commercial. The peak component particle velocity limits are recommended for this scheme, noting that peaks above 10mm/s are likely to be intolerable to residents for any more than a brief period.

The following limits from continuous vibration are required for the Proposed Development:

i. For vibration sensitive spaces an upper limit of 1mm/s is required. This includes educational and residential buildings. In addition to the lower limit for educational and residential buildings some buildings may contain vibration sensitive equipment including laboratories and hospitals. Impacts on sensitive equipment can occur well below the range of human perception. It is not always practical to mitigate construction vibration such that it achieves the very stringent vibration criteria for sensitive equipment. Rather, consultation should occur with the users of the equipment appropriate vibration limits set and vibration-intensive works should be scheduled such that the equipment can be used during agreed hours.
ii. For commercial buildings where the activities are not of a particularly sensitive nature for vibration or for potentially vulnerable unoccupied buildings a vibration limit of 3mm/s is required.
iii. For all other buildings 5mm/s is required. This includes unoccupied buildings and non-sensitive buildings.

Exceedance of these levels should only be for short durations where required and with prior notice to the sensitive receivers of concern. The vibration levels should never exceed 10mm/s at any of the adjacent buildings.

The TII Guidance suggest that vibration levels should be limited to 8 mm/sec at frequencies of <10Hz, to 12.5 mm/sec at frequencies 10 – 50Hz and to 20 mm/sec at 50Hz and above.

The works will be conducted in compliance with BS5228-1:2009+A1:2014 *Code of Practice for Noise and Vibration Control on Construction and Open Sites*, with careful consideration given to potential noise impacts arising from construction activities. Noise is primarily expected to be generated by plant and machinery operations, particularly during earthworks and rock-breaking processes. All works will be limited to normal daytime working hours:

- 7am – 7pm Monday to Friday
- 8am – 2pm Saturdays
- No works Sundays or on Public Holidays

Deviation from these times will only take place when written approval is granted by DLRCC in exceptional circumstances.

[6] At frequencies <4Hz a maximum displacement of 0.6mm is not to be exceeded.

For the duration of construction phase, the Contractor undertaking the construction of the works will be obliged to take specific noise abatement measures and comply with the recommendations of BS 5228-1:2009+A1:2014 (Code of Practice for Noise Control on Construction and Open Sites). These measures include:

- No plant used on site will be permitted to cause an ongoing public nuisance due to noise;
- The best means practicable, including proper maintenance of plant, will be employed to minimize the noise produced by on site operations;
- All vehicles and mechanical plant will be fitted with effective exhaust silencers and maintained in good working order for the duration of the contract;
- Compressors will be attenuated models fitted with properly lined and sealed acoustic covers which will be kept closed whenever the machines are in use and all ancillary pneumatic tools shall be fitted with suitable silencers;
- Machinery that is used intermittently will be shut down or throttled back to a minimum during periods when not in use;
- Any plant, such as generators or pumps, which is required to operate before 07:00hrs or after 19:00hrs will be surrounded by an acoustic enclosure or portable screen. • During the course of the construction programme, supervision of the works will include ensuring compliance with the limits methods outlined in BS5228:2009 Part 1; and
- Erecting portable screens around noisy items of plant in noise sensitive areas, where required.

All works on site will comply with BS 5228 2009+ A1 2014 (Parts 1 & 2) which gives detailed guidance on the control of noise and vibration from construction activities. In general, the contractor shall implement the following mitigation measures during the proposed infrastructure works:

- Avoid unnecessary revving of engines and switch off equipment when not required;
- Keep internal haul roads well maintained and avoid steep gradients;
- Minimise drop heights of materials; and
- Start-up plant sequentially rather than all together.

Good practice noise and vibration control measures will be employed by the contractor and screening provided to adjoining properties as required.

An Acoustic Design Statement was prepared by Wave Dynamics Acoustic Consultants for the Proposed Development (WD, 2025)m which included inward noise impact and external amenity noise assessment, a construction noise and vibration assessment and operational noise assessment. The scope of the assessment concluded:

- **Inward Noise Impact**: The site is currently low risk for day and night noise based on existing noise levels. Consideration has been given to the Glenamuck District Distributor Road (GDDR) to the north, and the Glenamuck Link Distributor Road (GLDR) which is currently under construction (permitted under ABP reference 303945).
- **External Amenity Noise**: The external amenity spaces on the development includes rear gardens to houses, public and communal outdoor space across the development and private amenity in the form of terraces and balconies for the Duplexes. Appropriate amenity has been provided on the development for residents using the both the public and communal outdoor spaces. This is in line with element 3(v) of ProPG. Based on the measured noise levels at the site it is predicted that the internal and external noise levels will achieve the targeted noise levels in line with BS 8233:2014 and Propg 2017 guidance.
- **Construction Noise Impact**: Predicted construction noise levels will comply with BS 5228 without mitigation measures for any stages of the project except for NSL4 and NSL5 outlined in the Acoustic Design Statement (WD, 2025), during the substructure stage. Recommendations have been outlined in this report to further reduce the noise impact from construction. In addition to the recommendations, guidance has been provided in this report for consideration to construction noise monitoring during the construction period to manage noise levels to manage construction noise.
- **Operational Noise**: It is predicted that operational noise from the proposed
- development will not cause a negative noise impact on the nearby noise sensitive locations during both daytime and nighttime operation

The CEMP (DNV, 2025), has outlined a number of noise and vibration mitigation measures as detailed hereunder.

The Proposed Development will comply with BS 5228 (2009 +A1 2014) *Code of Practice for Noise and Vibration Control on Construction and Open Sites Parts 1 and 2*, which provides guidance on the various aspects of construction site noise mitigation, including, but not limited to:

Selection of Quiet Plant

This practice is recommended in relation to static plant such as compressors and generators. It is recommended that these units be supplied with manufacturers' proprietary acoustic enclosures. The potential for any item of plant to generate noise will be assessed prior to the item being brought onto the site. The least noisy item will be selected wherever possible. Should a particular item of plant already on the site be found to generate high noise levels, the first action will be to identify whether or not said item can be replaced with a quieter alternative.

Control of Noise at Source

If replacing a noisy item of plant is not a viable or practical option, consideration will be given to noise control "at source". This refers to the modification of an item of plant or the application of improved sound reduction methods in consultation with the supplier. For example, resonance effects in panel work or cover plates can be reduced through stiffening or application of damping compounds; rattling and grinding noises can often be controlled by fixing resilient materials in between the surfaces in contact.

The following work methods will be implemented to ensure minimal noise and vibration are generated at sources during the construction phase of the Proposed Development:

- Keep internal routes well maintained and avoid steep gradients.
- Identification of dedicated delivery areas. Minimise drop heights for materials or ensure a resilient material underlies.
- All plant and equipment liable to create noise whilst in operation will, as far as reasonably practicable, be located as far away from sensitive receptors and neighbouring occupied buildings as Proposed by site constraints.
- Plan deliveries and vehicle movements so that vehicles are not waiting or queuing on the public roads. If unavoidable engines should be turned off.
- Plan the site layout to ensure that reversing is kept to a minimum. Where reversing is required use broadband reverse sirens or where it is safe to do so disengage all sirens and use banksmen.
- Minimise opening and shutting of gates through good coordination of deliveries and vehicle movements.
- Use rubber linings in chutes, dumpers and hoppers to reduce impact noise.
- Ensure that each item of plant and equipment complies with the noise limits quoted in the relevant European Commission Directive 2000/14/EC (SI No 632 of 2001).
- No plant used on site will be proposed to cause an ongoing public nuisance due to noise:
    - Ensure all plant and equipment is well maintained and cleaned, all lubrication should be in line with manufacturers guidelines.
    - All items of plant will be subject to regular maintenance. Such maintenance can prevent unnecessary increases in plant noise and can serve to prolong the effectiveness of noise control measures.
    - Any plant, equipment or items fitted with noise control equipment found to be defective will not be operated until repaired
    - For steady continuous noise, such as that generated by diesel engines, it may be possible to reduce the noise emitted by fitting a more effective exhaust silencer system.
    - For mobile plant items such as cranes, dump trucks, excavators and loaders, maintaining enclosure panels closed during operation can reduce noise levels over normal operation.
    - For percussive tools such as concrete breakers, a number of noise control measures include fitting muffler or sound reducing equipment to the breaker 'tool' and ensure any leaks in the air lines are sealed.
    - Where possible, employ the use of rubber/neoprene or similar non-metal lining material matting to line the inside of material transportation vehicles to avoid first drop high noise levels.
    - Where possible, power all plant by mains electricity where possible rather than generators.
    - Where noise originates from resonating body panels and cover plates, additional stiffening ribs or materials should be safely applied where appropriate.
    - Use all plant and equipment only for the tasks for which it has been designed.
    - Avoid of unnecessary revving of engines. Shut down all plant and equipment in intermittent use in the intervening periods between work or throttle down to a minimum.
    - For concrete mixers, control measures will be employed during cleaning to ensure no impulsive hammering is undertaken at the mixer drum.

