The Tecpro Building,
Clonshaugh Business & Technology Park,
Dublin 17, Ireland.

T: + 353 1 847 4220
F: + 353 1 847 4257
E: info@awnconsulting.com
W: www.awnconsulting.com

ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REPORT FOR A STRATEGIC HOUSING DEVELOPMENT AT THE FORMER ROYAL OAK PUBLIC HOUSE, FINGLAS ROAD AND OLD FINGLAS ROAD, GLASNEVIN, DUBLIN 11

Report Prepared For

Three Castle Investments Limited

Report Prepared By

Niamh Kelly
Environmental Consultant

Our Reference

NK/227501.0159ES02

Date of Issue

5 April 2022

Cork Office
Unit 5, ATS Building,
Carrigaline Industrial Estate,
Carrigaline, Co. Cork.
T: + 353 21 438 7400
F: + 353 21 483 4606

AWN Consulting Limited
Registered in Ireland No. 319812
Directors: F Callaghan, C Dilworth,
T Donnelly, T Hayes, D Kelly, E Porter

Document History

Document Reference		Original Issue Date	
NK/227501.0159ES02		5 April 2022	
Revision Level	Revision Date	Description	Sections Affected

Record of Approval

Details	Written by	Approved by
Signature		
Name	Niamh Kelly	Jonathan Gauntlett
Title	Environmental Consultant	Principal Environmental Consultant
Date	5 April 2022	5 April 2022

TABLE OF CONTENTS

Page

TABLE OF FIGURES

TABLE OF TABLES

1.0 INTRODUCTION

On behalf of Three Castle Investments Limited ('the Applicant'), AWN Consulting Limited ('AWN') has prepared the following Environmental Impact Assessment (EIA) Screening Report to accompany the as part of an Strategic Housing Development Application to An Bord Pleanála in relation to a proposed residential development, at the former Royal Oak Public House, Finglas Road and Old Finglas Road, Glasnevin, Dublin 11.

The proposed development comprises the (i) removal of existing carpark, associated areas of hard-standing surface and construction materials on site; (ii) construction of a Build-To-Rent residential development within a new part six, part seven, part eight, part nine storey over basement level plant room apartment building comprising 103 no. apartments (10 no. studio, 33 no. one-bedroom & 60 no. two-bedroom) all of which have direct access to private amenity space, in the form of a balcony or terrace, and shared access to 450.9sq.m of internal resident's amenities, 1,061sq.m of external communal amenity space (1st floor & 7th floor roof terraces) and 365sq.m of public open space (public terrace and landscaped area at ground level); (iii) provision of 48 no. vehicular parking spaces (including 3 no. mobility parking spaces and 5 no. electric charging spaces), 2 no. motorcycle parking spaces, 222 no. bicycle parking spaces, bin stores, switch room and ESB substation at ground floor/undercroft level; (iv) provision of 1 no. new vehicular entrance and 7 no. new pedestrian entrances to the development and associated public amenity areas from Old Finglas & Finglas Road, 3 no. pedestrian entrances will provide access to the provided public open space, 2 no. pedestrian entrances will provide direct access to 2 no. ground floor level apartments and 2 no. pedestrian entrances will provide direct access to the apartment building; and, (v) all ancillary works including landscaping, boundary treatments, provision of internal footpaths, provision of foul and surface water drainage, green roofs and all site services, site infrastructure and associated site development works necessary to facilitate the development. A Natura Impact Statement has been prepared in respect of the proposed development.