Screening

Screening is an effective method of reducing the noise level at a receiver location and can be used successfully as an additional measure to all other forms of noise control.

As detailed in the CEMP (DNV, 2025),It is recommended to erect a minimum 2.4m high site hoarding that blocks the line of sight between noise source and receiver.

Standard construction site hoarding with a mass per unit of surface area greater than 4.5 kg/m^2 can provide adequate sound insulation. The Main Contractor will erect good quality site hoarding to maximise the reduction in noise levels where noise thresholds are likely to exceed 55-65db.

- For compressors, generators and pumps, these can be surrounded by acoustic lagging or enclosed within acoustic enclosures providing air ventilation.
- Localised screens can be erected around breaker or drill bit when in operation in close proximity to noise sensitive boundaries.
- An absorptive lining should be considered for screening around hand tools will need to have an absorptive lining to avoid reflections increasing noise at other receivers.
- An absorptive lining should be considered for screening around large plant that will need to have an absorptive lining to avoid reflections increasing noise at other receivers.
- Local screening around saws/hammers where possible. Use external new building to screen noise from works where possible.

Project Programme

The construction programme will be arranged to control the amount of disturbance in noise and vibration sensitive areas at times that are considered of greatest sensitivity. Where rock breaking works are in progress onsite at the same time as other works of construction that themselves may generate significant noise and vibration, the working programme will be phased so as to ensure noise limits are not exceeded due to cumulative activities

Communication

Prior to works commencing, channels of communication will be established between the Main Contactor, DLRCC, and other stakeholders where appropriate.

All staff will be briefed on noise mitigation measures and the application of best practicable means to be employed to control noise.

A designated noise liaison officer will be appointed to oversee the site during construction works. Any noise complaints will be logged and followed up in a prompt fashion by the Project Communications Officer.

Prior to particularly noisy construction activity (e.g., rock breaking, piling etc.) the Project Communications Officer will inform the nearest noise sensitive locations of the time and expected duration of the noisy works.

All construction works will be required to comply with the vibration mitigation measures defined in the CEMP (DNV, 2025) and the recommendations of BS 5228-1:2009+A1:2014 Code of Practice for Noise and Vibration Control on Construction and Open Sites – Noise and the European Communities (Noise Emission by Equipment for Use Outdoors) Regulations, 2001. The following measures as detailed in the CEMP (DNV, 2025), will be taken to ensure that no significant vibration levels occur, and that all appropriate steps are taken to assist in effective vibration level management:

- Equipment is to be task specific.
- Vehicle engines shall be switched off when not in use.
- Machines will be fitted with suitable and properly operating silencers.
- If appropriate, acoustic screens will be deployed.
- Offsite fabrication (where possible).
- Siting of plant as far away from sensitive receptors as Proposed by site constraints.
- Best practice vibration control measures will be employed by the Main Contractor and screening provided to adjoining properties where required.

- In the method statement/risk assessment, the Main Contractor will highlight any activity that may cause significant vibration levels (e.g., rock breaking) and include measures in helping to mitigate these emission levels. Such measures will include:
    - Use low impact demolition methods such as non-percussive plant where practicable.
    - Avoid the transfer of noise and vibration from demolition activities to adjoining occupied buildings through cutting any vibration transmission path or by structural separation of buildings.
    - Consider the removal of larger sections by lifting them out and breaking them down either in an area away from sensitive receptors or off site.

Good practice noise and vibration control measures will be employed by the contractor and screening provided to adjoining properties as required. Based on the measures that will be carried out, it is concluded that the Proposed Development will not result in significant adverse noise and vibration related effects.

5.6 Daylight and Sunlight

A Daylight and Sunlight Assessment, including a shadow study has been prepared by 3D Design Bureau (2025) for the Proposed Development. The assessment followed the BRE Guidelines (BR 209-2022) and applied the BRE decision chart to screen neighbouring properties and amenity spaces for potential impacts. The screening confirmed that no surrounding properties are at risk of adverse daylight or sunlight effects, and therefore, in accordance with BRE guidance, no further quantitative analysis was required for external receptors.

Across the Proposed Development, circa 92% of habitable rooms achieve the recommended daylight levels (SDA) when trees are included, rising to 98% in the 'no-tree' scenario, demonstrating a strong daylight performance. In terms of sunlight exposure (SE), between 79% (all-tree state) and 100% (evergreen-only tree state) of units meet the guideline targets, with shortfalls primarily attributable to the dense belt of existing trees along the south-eastern boundary. In relation to outdoor amenity provision, all but one designated space satisfy the BRE sunlight criteria, with the single exception resulting from overshadowing by existing mature trees. Notwithstanding this, the scheme incorporates a wider network of public and communal open spaces that receive excellent levels of sunlight and ensure high-quality outdoor amenity for future residents.

3D Design Bureau have concluded that the scheme performs favourably in both internal daylight and sunlight access and in the provision of well-lit outdoor amenity areas.

5.7 Soils and Geology

The soil underlying the site is classified by the EPA (2025) as Clonroche, comprising fine loamy drift with siliceous stones. The underlying subsoils at the site are described as 'Till derived from granites' (Code: TGr).
There are no Geological Heritage Sites in the vicinity of the site that will be affected by the Proposed Development.

During construction there is potential for exposure of contaminated soils, generation of dust, volatile organic compound emissions, migration of existing soil contamination to groundwater and off-site surface water, and accidental loss or spillage of construction materials. Given the nature of the proposed uses, the Proposed Development will not introduce significant new sources of contamination during operation.

All construction activities will be carried out in accordance with the Safety, Health and Welfare at Work Act 2005 and the Safety, Health and Welfare at Work (Construction) Regulations 2013 (S.I. No. 291 of 2013). These regulations set out the legal requirements for health, safety, and welfare on construction sites. In the event that Asbestos Containing Materials (ACMs) are encountered, their removal will be undertaken by a suitably permitted waste contractor in accordance with S.I. No. 386 of 2006 – Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006–2010. All asbestos will be transported to a suitably licensed or permitted facility for disposal.

The CEMP prepared by DNV (2025), outlines the following mitigation measures in relation to the control and management of soil:

- The removal of all surplus and waste materials including soil will be managed in accordance with all appropriate statutory requirements.

- Where required, site investigation including soil sampling and environmental risk assessment will be undertaken by the Project Environmental Consultant, in accordance with the EPA Guidance on the Management of Contaminated Land and Groundwater at EPA Licensed Sites (EPA, 2013) and British Standard Investigation of Potentially Contaminated Sites - Code of Practice (BS10175:2011+A2:2017), to determine the suitability of soils to be retained onsite for the Proposed Development in terms of environmental (receiving water environment) and human health risk.
- The Main Contractor (once appointed) will implement procurement procedures to ensure that aggregate, fill material, and topsoil (where required) are acquired from reputable sources with suitable environmental management systems as well as regulatory and legal compliance. The Main Contractor will vet the source of aggregate, fill material, and topsoil imported to the site in order to ensure that it is of a reputable origin and that it is "clean" (i.e. it will not contaminate the environment).
- In the unlikely event soil becomes contaminated, by for example a fuel spill onsite or a burst / leaking hydraulic hose, the Main Contractor will ensure that the management of contaminated material is undertaken in accordance with best practice procedures outlined in the CEMP (DNV, 2025).
- In the event that hazardous wastes, previously deposited wastes or previously unidentified contaminated soil are discovered onsite or in the unlikely event soil becomes contaminated (e.g., a fuel spill onsite or a burst / leaking hydraulic hose), the Main Contractor will ensure that the material will be segregated and stored appropriately for sampling, assessment and / or classification in accordance with the best practice procedures.
- A hazardous waste/soil management plan will be designed and implemented by the Project Environmental Consultant detailing the estimated volumes, mitigation measures, destinations for the authorised disposal/ treatment and the designated authorised contractors for the movement of the material.
- The removal of contaminated materials onsite, if encountered, will be undertaken in consultation with the Project Environmental Consultant.

All waste soils generated during construction will be managed in accordance with the CMP, prepared for the Proposed Development (Meinhardt, 2025) to ensure that waste generated during the project is managed in compliance with current legislation, as well as legal and industry standards, including The National Waste Management Plan for a Circular Economy 2024 - 2030 and the Waste Management Act 1996.

Potential impacts on soils and geology during construction are considered to be temporary, localised, and of low significance, primarily associated with excavation and material handling. No significant impacts are anticipated during the operational phase.

The Proposed Development will not result in any adverse effects on soils and geology as a result of construction or operational activities.

5.8 Hydrology and Hydrogeology

The Proposed Development site lies within the Ovoca-Vantry WFD Catchment (Hydrometric Area 10), Dargle WFD Sub-catchment (WFD name: Dargle_SC_010 ID: 10_5) (EPA, 2025) and the Carrickmines Stream_010 WFD River Sub Basin (IE_ EA_10C040350).