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

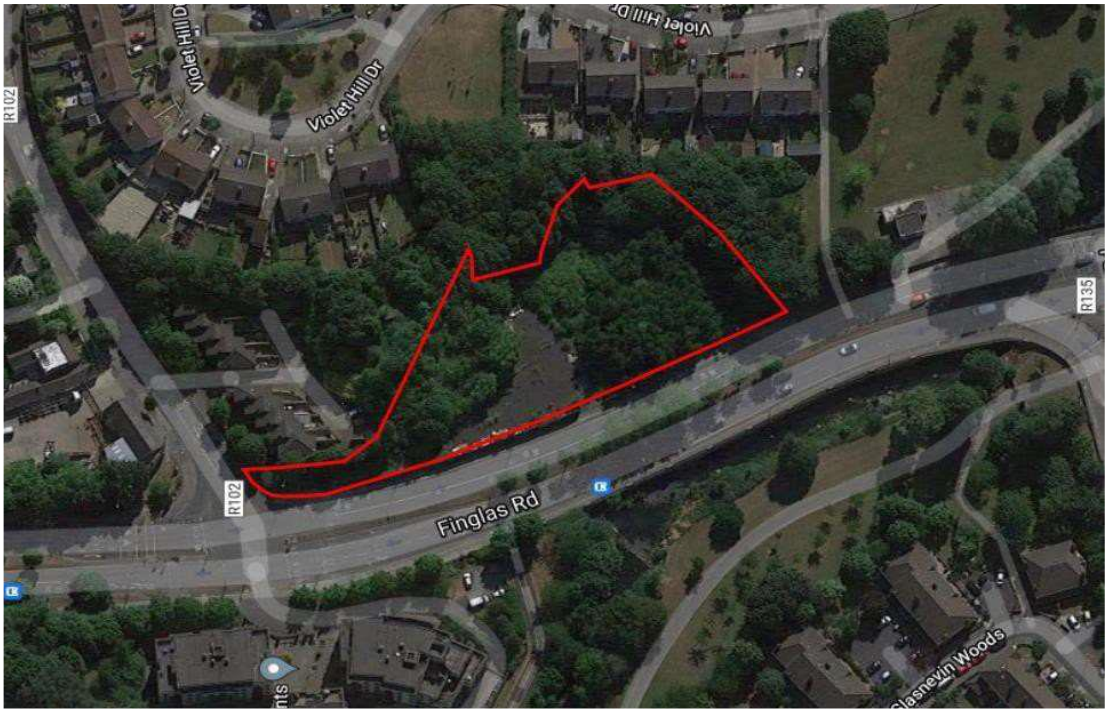

Figure 1.1 Proposed development site (indicative in red) (Source: Google Earth)

The purpose of this report is twofold, to provide the planning authority with the information required under Schedule 7A to demonstrate the likely effects on the environment, having regard to the criteria set out in Schedule 7 of the Planning and Development Regulations 2001, as amended. This information will enable the planning authority to undertake a screening determination in accordance with Article 299B(2) of the Planning and Development Regulations 2001 (as amended) in respect of the need for an Environmental Impact Assessment Report (EIAR) for the proposed development. The second reason for this report is to document the studies undertaken by the Applicant, and the design team, which demonstrate there are no significant effects predicted as a result of the proposed development and the application can be determined by planning authority without an EIAR having been submitted.

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

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

AWN, along with the project team, have undertaken an assessment on the likelihood of significant effects on the environment from the proposed development. The assessment is documented in Section 3.0, 4.0. and 5.0 and covers each aspect of the environment in accordance with guidance including; Population and Human Health; Biodiversity; Land, Soils, Geology, Hydrogeology, and Hydrology; Air Quality and Climate; Noise and Vibration; Landscape and Visual Impact; Cultural Heritage, and Archaeology; Traffic and Transportation; Material Assets, and Waste.

1.1 EIA SCREENING LEGISLATION AND GUIDANCE

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

- Environmental Impact Assessment Screening, OPR Practice Note PN02 (Office of the Planning Regulator, 2021).
- European Union (Planning & Development) (Environmental Impact Assessment) Regulations 2018.
- Environmental Impact Assessment of Projects – Guidance on Screening. (2017). European Commission.
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment. (August 2018). Department of Housing, Planning and Local Government.
- Guidelines on the Information to be contained in Environmental Impact Assessment Reports. (Draft, August 2017). Environment Protection Agency.
- Advice Notes for preparing Environmental Impact Statements. (Draft, September 2015). Environment Protection Agency.
- Interpretation of definitions of project categories of Annex I and II of the EIA Directive. (2015) European Commission.
- European Union Environmental Impact Assessment (EIA) Directive 2011/92/EU as amended by 2014/52/EU.
- Planning and Development Act, 2000 (as amended).
- Planning and Development Regulations 2001 (as amended).