The closest surface water feature recorded on the EPA database (EPA, 2025) is the Glenamuck_North (EU Code: IE_EA_10C040350). This stream, which is a tributary of the Carrickmines Stream (EU Code: IE_EA_10C040350), traverses the northwestern portion of the site, and flows in northeasterly direction before discharging into the Carrickmines Stream, located approximately 1.72km northeast of the site.

The Carrickmines stream flows east for approximately 2.1-km, before turning south-east for a further 1.71km, where it discharges into the Shanganagh River (EU code: IE_EA_10S010600). The Shanganagh continues east for approximately 1.76km, ultimately discharging into the Southwesten Irish Sea--Killiney Bay (Hydrometric Area: 10; EU Coastal Waterbody code: IE_EA_100_0000), located approximately 5.40-km east of the site.

The Water Framework Directive (WFD) ecological status of the Carrickmines Stream (Carrickmines Stream_010) in the vicinity of the Site (including the Glenamuck_North stream as a tributary which transverses the site) is classified as '*Good*' quality for the 2016-2021 monitoring period and was '*Not At Risk'* of failing to meet its WFD objectives for the same period.

The Shanganagh River (Shanganagh_010) is classified as being of '*Good*' quality for the 2016-2021 WFD monitoring period and was '*Not At Risk'* of failing to meet its WFD objectives for the same period (EPA, 2025). The,

Southwest Irish Sea (HA_10), was considered to be of '*High'* ecological status for the 2016-2021 monitoring period and was considered to be '*Not at Risk'* of not meeting its WFD objectives. (EPA, 2025).

The closest EPA water quality monitoring station is located on the Carrickmines Stream (Station Code: RS10C040200), approximately 1.9 km northeast of the Proposed Development. This station has classified the waterbody as having Poor ecological status (Q-Value: 3). A second EPA monitoring station (Station Code: RS10C040300) is also situated on the Carrickmines Stream, approximately 3.1 km east of the site, where the watercourse is recorded as having Moderate ecological status (Q-Value: 3–4) (EPA, 2025).

The site is located on the Wicklow (EU Code: IE_EA_G_076) groundwater body. The bedrock aquifer beneath the site is Poor Aquifer - Bedrock which is Generally Unproductive except for Local Zones (GSI, 2025). The level of vulnerability to groundwater contamination from human activities beneath the site is 'High' (GSI, 2025).

The bedrock units underlaying the Site are classified as, muscovite porphyritic which are described as granite with muscovite phenocrysts.

A Site-Specific Flood Risk Assessment has been prepared by Roger Mullarkey & Associates (2025), and concluded that ' *A sequential staged approach was adopted in assessing the flood risk for the Proposed Development. It was determined in accordance with the Guidelines that the lands on which the Proposed Development is located is within a flood Zone C.*

Based on the information available it is concluded that this site is suitable for development and has an overall low risk of being affected by flooding'.

The CEMP (DNV 2025) outlines the following mitigation measures to protect the receiving surface water and groundwater environment during the construction phase of the Proposed Development:

- With the exception of rainfall, there will be no direct discharge of water to watercourses or ground during the construction phase of the Proposed Development.
- There may be a temporary increase in the exposure of the underlying shallow groundwater during excavation works. Where necessary, surface water runoff will be prevented from entering open excavations with sandbags or other approved methods proposed by the appointed contractor. Furthermore, the appointed contractor will ensure that machinery does not enter the groundwater if encountered during construction.
- The Main Contractor will ensure that any run-off from the site or any areas of exposed soil will be managed as required with temporary pumping and following appropriate treatment (e.g., settlement or hydrocarbon interceptor). Surface water runoff from areas stripped of topsoil and surface water collected in excavations will be directed to temporary onsite settlement ponds / silt busters where measures will be implemented to capture and treat sediment laden runoff prior to discharge at a controlled rate.
- Where dewatering of shallow groundwater is required or where surface water runoff must be pumped from the excavations, water will be managed in accordance with best practice standards (i.e., CIRIA C750), the CEMP and regulatory consents to minimise the potential impact on the local groundwater flow regime within the soil and bedrock.
- Unauthorised discharge of water (groundwater / surface water runoff) to ground, drains or watercourses will not be proposed. The Main Contractor will ensure that the discharge of water to ground, drains or watercourses will be in accordance with the necessary discharge licences issued by Uisce Eireann (UE) under Section 16 of the Local Government (Water Pollution) Acts and Regulations for any water discharges to sewer or from DLRCC under Section 4 of the Local Government (Water Pollution) Act 1977, as amended in 1990 for discharges to surface water.
- Under no circumstances will any untreated wastewater generated onsite (from equipment washing, road sweeping etc.) be released to ground or to drains. Existing surface water drainage, if any, located along public roads will be protected for the duration of the works to ensure that any untreated wastewater generated onsite does not enter the public sewers.
- Any imported materials (i.e., aggregate materials) will be placed onsite in designated locations and double handling will be avoided. Where this is not possible, designated temporary material storage areas will be used.
- Temporary stockpiled materials will be managed in accordance with the procedures outlined in the CEMP (DNV, 2025), in order to prevent runoff generation and wind-whipping of dust and placement of stockpiles on impermeable areas.
- Stockpiles of loose materials pending re-use onsite or removal offsite will be located as far as feasible from receiving waterbodies (a minimum set back of 20m from watercourses will be maintained) and will

be appropriately sealed / covered and a silt fence or bunding will be installed around it to ensure no soils and sediments are washed out overland to the existing surface water networks.

- The performance of all surface water management measures including settlement ponds and silt fences will be monitored to ensure that they remain functional throughout construction phase of the Proposed Development. Where necessary, maintenance will be carried out to ensure that the measures continue to be effective. This will be particularly important after heavy rainfall events. The checks will be undertaken by the Environmental Manager. As a minimum, the surface water management measures will be checked weekly and after periods of heavy rainfall to ensure they remain fit for purpose and a record of these checks will be kept and signed off. It is noted that the frequency of monitoring will depend on the stage of works, and local environmental conditions. The frequency of checks will be increased during critical works including the initial commissioning works, during concrete pours and after storm events.
- Precast concrete will be utilised where possible. However, where in-situ pours are required pumping of concrete will be monitored to ensure that there is no accidental discharge. All work will be carried out in the dry and effectively isolated from any drains. The production, transport, and placement of all cementitious materials will be strictly planned and supervised by the Main Contractor. A suitable risk assessment for wet concreting will be completed prior to works being carried out.
    - All ready-mixed concrete will be delivered to the site by truck. Shutters will be designed to prevent failure. Grout loss will be prevented from shuttered pours by ensuring that all joints between panels achieve a close fit or that they are sealed. Where concrete is to be placed by means of a skip, the opening gate of the delivery chute will be securely fastened to prevent accidental opening. Where possible, concrete skips, pumps and machine buckets will be prevented from slewing over water when placing concrete.
    - Concrete batching will take place offsite and surplus concrete will be returned to batch plant after completion of a pour. Under no circumstances is any excess concrete to be disposed of onsite. Wash down and wash out of concrete trucks will take place into a container located within a controlled bunded area which will then be emptied into a skip. The Main Contractor will dispose of all alkaline wastewaters and contaminated stormwater offsite in accordance with best practice procedures and all relevant waste management legislation.
- A regular review of weather forecasts of heavy rainfall will be conducted, and a contingency plan will be prepared for before and after such events to minimise any potential nuisances. As the risk of the break-out of silt laden run-off is higher during these weather conditions, no work will be carried out during such periods, where possible.
- Where required, wheel washing facilities will be provided at the entry / exit point to the site so that traffic leaving the site compound will not generate dust or cause the build-up of aggregates and fine material in the public domain. Where necessary, additional measures (e.g., hardcore/stone surfaces along haul routes to prevent dirt and debris on wheels) will also be provided for site vehicles. The wheel wash will be maintained in a satisfactorily operational condition during all periods of construction. Wheel washings will be contained and treated prior to removal offsite in accordance with all relevant statutory legislation.
- Refuelling of plant and machinery onsite will take place in accordance with the refuelling procedures outlined in the CEMP (DNV, 2025)
- In the event of a leak or spill from equipment in the instance of a mechanical breakdown during operation, any contaminated soil will be removed from the site and compliantly disposed offsite in accordance with best practice procedures. Residual soil will be tested to validate that all potentially contaminated material has been removed.
- All drainage and water supply works will be in accordance with the UE Code of Practice for Wastewater and Water Supply, the Wastewater Infrastructure Standard Details (Document Number: IW-CDS-5030-01) and the Water Infrastructure Standard Details (Document Number: IW-CDS-5020-01). Drain inlets will be protected with a drain guard designed to filter oil and silt from stormwater run-off. sandbags will be placed around the inlet to provide additional protection from sediment. Inlet protection can only be removed once all construction activity that could generate sediment or result in emissions of other pollutants such as chemicals and fuel has ceased in a given location and the drainage infrastructure is operational (e.g., to allow for the discharge of stormwater from the roofs of newly constructed and completed dwellings into the stormwater network).
- Foul drainage from temporary welfare facilities during the construction phase of the Proposed Development will be discharged to temporary holding tank(s), the contents of which will periodically be tankered offsite to a licensed facility. All waste from welfare facilities will be managed in accordance with the relevant statutory obligations by tankering of waste offsite by an appropriately authorised contractor. Any connection to the public foul drainage network during the construction phase of the Proposed Development will be undertaken in accordance with the necessary temporary discharge licences issued by UE.

In terms of control and management of works on adjoining watercourses, the following mitigation measures are detailed in the CEMP (DNV, 2025):

- All open waterbodies at the site (i.e., the Glenamuck_North) will be protected for the duration of the works.
- A minimum 10m buffer will be retained from all open waterbodies at the site (i.e., the Glenamuck_North). Site traffic will only be permitted within this buffer to facilitate near stream works for the construction of the proposed bridge crossing.
- Buffer zones will be established by erecting a silt fencing or bunding along the length of the open waterbodies (i.e., the Glenamuck_North) with cognisance to Inland Fisheries Ireland (IFI) Guidelines on Protection of Fisheries during Construction Works in and Adjacent to Waters (IFI, 2016). Silt fencing will comprise wooden posts and double walled geotextile membrane buried in an 'L' shape to a minimum depth of 250mm. The silt fencing will act in filtering any potential surface water run-off from the site generated during the proposed works and will be retained in place for the duration of the construction phase until the development is complete. Heras fencing will be installed in front of the silt fencing at the Site to prevent "Site creep", the progressive movement of site activities towards this silt fence. The project specific CEMP (which will be prepared by the main contractor in advance of construction works commencing) will identify how this silt curtain is to be installed and maintained throughout the construction phase.
- The silt fences will be monitored to ensure that they remain functional throughout construction of the Proposed Development. Where necessary, maintenance will be carried out on the fences to ensure that they continue to be effective. This will be particularly important after heavy rainfall events. The checks will be undertaken by the Environmental Manager. The frequency of monitoring will depend on the stage of works, and local environmental conditions. Daily checks may be appropriate during the initial site clearance, during works in the vicinity of the open waterbodies and during and after storm events. Weekly or bi-weekly checks may be appropriate at other times
- All works carried out in or adjacent to the Glenamuck_North will adhere to the Inland Fisheries Ireland (IFI) Guidelines on Protection of Fisheries during Construction Works in and Adjacent to Waters (IFI, 2016), the Transport Infrastructure Ireland (TII) Guidelines for the Crossing of Watercourses during the Construction of National Road Schemes (TII, 2008) and CIRIA C648 Control of Water Pollution from Linear Construction Projects (CIRIA, 2006).

All near stream works will include the following measures:

- The stream crossings will be implemented as per a method statement developed by the appointed contractor in advance of construction works commencing and agreed with IFI as required.
- Entry to the Glenamuck_North by vehicles will not be permitted, while vehicle usage along the banks will be restricted as much as practicable. Any machines working in close proximity of the watercourse must be protected against leakage or spillage of fuels, oils, greases and hydraulic fuels.
- Works will be carried out from the bank side, as best practice in-stream works will be restricted to the period 1st July through 30th September, to comply with the seasonal restrictions in salmonid rivers.
- Silt fences and other sediment control measures will be utilised as required to prevent sedimentation in the Glenamuck_North.
- Regular monitoring of water quality upstream and downstream of the works area will be undertaken to detect any changes and take corrective actions if necessary.
- Existing vegetation will be preserved where possible and replant disturbed areas promptly to stabilise soil and reduce erosion.

Furthermore, works during the construction of the outfalls to the Glenamuck_North will include the following measures:

- The outfall headwalls will be constructed from precast concrete to allow their construction offsite, while hoisting of the structure will be carried out from the site side of the riverbank.
- Once excavations for the outfall trenches are complete, the base and sides of the trenches will be seeded with a native wetland wild flora seed mix, which will be allowed to establish for a 6–8-week period prior to the outfall trench becoming operational and receiving surface waters from the onsite drainage network. This is a grass mix with some wildflower elements which will aid the overall biodiversity approach/green infrastructure and provide "green" erosion prevention of the outfall channel and prevent siltation of the Glenamuck_North.

The contractor will employ an Environmental Clerk of Works (EnCoW) / Ecological Clerk of Works (ECoW) who will monitor water quality upstream and downstream of the area of works. The programme of water quality monitoring and locations of sampling will be agreed with DLRCC in advance of construction works commencing. However, it is anticipated that data on pH, electrical conductivity, and turbidity, suspended solids and hydrocarbons will be collected as follows:

- Monthly during general site works.
- Additional visits may be undertaken during key construction activities (to be agreed between the environmental specialist, the appointed contractor and DLRCC (e.g., during the construction of the bridge crossings, during installation of the proposed outfalls and stream crossings, during and immediately after clearance of on-site vegetation).

Monitoring will be undertaken for a period of at least two months prior to works commencing and one-month post construction. Trigger concentrations will be agreed at commencement and based on the baseline established in the two months prior to works commencing. It is noted that where a deterioration in water quality is observed downstream of the site this will be brought to the attention of the contractor by the EnCoW / ECoW, and any suitable contingency measures will be instigated.

All monitoring data will be collated by the EnCoW /ECoW to show trends for indicator parameters pH, conductivity, turbidity or suspended solids and hydrocarbons, and will be shared with DLRCC as requested.

An Engineering Infrastructure Report and Stormwater Impact Assessment has been prepared by Roger Mullarkey & Associates (2025).

Water supply for the Proposed Development has been confirmed as feasible by Uisce Éireann (ref. CDS24006782), subject to completion of the GDRS Roads Project infrastructure. Water connection to the public infrastructure will be via a new 200mm diameter spur from the new pipeline laid as part of the GDRS project.

Each dwelling will be provided with a boundary box and fitted with cold-water storage tanks to ensure 24-hour supply. Water conservation measures, including water saving tap valves, eco-flush toilet system and water-saving appliances, will be incorporated to reduce demand. All watermain layouts and details will comply with Uisce Éireann's Code of Practice for Water Infrastructure (2020) and associated standard details.

Sustainable Drainage Systems (SuDS), addresses the water quality, water quantity, amenity, and biodiversity by the management of surface water run off in a sequence of treatment processes along the drainage infrastructure network. A full SuDS treatment train approach has been implemented in accordance with the CIRIA SuDS Manual. A detailed assessment of site characteristics was undertaken to determine soil type and greenfield runoff rate. The drainage design and attenuation storage volumes were calculated using MicroDrainage, an industry-standard modelling software, with allowances for 20% climate change and 10% urban creep.

A site-specific Flood Risk Assessment has been completed and submitted as a separate report. Pre-planning and ongoing consultations were held with the DLRCC Roads Project Office regarding service interfaces between the GDRS and the subject site. In compliance with the Stormwater Management Policy of the DLRCC County Development Plan 2022–2028, a Storm Water Audit was carried out for the Proposed Development and submitted to the DLRCC Drainage Department prior to the main planning application.

Therefore, it is considered that the Proposed Development will not cause any significant adverse effects on the hydrology and hydrogeology within the site of the development, or the surrounding area.

5.9 Biodiversity and Ecology

No Special Protected Areas (SPAs) or Special Areas of Conservation (SACs) have been identified within a 1 km radius of the Proposed Development site. A Screening Report for Appropriate Assessment (AA Screening) has been prepared by DNV (2025) as part of this planning application.

The AA Screening assessed whether the Proposed Development, either individually or in combination with other plans or projects, is likely to have a significant effect on European sites.

European sites considered within the report include those located within the downstream receiving environment of the southwestern Irish Sea, specifically:

- Rockabill to Dalkey Island SAC (Site Code: 003000)
- Dalkey Island SPA (Site Code: 004172)

These sites were identified due to the potential for a direct hydrological pathway between the Proposed Development and the above European sites. In addition, the following sites were also considered within the Zone of Influence (ZoI) for the AA Screening:

- Wicklow Mountains SAC (Site Code: 002122)
- Knocksink Wood SAC (Site Code: 000725)
- Wicklow Mountains SPA (Site Code: 004040)

Based on the findings of the AA Screening (DNV 2025), and having regard to the Source-Pathway-Receptor analysis, it is concluded that the Proposed Development will not result in significant effects on any European site, either alone or in combination with other plans or projects. The screening exercise, undertaken in accordance with the requirements of Article 6(3) of the Habitats Directive and applying the precautionary principle, determined that the following European sites are not at risk of significant effects:

- Wicklow Mountains SAC (002122)
- Knocksink Wood SAC (000725)
- Wicklow Mountains SPA (004040)
- Rockabill to Dalkey Islands SAC (003000)
- Dalkey Islands SPA (004172)

Accordingly, it has been determined that Stage 2 Appropriate Assessment is not required, and a Natura Impact Statement (NIS) is not necessary

An Ecological Impact Assessment Report (EcIA) was undertaken by DNV (2025). The report includes recommendations in relation to other field survey works required, outline mitigation measures and biodiversity enhancement measures required, where appropriate. Mitigation measures in relation to Key Ecological Receptors as outlined in the EcIA are detailed herunder:

Mitigation 1: Standard Surface Water Protection Measures

These surface water mitigation measures will treat the source (e.g., refuelling of plant to be carried out at designated refuelling station locations on Site) or remove the pathway (e.g., no release of wastewater generated on-site into nearby drains or drainage ditches during the Construction Phase).