The national requirements to provide an EIA with a planning application is outlined in *Planning and Development Act 2000 as amended* ('the Act') and *Planning and Development Regulations, 2001 as amended* ('the Regulations'). In addition to the national legislation there are requirements set out in the EIA Directive (Directive 2011/92/EU as amended by 2014/52/EU); the EIA Directive has been transposed into Irish planning legislation through amendments to the Act and the Regulations.

There is a mandatory requirement to prepare and submit an EIAR under Section 172(1)(a) of the Act to with a planning application for some types of Projects which are equal to or exceeds a limit, quantity or "threshold" set for that class of development. The mandatory thresholds for an EIAR are set out in Schedule 5 of the Regulations.

In addition to the mandatory requirement, there is a case-by-case assessment necessary for sub-threshold developments and a requirement under Section 172(1)(b) of the Act for an EIA to accompany a planning application for sub-threshold development which would be likely to have significant effects on the environment. In order to determine if a Project would be likely to have significant effects on the environment and if an EIA is required Schedule 7 of the Regulations sets out the relevant criteria to be considered by the Planning Authority and/or the Board..

Articles 299B and 299C of the Regulations set out the requirements in relation screening for environmental impact assessment for applications for sub-threshold strategic housing development pursuant to the Planning and Development (Housing) and Residential Tenancies Act 2016 (as amended) (the "2016 Act").

Article 299B(2)(b) requires the Board to carry out a screening exercise for sub-threshold SHD applications to determine whether or not there is a real likelihood of significant effects on the environment arising from the proposed development. If the Board determines that there is no real likelihood of significant effects on the

environment, the Board must determine that no EIA is required for the proposed development. If the Board determines that there is a real likelihood of significant effects on the environment, the Board may decide to refuse to deal with the application pursuant to Section 8(3)(a) of the 2016 Act.

Article 299C specifies the information to which the Board must have regard to in carrying out its screening. This includes: the criteria set out Schedule 7 of the Regulations; the information set out at Schedule 7A; any further relevant information on the characteristics of the development and its likely significant effects on the environment submitted by the applicant; any mitigation measures proposed by the applicant; the available results, where relevant, of preliminary verifications or assessments carried out under other relevant EU environmental legislation, including information submitted by the applicant on how the results of such assessments have been taken into account, and; the likely significant effects on certain sensitive ecological sites.

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

In producing this report due regard has been paid to other EIA guidance including the European Commission's 2017 *EIA of Projects Guidance on Screening* as well as the published *Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessm*ent and the OPR Practice Note PN02 Environmental Impact Assessment Screening.

It is important for the Planning Authority to note that Article 27 of the EU Directive states that "*The screening procedure should ensure that an environmental impact assessment is only required for projects likely to have significant effects on the environment*". This screening exercise is used to establish whether the proposed project is likely to have significant effects on the environment and if an EIA Report is required.

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

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

Preliminary Screening for EIA

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

"For all sub-threshold developments listed in Schedule 5 Part 2, where no EIAR is submitted or EIA determination requested, a screening determination is required to be undertaken by the competent authority unless, on preliminary examination it can be

concluded that there is no real likelihood of significant effects on the environment. This is initiated by the competent authority following the receipt of a planning application or appeal.

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

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

1.2 SCREENING METHODOLOGY

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

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

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

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

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

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

1) *Characteristics of proposed development* (Report Section 3.0)
   - *a. the size and design of the whole of the proposed development,*
   - *b. cumulation with other existing development and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment,*

c. the nature of any associated demolition works,
d. the use of natural resources, in particular land, soil, water and biodiversity,
e. the production of waste,
f. pollution and nuisances,
g. the risk of major accidents, and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge, and
h. the risks to human health (for example, due to water contamination or air pollution).