All works carried out as part of the Proposed Development will comply with all Statutory Legislation including the Local Government (Water Pollution) Acts, 1977 and 1990 and the contractor will cooperate fully with the Environment Section of Dún Laoghaire–Rathdown County Council in this regard.

Personnel working on the Site will be trained in the implementation of environmental control and emergency procedures. Procedures and relevant documents produced will be formulated in consideration of standard best international practice.

Mitigation measures outlined in section 5.8 Hydrology and Hydrogeology of this report and further detailed in the CEMP (DNV, 2025) , will be implemented to protect the receiving surface water and groundwater environment during the construction phase of the Proposed Development:

Mitigation 3: In Stream works

As outlined in the Water Framework Directive (WFD) Assessment (DNV, 2025) accompanying this application, a 10m buffer will be retained at all open waterbodies. Site traffic will only be permitted within this buffer to facilitate instream and near stream works for the construction of the proposed headwalls to receiving waterbodies (i.e., Glenamuck stream). Mitigation measures outlined in section 5.8 Hydrology and Hydrogeology of this report and further detailed in the CEMP (DNV, 2025) , and the WFD (DNV, 2025) will be implemented to ensure there are no negative impacts on habitats as a result of the Proposed Development.

Mitigation 4: Biosecurity

It is also necessary to ensure that the potential spread of invasive alien species (IAS) into areas/sites where they are not present is prevented. Equally, this applies to the risk of contaminated material being brought onto the Site.

Unwashed construction equipment, plant and vehicles, and footwear can provide a vector for the spread of IAS within a site and from areas outside the site where infestation is present or where vector material potentially containing seed/root material is attached to plant. The following hygiene measures shall be undertaken:

- All soils/materials being introduced to the Site will be sourced from a certified invasive flora-free source site, to ensure no introduction of invasive plant materials to the Site occurs.
- Personnel working on or between sites will ensure their clothing and footwear are cleaned, ensuring they are visually free from soil and organic debris, in order to prevent inadvertent spread of invasive plant material.
- All vehicles entering or leaving the Site will have been suitably checked and pressure-washed to ensure no introduction of invasive flora to and from the Site. Measures such as a drive through hygiene bath or footbaths will be considered where appropriate.
- Designated wash-down area to be located away from sensitive receptors such as watercourses, ditches, drains etc.
- Material/water left after vehicles have been pressure-washed must be contained, collected and disposed of appropriately (these waters must not under any circumstances be discharged to drains).

Mitigation 5: Tree Protection

Protective tree fencing in compliance with BS 5837:2012 'Trees in relation to design, demolition and construction – Recommendations' will be erected prior to any Construction works being undertaken to prevent damage to the canopy and root protection areas of existing trees at the Site. The fencing should be signed off by a qualified arborist prior to Construction to ensure it has been properly erected. No ground clearance, earthworks, stock-piling or machinery movement will be undertaken within these areas.

Mitigation 6: Construction Phase Lighting

As a precautionary measure, no overnight lighting will be directed to the natural habitats bounding the Site, particularly the south and west of the Site. Where overnight lighting cannot be avoided in these areas due to health and safety concerns, the lighting within the Site during the Construction Phase will be designed and installed to minimise the impact on local wildlife as agreed with the Ecologist and in accordance with the Bat Conservation Trust guidelines on artificial lighting and bats (BCT, 2023):

- There will be no light spill to the boundary habitats.
- All luminaires used will lack UV/IR elements to reduce impact.
- LED luminaires will be used due to the fact that they are highly directional, lower intensity, good colour rendition and dimming capability.
- A warm white spectrum (<2700 Kelvins will be used to reduce the blue light component of the LED spectrum).
- Luminaires will feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats.
- Column heights should be carefully considered to minimise light spill. The shortest column height allowed should be used where possible.
- Only luminaires with an upward light ratio of 0% and with good optical control will be used.
- Luminaires will be mounted on the horizontal, i.e., with no upward tilt.
- Any external security lighting will be set on motion-sensors and short (1min) timers.
- As a last resort, accessories such as baffles, hoods or louvres will be used to reduce light spill and direct it only to where it is needed.

To minimise potential disturbance to local bats due to lighting during the Construction Phase, construction works will be carried out during normal daylight working hours, with no Sunday work generally permitted. Should any deviations from the above hours be required, the local authority will be notified.

Mitigation 7: Timing of Demolition/Vegetation Clearance

The preferred period for vegetation clearance is within the months of September and October to avoid the main breeding bird season as well as mammal hibernation. In addition, prior to the commencement of the in-filling of the drainage ditch, a targeted amphibian survey will be carried out on this habitat and if any frogs are found within or close to this watercourse, they will be translocated to the Glenamuck north stream on Site by the ECoW, following consultation with the NPWS.

To ensure compliance with the Wildlife Act 2000 as amended, any vegetation clearance will not take place within the nesting bird season (March 1st to August 31st, inclusive) to ensure that no significant impacts (i.e., nest/egg destruction, harm to juvenile birds) occur as a result of the Proposed Development. Where any removal of vegetation within this period is deemed unavoidable, a qualified Ecologist will be instructed to survey the vegetation prior to any removal taking place. Should nesting birds be found, then the area of habitat in question will be noted and suitably protected until the Ecologist confirms the young have fledged.

Additionally, all vegetation clearance will be carried out in sections working in a consistent direction to prevent entrapment of protected fauna potentially present (e.g., hedgehog, pygmy shrew). A phased cutting approach under the supervision of a suitably qualified ECoW will be used to allow wildlife (small mammals, reptiles) to move away from any suitable habitat that will be removed:

- Phase 1 – Cutting vegetation to 150-200 mm and removing the arisings;
- Phase 2 – After a minimum of one hour, hand-searching the cut areas (conducted by an ECoW) and removing any sheltering habitat (e.g. logs or debris) then cutting vegetation to ground level and removing the arisings; and
- Phase 3 – Soil scrape.

Should any suitable refugia or day nesting habitats need to be removed, this will be carried out outside the most vulnerable breeding periods for hedgehogs wherever practicable (main hedgehog birthing months June and July) and will be supervised by the ECoW.

Mitigation 8: Waste Management

As best-practice, all construction-related rubbish on-site e.g., plastic sheeting, netting etc. should be kept in a designated area on-site and kept off ground level so as to protect small fauna (such as small mammals and reptiles) from entrapment and death.

Mitigation 9: Pre-Commencement Mammal Survey

Prior to the commencement of works on Site, a targeted survey for protected mammals will be undertaken at the Site to ensure no transient protected mammals have created setts or dens on Site. Should any evidence of these species be recorded, consultation will be sought with the NPWS.

During the operational phase of the Proposed Development, the ECIA (DNV, 2025) details the following mitigation measures listed hereunder:

Mitigation 10: Invasive Species Management

Certain plant species and their hybrids are listed as Invasive Alien Plant Species in Part 1 of the Third Schedule of the *European Communities (Birds and Natural Habitats) Regulations* 2011 (SI 477 of 2011, as amended). In addition, soils and other material containing such invasive plant material, are classified in Part 3 of the Third Schedule as vector materials and are subject to the same strict legal controls.

Despite the measures identified in the CEMP (DNV, 2025), for the importation of only clean materials, there is the potential for the inadvertent import of invasive species to the Site. If established, there is a risk of further spread both within and out of the Site.

As such, it is recommended that any newly landscaped areas, particularly where infill materials and soils have been imported for soft landscaping, are assessed during the Operational Phase within the next botanical season for the presence of any inadvertently introduced invasive species, with particular focus on those listed on Schedule III of SI 477 of 2011. If invasive species are detected, an Invasive Species Management Plan will be prepared, agreed with the Local Authority and implemented at the earliest possibility.

Mitigation 11: Operational Phase Lighting

In accordance with the best practise bat-friendly lighting guidelines (BCT, 2023), the below measures are incorporated as part of the Lighting Design of the Proposed Development:

- All luminaires should lack UV elements when manufactured. Metal halide, compact fluorescent sources should not be used.
- LED luminaires should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.
- A warm white light source (300K) has been adopted to reduce blue light component.
- Light sources should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats.
- Internal luminaires can be recessed where installed in proximity to windows to reduce glare and light spill.
- Column heights should be carefully considered to minimise light spill and glare visibility. This should be balanced with the potential for increased numbers of columns and upward light reflectance as with bollards.
- Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, should be considered.
- Luminaires should always be mounted horizontally, with no light output above 90° and/or no upward tilt.
- Where appropriate, external security lighting should be set on motion sensors and set to as short a possible a timer as the risk assessment will allow. For most general residential purposes, a 1 or 2 minute timer is likely to be appropriate.

Only if all other options have been explored, accessories such as baffles, hoods or louvres can be used to reduce light spill and direct it only to where it is needed. However, due to the lensing and fine cut-off control of the beam inherent in modern LED luminaires, the effect of cowls and baffles is often far less than anticipated and so should not be relied upon solely.

The EcIA (DNV, 2025) concluded '*that, provided the mitigation measures proposed within this report together with all best practice development standards are carried out in full, there will be no significant negative impact to any Key Ecological Receptor habitat, species group or biodiversity as a result of the Proposed Development.*

An Arboricultural Impact Assessment has been prepared by Arborists Association Limited (2025) to determine the quality of the existing trees within the site in accordance with the criteria set out in British Standard (BS) 5837: 2012 Trees in relation to design and construction. The Arboricultural Impact Assessment states that,

'In summary '8No. of the 13No. trees within the surveyed area of this report, along with c.76m of hedging and a c.20m section of the outer line of trees within a tree line are being proposed for removal. The loss of this tree vegetation is being mitigated against with the planting of trees, shrub and hedging as part of the landscaping of the completed development which will complement the development and its incorporation into the surrounding area. It will also help to provide good quality and sustainable long-term tree cover, and as this establishes and grows in size, it will be continuously mitigating any negative impacts created with the loss of the existing tree vegetation to facilitate the proposed development'.

For the tree and hedge vegetation proposed for retention as detailed in Arboricultural Impact Assessment (Arborists Association Limited 2025), all necessary mitigation measures will need to be put in place in order to prevent or reduce impact to its very minimum. The Arboricultural Impact Assessment states that,

'Mitigation measures used will need to include the erection of protective fencing at the very start of the works, ground protection installation within root zones where fencing cannot be erected to enclose the entire root zones, monitoring of the site works by the project Arboriculturist throughout the construction process and the use of tree friendly techniques and products for the construction process.

Any construction works within close proximity to retained trees are advised to be undertaken in accordance with approved method statements prepared by the construction contractor under the direct supervision of a qualified consultant Arboriculturist. Therefore, during the construction works, a professionally qualified Arboriculturist is recommended to be retained by the principal contractor or site manager to monitor and advise on any works within the Root Protection Area of retained trees to ensure successful tree retention and planning compliance. It is advised that tree protection fencing, any required special engineering and supervision works must be included in the main

tender documents, including responsibility for the installation, cost and maintenance of tree protection measures throughout all construction phases.

On the completion of the construction works, all trees retained are to be reviewed by the project Arboriculturist and any necessary remedial tree surgery works required to promote the health of the trees and safety are to be implemented.

With consideration of the above and the adoption of mitigation measures set out, it is considered that no significant adverse effects on biodiversity and ecology are likely to arise as a result of the Proposed Development.

5.10 Archaeology, Architecture and Cultural Heritage

There are no protected structures on site or adjacent to the site. The nearest protected sites are the Designed Landscape known as Tring Rings (Record Nos. DU026-017---- and DU026-017), located approximately 0.16 km and 0.21 km to the northwest of the site, respectively. Additionally, a Cist (Record No. DUB026-015---) is situated approximately 0.4 km to the northwest.

There are no structures listed in the National Inventory of Architectural Heritage (NIAH) within the site boundary. However, a cluster of NIAH-listed structures is located approximately 0.3 km to the west, associated with Saint Tiernan's Church (Kilternan), including:

- Saint Tiernan's Church (Church/Chapel) – NIAH Ref: 60260011;
- Saint Tiernan's School – NIAH Ref: 60260012; and
- Saint Tiernan's Sexton's House – NIAH Ref: 60260013.

In addition, Firmount House (NIAH Ref: 60260014) is located approximately 0.25 km to the northwest of the site.

No designated archaeological sites will be directly affected by the construction and operation of the Proposed Development.

If any features of archaeological potential are discovered during the course of the works, archaeological mitigation may be required. Any mitigation measures will require approval from the National Monuments Service of the Department of Housing, Local Government and Heritage.

On the assessment of the above, it is demonstrated that there will be no significant adverse effect on the surrounding natural environment, in terms of Archaeology and Cultural Heritage, during the construction and operational phase of the Proposed Development.

5.11 Landscape and Visual

The site is currently a greenfield area characterised by an agricultural landscape with a tree and hedgerow boundary running through the site and a stream traversing the north-western portion. It is zoned Objective A in the Dún Laoghaire-Rathdown County Development Plan 2022–2028: *"To provide residential development and to improve residential amenity while protecting the existing residential amenities."*

Upon review on the DLRCC County Development Plan (2022-2028), one protected view has been identified along Ballyedmonduff Road, oriented east towards Kilternan village and the Proposed Development. This viewpoint is located approximately 1.9 km west of the Proposed Development. The Proposed Development will principally consist of the construction of 135 No. residential units and will range in height from 2 No. to 4 No. storeys. The existing residential areas to the south and west, feature residential dwellings of comparable heights. As the dwellings of the Proposed Development are characteristic of the surrounding area, it is considered that the Proposed Development is not likely to cause any significant adverse visual effects on the surrounding area.

A Landscape Design Statement has been prepared by NMP Landscape Architects (2025). The design proposals are driven by ecological influences and the site's context, aiming to create high-quality, habitable spaces that maximise orientation and microclimate. The strategy includes pedestrian and cycle routes to enhance connectivity, biodiversity improvements through habitat creation and tree planting, and sustainable features such as wildflower meadows and surface water treatment areas. Edge conditions are sensitively integrated with neighbouring developments.

The Landscape Masterplan for the Proposed Development is illustrated in Figure 5-1 . With adherence to this statement and given that the Proposed Development is characteristic of its surroundings, it is considered that the Proposed Development is not likely to cause any significant adverse effects on the surrounding landscape.

Figure 5-1: Landscape Masterplan (NMP Landscape Architects,2025)

5.12 Transport and Material Assets

5.12.1 Traffic

The site is primarily bounded by the Glenamuck District Distributor Road (GDDR) to the north, (to be known as Kilternan Road); the under construction Glenamuck Link Distributor Road to the east (to be known as the Kilternan–Glenamuck Link Road., Road works are proposed to the approved Glenamuck District Roads Scheme (ABP Ref. HA06D.303945) to provide access to the development from the Kilternan Road. The Kilternan Road access point will include works, inclusive of any necessary tie-ins, to the footpath and cycle track to create a side road access junction incorporating the provision of uncontrolled pedestrian and cyclist crossing across the side road junction on a raised table.

According to the Traffic & Transport Assessment (TTA) prepared by Meinhardt (2025):

- A traffic survey recorded 1,028 two-way vehicle movements on the GDDR during the AM peak (08:00–09:00), with two-thirds of traffic travelling eastbound towards the M50 and one-third westbound towards Kilternan Village.
- The Proposed Development would result in a 5.06% increase in peak hour traffic compared to existing flows.

This increase falls below the Department of Transport thresholds for requiring a full Transport Assessment. It is therefore concluded that the surrounding road network has sufficient capacity to accommodate the additional trips without disrupting traffic flows.

The Proposed Development has also been designed in full compliance with The Design Manual for Urban Roads and Streets (DMURS), published by the Department of Transport, Tourism and Sport and the Department of Environment, Community and Local Government, updated in 2019, with particular consideration given to creating a safe, attractive, and comfortable living environment for all future residents.

A Mobility Management Plan (MMP) also prepared by Meinhardt (2025), found the Proposed Development site to be well positioned to benefit from both existing and planned active travel facilities and public transport infrastructure. This will enable the Proposed Development to align with the objectives of the MMP, namely, to encourage residents to use sustainable modes of travel for commuting and recreational trips, while reducing the number of single-occupancy vehicle journeys. Key measures supporting this objective include the proposed parking ratio of 1.47 spaces per unit, the provision of an on-site GoCar vehicle, and the allocation of one long-term bicycle space per bedroom. For the duplex units, residents of the houses are provided with a rear garden to store their bikes or a dedicated individual bike store to the front.

These measures are intended to reduce reliance on private car use and promote a sustained shift in travel behaviour among residents. It is recommended that a Mobility Manager or Travel Coordinator be appointed to actively implement and promote this MMP. The proposed measures will benefit residents' health while mitigating transport impacts on the wider community. By promoting active travel, they will be contributing to improved road safety and overall wellbeing

On the assessment of the above, it is considered that there will no significant adverse effect on the surrounding natural environment in terms of traffic and transport in the long-term.

5.12.2 Waste and Utilities

All construction and demolition (C&D) waste will be managed in accordance with current legal and industry standards including the Waste Management Acts 1996 (as amended) and associated Regulations, Protection of the Environment Act 2003 (as amended with EPA Acts 1992 to 2013) and the Litter Pollution Act 1997 (as amended). All construction waste will be disposed of using suitably authorised waste disposal or materials recovery facilities. Due to the use of licensed waste collection/waste disposal facilities, it is not predicted that the production of waste will cause any likely significant effects on the environment.