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

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

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

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

The Planning Authority must have regard to the Schedule 7 criteria in forming an opinion as to whether or not a development is likely to have significant effects on the

environment by virtue, inter alia, of their nature, size or location should be subject to EIA.

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

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

1.3 PROJECT TEAM AND CONTRIBUTORS TO THE EIA SCREENING REPORT

This EIA Screening Report and the proposed development has been informed by the accompanying documents submitted with the application (and the relevant listed mitigation measures as included therein). The preparation and co-ordination of this screening report has been completed by AWN and has relied on specialist input from the project design team and applicant, as per Table 1.1.

Table 1.1 *Applicants project team*

Role	Contributor
Applicant	Three Castle Investments Limited
Architectural Design	Tyler Owens Architects
Civil Engineering Infrastructure Report; Flood Risk Assessment; Resource and Waste Management Plan	Curtins Consulting Engineers Limited
Traffic and Transport	NRB Consulting Engineers
Landscape Architecture	The Big Space (TBS) Landscape Architects
Population and Human Health; Land Soils, Geology, Hydrogeology, and Hydrology; Air Quality and Climate; Material Assets; Operational Waste Management; Construction and Environmental Management Plan, Noise and Vibration (construction); Landscape and Visual Impact	AWN Consulting Limited
Biodiversity, including Appropriate Assessment Screening and Natura Impact Statement	Meehan Ecology

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

Best practice mitigation measures for the proposed development during the construction and operational phase are set out in various reports including but not limited to the Construction and Environmental Management Plan (CEMP) prepared by AWN and Resource and Waste Management Plan (RWMP) prepared by Curtins Consulting Engineers. The measures associated with the construction phase required

to avoid or reduce any potential harmful effects to any European sites are set out in the Natura Impact Statement (NIS) Meehan Ecology.

This report was prepared by Niamh Kelly and Jonathan Gauntlett. Niamh is an Environmental Consultant with AWN and holds a B.A. in Earth Sciences (TCD) and MSc in International Disaster Management (UoM). Jonathan is a Principal Environmental Consultant in AWN Consulting with expertise in impact assessment, licensing, environmental compliance and project management. Recent projects include; EIA for SHD and planning applications, EPA Licencing and waste management. Jonathan has over 10 years' experience in environmental compliance, environmental licensing, and urban planning. Jonathan has a BSocSc (Environmental Planning) and BBA (Economics) from the Waikato University in New Zealand and has experience working in the environmental consultancy, planning, and regulatory fields from Ireland, the UK and New Zealand.

2.0 SCREENING EVALUATION

2.1 IS THE DEVELOPMENT A PROJECT

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

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

The EPA Guidance (2017) states that if a proposed project is not of a type covered by the Directive, there is no statutory requirement for it to be subject to environmental impact assessment. In determining if the proposed project is of a type covered by the Directive it may be necessary to go beyond the general description of the project and to consider the component parts of the project and/or any processes arising from it.

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

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

2.2 IS THE DEVELOPMENT A PROJECT THAT REQUIRES A MANDATORY EIA

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

Ireland's type of projects for which an EIA is mandatory is set out in the Schedule 5 Part 1 and Part 2 of the Regulations. An EIA is deemed mandatory under Section 172 of the Act to accompany a planning application for development for the types of projects set out in Schedule 5. This list was developed from Annex I and Annex II of the EIA Directive. The EPA Guidance (2017) requires and assessment beyond the general description of the project and to consider the component parts of the project and/or any processes arising from it.

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

> *10. Infrastructure projects –*
>
> *(b)(i) Construction of more than 500 dwelling units;*
>
> *(b)(iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere;*
>
> *(In this paragraph, 'business district' means a district within a city or town in which the predominant land use is retail or commercial use).*
>
> *15. Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.*

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

2.3 IS THE PROJECT ABOVE THE THRESHOLD FOR EIA

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

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

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

The site location is within a residential area. The total site area for the proposed works is 0.38 hectares (ha), and the proposed development comprises 103 no. dwelling units. The site location is not within a business district but is within a built-up area. The proposed development site is not equal to nor does it exceed the limit, quantity or threshold set out in Class 10(b) (i) and (iv); therefore, an EIA is not mandatory.

2.4 CONCLUSION – SUB THRESHOLD DEVELOPMENT

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

requirements for EIA, and is considered to be sub-threshold for the relevant project type.

An EIA Report is still required by Section 172 of the Act, and Schedule 5, Part 2, Class 15 of the Regulations to accompany a planning application for sub-threshold development which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7. Therefore, the final step in the screening process is to consider the need for an EIA on a discretionary basis.

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

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

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

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

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

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

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

3.0 CHARACTERISTICS OF PROPOSED DEVELOPMENT

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

3.1 SIZE AND DESIGN OF THE PROPOSED DEVELOPMENT

The proposed development comprises the (i) removal of existing carpark, associated areas of hard-standing surface and construction materials on site; (ii) construction of a Build-To-Rent residential development within a new part six, part seven, part eight, part nine storey over basement level plant room apartment building comprising 103 no. apartments (10 no. studio, 33 no. one-bedroom & 60 no. two-bedroom) all of which have direct access to private amenity space, in the form of a balcony or terrace, and shared access to 450.9sq.m of internal resident's amenities, 1,061sq.m of external communal amenity space (1st floor & 7th floor roof terraces) and 365sq.m of public open space (public terrace and landscaped area at ground level); (iii) provision of 48 no. vehicular parking spaces (including 3 no. mobility parking spaces and 5 no. electric charging spaces), 2 no. motorcycle parking spaces, 222 no. bicycle parking spaces, bin stores, switch room and ESB substation at ground floor/undercroft level; (iv) provision of 1 no. new vehicular entrance and 7 no. new pedestrian entrances to the development and associated public amenity areas from Old Finglas & Finglas Road, 3 no. pedestrian entrances will provide access to the provided public open space, 2 no. pedestrian entrances will provide direct access to 2 no. ground floor level apartments and 2 no. pedestrian entrances will provide direct access to the apartment building; and, (v) all ancillary works including landscaping, boundary treatments, provision of internal footpaths, provision of foul and surface water drainage, green roofs and all site services, site infrastructure and associated site development works necessary to facilitate the development. A Natura Impact Statement has been prepared in respect of the proposed development.

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

A detailed description of the architectural rationale and characteristics of the proposals is provided in the Architectural Design Statement prepared by Tyler Owens. The Landscape Development Report, prepared by TBS, provides a rationale for the landscape proposals.

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

The proposed development on a brownfield site is compatible with its surrounding land uses and compliant with the site's zoning 'Z1 – Sustainable Residential Neighbourhoods' and 'Z9 – Amenity/Open Space Lands/Green Network' within the Dublin City Council (DCC) Dublin City Development Plan 2016-2022, the objective of which is 'To protect, provide and improve residential amenities.' and 'To preserve, provide and improve recreational amenity and open space and green networks.'

It is considered that the proposed development will enhance the landscape in the area, replacing a brownfield site, which currently exists as a vacant site, with a residential scheme that incorporates high quality hard and soft landscaping. These proposals are detailed within the accompanying Landscape Development Report prepared by TBS

The proposed development will be served from the variety of public transport options available to visitors and residents at the subject site. There are pedestrian and cycling routes, bus routes and Luas facilities within reach of the development, providing significant connectivity to major destinations such as Glasnevin Cemetery, Dublin City Centre, the Mater Hospital, Charlestown Shopping Centre and Croke Park.

Figure 3.1 *Proposed Site Layout Plan (Source: Tyler Owens Drawing Register 2017-115-P-101)*

3.2 CUMULATION WITH OTHER EXISTING OR PERMITTED DEVELOPMENT

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

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

The proposed development on a brownfield site is compatible with its surrounding land uses and compliant with the site's zoning 'Z1 – Sustainable Residential Neighbourhoods' and 'Z9 – Amenity/Open Space Lands/Green Network' within the Dublin City Council (DCC) Dublin City Development Plan 2016-2022, the objective of which is 'To protect, provide and improve residential amenities.' and 'To preserve, provide and improve recreational amenity and open space and green networks.'