Waste will be generated during the construction phase which will be managed in accordance with the CMP prepared by Meinhardt (2025), which sets out measures to ensure compliance with relevant legislation and best practice standards, including:

- The National Waste Management Plan for a Circular Economy 2024–2030
- The Waste Management Act 1996 (as amended)
- Guidance from DLRCC on environmental and waste management for construction projects

The CMP outlines procedures for the prevention of waste, the reuse of waste the recycling of waste and the management of construction waste along with recommended best practice to ensure the effective reuse and recycling of waste materials, to reduce waste disposal and ultimately the total volume of waste sent to landfill.

Waste will also be generated during the operational phase and an OWMP has been produced by DNV (2025), to ensure that the management of waste during the operational phase of the Proposed Development is undertaken in accordance with the current legal and industry standards. This OWMP aims to provide a detailed plan for the storage, handling, collection, and transport of the wastes generated at the development in a manner that does not present a risk to human health or the environment, or a risk of common waste related nuisance such as litter or odour. The OWMP is designed to ensure that waste arising from the operational phase of the project is managed to incentivise waste prevention and to encourage the segregation of waste so that it can be managed in accordance with the Waste Hierarchy. Diversion of waste from landfill and waste prevention will be the overarching philosophy adopted. By implementing design and actions outlined in this OWMP, a high level of recycling, reuse and recovery will be achieved at the development in line with European targets. Dry Mixed Recyclables (DMR) and Organic (food) Waste will be segregated at source to reduce the quantity of residual waste materials requiring off-site recovery or disposal.

An Engineering Infrastructure Report and Stormwater Impact Assessment (EIR) has been prepared for the Proposed Development by Roger Mullarkey & Associates (2025) . There are both foul and S/W 225mm diameter sewers crossing the site from south to north interconnecting Glenamuck manor with the Glenamuck Stream and the existing 375mm trunk foul sewer to the north of the stream.

There are no known watermains on the site. Water supply for the Proposed Development has been confirmed as feasible by Uisce Éireann (ref: CDS25008771), subject to completion of the GDRS Roads Project infrastructure. Water connection to the public infrastructure will be via a new 200mm diameter spur from the new pipeline laid as part of the GDRS project.

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.

Based on the implementation of measures outlined in the CMP and OWMP, as well as the findings in the TTA, MMP, and EIR it is concluded that the Proposed Development will not result in any significant adverse effects on Transport or Material Assets.

5.13 Interactions

When considering interactions, the assessor has been vigilant in assessing pathways – direct and indirect – that can magnify effects through the interaction. In practice many impacts have slight or subtle interactions with other disciplines. However, it is concluded that most inter-relationships are neutral in impact when appropriate control measures are incorporated into the operation of the Proposed Development.

5.14 Cumulative Effects

Development in the surrounding area that could have the potential to result in cumulative impacts were reviewed from data sources including:

- Dún Laoghaire-Rathdown County Council website: https://www.dlrcoco.ie/
- An Bord Pleanála website, http://www.pleanala.ie/; and
- EIA Portal, as provided by the Department of Housing, Planning and Local Government:https://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1.

Any planning applications within a 1km radius listed as granted or decision pending from within the last five years (a typical planning application normally remains valid for a five-year period) were assessed for their potential to act in-combination with Proposed Development and cause likely significant effects on the environment. Long-term developments granted outside of this time period were also considered where applicable. Cumulative projects are outlined in Table 5-5 below.

Table 5-5. List of Off-Site Projects Considered

Application Reg. Ref.	Address	Development Proposal	Decision Date
ABP-303945-19	Lands in vicinity of Glenamuck Road, Ballycorus Road and R117 (Enniskerry Road) in the townlands of Carrickmines Great, Glenamuck South, Glenamuck North, Jamestown, Kingstown and Kiltiernan.	Glenamuck District Roads Scheme which will connect the existing R117 Enniskerry Roadwith the Glenamuck Road and new link distributor road which will connect to the Ballycorus Road and the R117 Enniskerry Road (alternative north-south route).	Grant Permission (18/12/2019)
D25A/0794/WEB	Stepaside Golf Centre, Jamestown Farm, Kilternan, Dublin 18, D18YT26	Permission for a new detached sports related building comprising a steel structure clad externally , containing 5 new indoor padel tennis courts with associated toilets, storage and small office on entry to the building, new on site wastewater treatment system serving the building and all associated site development works.	Further Information Request 15/12/2025
ABP-303978-19	Glenamuck Road South, Kilternan, Dublin 18.	30 no. houses and 173 no. apartments with all associated site works.	Grant Permission (19/03/2019)
ABP-306160-19	Glenamuck Road / Enniskerry Road, Kilternan, Dublin 18, D18 X5H2	Demolition of 'Greenmount' and 'Dun Oir', construction of 197 no. residential units (62 no. houses, 135 no. apartments) and associated site works.	Grant Permission (06/04/2020)
D21A/1002 ABP-314057-22	Tandesann, Glenamuck Road South, Carrick-mines, Dublin 18, D18 F9P2	Permission for residential development of 4 no. units, to comprise (a) demolition of part existing house and shed, (b) alterations to the remaining existing detached single storey house including new fenestration, (c) construction of 1 no. further detached single storey house and 2 no. semi-detached two storey houses, and (d) associated site works including on-site surface water attenuation, utility service connections on Glenamuck Road, closing on existing gateway and provision of new cul-de-sac roadway from Glenamuck Road, car parking, boundary walls and fences, and landscaping.	Grant Permission (25/09/2023)

Application Reg. Ref.	Address	Development Proposal	Decision Date
D21A/0143	Lands know as Ashwood Farm, Glenamuck Road South, Dublin 18, (D18 C960)	Permission is sought for development consisting of the demolition of the existing residential dwelling and associated outbuildings including the glasshouses and existing ruins with permission also sought for site clearance works including removal of existing spoil, tanks, walls and timber fences and all associated site works necessary to facilitate the development.	Grant Permission (20/05/2021)
ABP-309846-21	Lands immediately adjoining Bishop's Gate housing development, Townland of Kiltiernan Domain, Enniskerry Road, Kiltiernan, Dublin 18.	203 no. residential units (109 no. houses, 94 no. apartments), creche and associated site works.	Grant Permission (15/07/2021)
D23A/0580 (Originally permitted as D20A/0015, ABP-306999-20)	1.28 site at Rockville, Kiltiernan, Dublin 18	Amendment to the permitted Phase 2B residential development as granted permission under DLR Reg. Ref. D20A/0015, ABP-306999-20 which is located to the south-east of the constructed Phase 1 residential development permitted under DLR Reg. Ref. D17A/0793 and amended by DLR Reg. Ref. D19A/0242, and to the east, north and south-west of the constructed Phase 2A residential development permitted under DLR Reg. Ref. D18A/0566 and amended by DLR Reg. Ref. D18A/1191. In the Phase 2B scheme, permission was granted for the construction of a four-storey apartment block comprising 56 no. apartments including 11 no. 1 beds, 39 no. 2beds and 6 no. 3 beds. Permission was also granted for a gym and creche facility, private, communal and public open space, 72 no. surface parking spaces, cycle parking spaces, including bike stores, and bin stores. The permitted development connected into the infrastructure and services in the permitted Phase 1 residential development and provided for future connections to other adjoining lands. The subject amended application proposes the provision of 28 no. units comprising 12 no. twoand three storey houses (9 no. 2 bedroom terraced houses and 3	Grant Permission (24/05/2024)

Application Reg. Ref.	Address	Development Proposal	Decision Date
		no. 3 bedroom terraced houses) and 16 No. three and four storey duplex units in 3 no. blocks comprising 6 no. 1 bedroom units, 9 no. 2 bedroom units and 1 no. 3 bedroom unit. The amended scheme proposes 34 no. car-parking spaces, bicycle parking, bin and bike storage, communal and public open space, an attenuation tank, substation, and all associated works above and below ground.	
LRD24A/0718/WEB	Lands located off Enniskerry Road (R117), Kilternan, Dublin 18.	P Lonergan and Sons Limited intends to apply for permission for a Large-Scale Residential Development comprising amendments to a previously permitted Strategic Housing Development (An Bord Pleanála Ref. 312214-21) with a total application site area of c.3.32Ha (with a substantive residential site development area of c. 2.96Ha), on land located off Enniskerry Road (R117), Kilternan, Dublin.	Grant Permission (12/12/2024)
LRD24A/0597	Lands at Wayside, Enniskerry Road and Glenamuck Road, Kilternan, Dublin 18 (ca. 450m south of Proposed Development)	For a Large-Scale Residential Development on 2 No. sites, measuring c. 14.2 Ha.,which will be separated by the future Glenamuck Link Distributor Road (GLDR). The western site principally comprises lands at Wayside Enniskerry Road and Glenamuck Road, Kilternan, Dublin 18, which include a derelict dwelling known as 'Rockville' and associated derelict outbuildings, Enniskerry Road, Kilternan, Dublin 18, D18 Y199 and the former Kilternan Country Market, Enniskerry Road, Kilternan, Dublin 18 D18 PK09. The western site is generally bounded by the Glenamuck Road to the north; the Sancta Maria property to the north, west and south; a residential development named "Rockville" to the north-east; the Enniskerry Road to the South-west; dwellings to the south; and future GLDR to the east. The Eastern site is generally bound by dwellings to the south; the future GLDR to the west; and greenfield land to the north and east.	Notification of Decision to Grant Permission (07/03/2025)

On examination of the above, it is considered that there are no means for the Proposed Development to act in-combination with any plans or projects, that would cause any likely significant adverse effects on the surrounding environment. The most significant potential for adverse cumulative effects in combination with other projects in the area is in the potential for water pollution, noise, dust, airborne pollutants and/or vibrations, visual effects and increased traffic. However, the adherence and full implementation of the appropriate control measures will ensure no potential for cumulative effects to arise. Furthermore, any potential effects during the Construction Phase will be temporary and last only for the duration of this phase.

6 CONCLUSION

This EIA Screening Report provides a description of the Proposed Development and the likely significant effects on the environment in line with the EIA Directive, legislation and guidance.

The site is not considered to be a sensitive location. The Proposed Development is considered to be sub-threshold development when viewed against project categories in Schedule 5 of the Planning and Development Regulation 2001.

On review of the likely potential environmental effects, it is considered that with the inclusion of appropriate design and standard construction management mitigation measures, the Proposed Development will not likely result in significant effects on the environment.

Having regard to the absence of any significant environmental sensitivities in the area and to the consideration of robust mitigation measures referred to above, it is concluded that the Proposed Development would not be likely to have significant effects on the environment and a mandatory Environmental Impact Assessment Report (EIAR) is not required for the Proposed Development.

7 REFERENCES

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Guidelines for the Assessment of Indirect and Cumulative Impacts as well as Impact Interactions (European Communities 1999); and

Institute of Air Quality Management (2014) Guidance on the assessment of dust from demolition and construction.

Implementation of Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (European Communities 2003).

Key Issues Consultation Paper on the Transposition of 2014 EIA Directive (2014/52/EU) in the Land Use Planning and EPA Licencing Systems; (Department of Housing, Planning, Community and Local Government 2017).

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Thornton O'Connor, 2025. Social Infrastructure Audit

Unofficial Consolidation of the Planning and Development Regulations (2001-2023).

Wave Dynamics, 2025. Acoustic Design Statement

APPENDIX 1 *THE EIA DIRECTIVE*

The European Union Directive 2011/92/EU (as amended by Directive 2014/52/EU (together, the EIA Directive)) was enacted to assess the effects of projects on the environment, and to properly ensure that any potential significant effects are assessed before a project proceeds. Annex I of the EIA Directive defines mandatory projects that require an Environmental Impact Assessment Report (EIAR) and Annex II of the EIA Directive lists projects which do not necessarily have significant effects but can be subject to case-by-case analysis or thresholds to be determined by member states. Section 172 of the Planning and Development Act 2001, as amended, provides the legislative basis for mandatory EIA. It states the following:

> *"An environmental impact assessment shall be carried out by the planning authority or the Board in respect of an application for consent for proposed development where either —*
>
> *(a) the proposed development would be of a class specified in —*
>
> *(i) Part 1 of Schedule 5 of the Planning and Development Regulations 2001, and either —*
>
> *(I) such development [would equal or exceed, as the case may be,] any relevant quantity, area or other limit specified in that Part, or*
>
> *(II) no quantity, area or other limit is specified in that Part in respect of the development concerned,*
>
> *or*
>
> *(ii) Part 2 [(other than subparagraph (a) of paragraph 2)] of Schedule 5 of the Planning and Development Regulations 2001 and either —*
>
> *(I) such development [would equal or exceed, as the case may be,] any relevant quantity, area or other limit specified in that Part, or*
>
> *(II) no quantity, area or other limit is specified in that Part in respect of the development concerned,*
>
> *or*
>
> *(b) (i) the proposed development would be of a class specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001 but [does not equal or exceed, as the case may be] the relevant quantity, area or other limit specified in that Part, and*
>
> *(ii) it is concluded, determined or decided, as the case may be, —*
>
> *(I) by a planning authority, in exercise of the powers conferred on it by this Act or the Planning and Development Regulations 2001 (S.I. No. 600 of 2001),*
>
> *(II) by the Board, in exercise of the powers conferred on it by this Act or those regulations,*

(III) by a local authority in exercise of the powers conferred on it by regulation 120 of those regulations,

(IV) by a State authority, in exercise of the powers conferred on it by regulation 123A of those regulations,

(V) in accordance with section 13A of the Foreshore Act, by the appropriate Minister (within the meaning of that Act), or

(VI) by the Minister for Communications, Climate Action and Environment, in exercise of the powers conferred on him or her by section 8A of the Minerals Development Act 1940,

that the proposed development is likely to have a significant effect on the environment."

In some cases, Member States have also established "exclusion" or "negative" lists specifying thresholds and criteria below which EIA is never required or below which a simplified EIA procedure applies. There may be exceptions to the negative thresholds, for example, for projects in defined sensitive locations. Such exceptions will apply in the case of Habitats Directive 92/43/EEC (as amended) assessments. The use of exclusion lists, defining thresholds below which EIA is never required, is very limited in the EU Member States.

APPENDIX 2 SUB-THRESHOLD DEVELOPMENT

Sub-threshold development may still require an EIA process to be completed. The most important element to address in the possible assessment of a sub-threshold development and its requirement for an EIA is the likelihood of a project having any significant effects on the environment. Annex III of the EIA Directive sets out criteria to determine whether the projects listed in Annex II should be subject to an environmental impact assessment.

It is also set out in Schedule 7 to the Planning and Development Regulations, 2001 as amended. Within Schedule 7A, information to be provided by the applicant or developer for the purposes of screening sub-threshold development for EIA includes:

1. A description of the proposed development, including in particular –

(a) a description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and

(b) a description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.

2. A description of the aspects of the environment likely to be significantly affected by the proposed development.

3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from –

(a) the expected residues and emissions and the production of waste, where relevant, and

(b) the use of natural resources, in particular soil, land, water and biodiversity.

4. The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.

APPENDIX 3 SCHEDULE 7

Within Schedule 7 of the Planning and Development Regulations, the characteristics under which a project must be considered to determine if an EIA is required includes:

1. Characteristics of projects

(a) the size and design of the project;

(b) cumulation with other existing and/or approved projects;

(c) the use of natural resources, in particular land, soil, water and biodiversity;

(d) the production of waste;

(e) pollution and nuisances;

(f) 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

(g) the risks to human health (for example due to water contamination or air pollution)

2. Location of projects

The environmental sensitivity of geographical areas likely to be affected by projects must be considered, with particular regard to:

(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 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 national legislation; Natura 2000 areas designated by Member States pursuant to Directive 92/43/EEC and Directive 2009/147/EC;

(vi) areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure;

(vii) densely populated areas; and

(viii) landscapes and sites of historical, cultural or archaeological significance.

3. Type and characteristics of the potential impact

The likely significant effects of projects on the environment must be considered in relation to criteria set out in points 1 and 2 of this Annex, with regard to the impact of the project on the factors specified in Article 3(1), taking into account:

(a) the magnitude and special 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 approved projects; and the possibility of effectively reducing the impact.

APPENDIX 4 METHODOLOGY AND GUIDANCE

The following guidance documents were used to develop the approach to the environmental impact assessment screening appraisal.

- Guidelines on the Information to be Contained in Environmental Impact Assessment Reports (EPA May 2022);
- Environmental Assessments of Plans, Programmes and Projects – Rulings of the Court of Justice of the European Union (European Union 2017);
- Environmental Impact Assessment of Projects – Guidance on Scoping (Directive 2011/92/EU as amended by 2014/52/EU) (European Union 2017);
- Guidance of Integrating Climate Change and Biodiversity into Environmental Impact Assessment (European Union 2013);
- Environmental Impact Assessment of Projects – Guidance on the preparation of the Environmental Impact Assessment Report (European Union 2017);
- European Commission 2017. Environmental Impact Assessment of Projects Guidance on Screening (Directive 2011/92/EU as amended by 2014/52/EU);
- EU Commission Guidance on Interpretation of definitions of project categories of annex I and II of the EIA Directive (2015);
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (Government of Ireland 2018);
- Key Issues Consultation Paper on the Transposition of 2014 EIA Directive (2014/52/EU) in the Land Use Planning and EPA Licencing Systems; (Department of Housing, Planning, Community and Local Government 2017);
- Guidelines for the Assessment of Indirect and Cumulative Impacts as well as Impact Interactions (European Communities 1999);
- Implementation of Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (European Communities 2003); and

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

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