The site is brownfield in nature and is currently vacant.

The National Planning Application Map was consulted for the previous 5 years to identify notable applications (proposed development), or applications granted permission (permitted development) within that period within 500m of the development site. The National Planning Application Map includes planning application data sourced from the 31 individual local authorities across Ireland. This list of consented

development is shown in Appendix A at the end of this report. The review of the online planning tool noted a large number of small extensions, changes of use, retention and other minor alterations in the vicinity of the proposed development. These proposed and consented development have been, where relevant, considered as a part of the overall project impact.

3.3 NATURE OF ANY ASSOCIATED DEMOLITION WORKS

There will be no demolition works associated with the proposed development.

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

This section describes the proposed development in terms of the use of natural resources, in particular land, soil, water, and biodiversity. The proposed development will consume minimal amounts of natural resources during construction and operation.

There will be no large use of natural resources. The main use of natural resources will be land. However, it is noted that the subject lands are brownfield lands which are zoned for residential development.

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

Land and Soil

The proposed land use is acceptable within the context of the existing and planned land uses and the wider residential land uses in the surrounding area. The site is brownfield and currently vacant. The proposed development is an effective use of the land, due to the existing availability of critical infrastructure, such as sewage, roads, and public transportation systems.

It is considered that the proposed development will enhance the landscape in the area, replacing a brownfield site with a residential scheme which incorporates high quality hard and soft landscaping. These proposals are detailed within the accompanying Landscape Development Report prepared by TBS.

The proposed development will require the excavation and removal of soils and materials for the purposes of levelling, excavation for foundations, landscaping, access and services. It is estimated by the project engineers, Curtins Consulting Engineers, that c**.** 5,800m^3 of soils will be excavated to facilitate the development.

All waste soils prior to being exported off-site, shall be classified as inert, non-hazardous or hazardous in accordance with the EPA's Waste Classification Guidance – List of Waste & Determining if Waste is Hazardous or Non-Hazardous document dated 1st June 2015 to ensure that the waste material is transferred by an appropriately permitted waste collection permit holder and brought to an appropriately permitted or licensed waste facility.

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

Water Consumption

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

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

Once the development is completed and the development is occupied there will be a water primary demand domestic consumption for usage for showers, toilets and cooking. A pre-connection enquiry (reference CDS21004913) was submitted to Irish Water to determine the feasibility of connecting to the public water supply and drainage infrastructure. A response was received from Irish Water on August 12th 2021 confirming feasibility.

There is no proposed extraction of groundwater at the site for drinking water purposes.

Biodiversity

Investigations into the implications on existing biodiversity including species and habitats has been undertaken through the Appropriate Assessment (AA) Screening and Natura Impact Statement (NIS) that has been prepared by Meehan Ecology and included with the planning documentation.

The proposed development site is located within the Ordnance Survey National Grid 10km Square O13. Species records from the National Biodiversity Data Centre (NBDC) online database for this 10km square were reviewed by Meehan Ecology on 7th September 2021 for the presence of rare, protected or threatened flora species. Subsequently any records for protected rare of threatened species were then directly searched within the database to ascertain their record location. In addition, a search of the 1km grid square O1437 (monad - a monad is an area of 1km²) encompassing the site was completed, and these records were reviewed to identify if any rare or protected species have been recorded within the environs of the site. There were no protected, rare or threatened flora species identified on site nor within monad O1437.

A search of the online NBDC database records for monad O1437 within which the planned development will be located, noted that species such as fox *Vulpes vulpes,* rabbit *Oryctolagus cuniculus* are likely to be widespread in the area. Otters occur on the River Tolka. There are records for bat species from along the Tolka within 500m of the development and the development's lighting design will ensure that light spill does not affect the Tolka or its riparian banks.

The AA Screening Report and NIS (Meehan Ecology 2022) defines the site habitats using the Fossitt's Guide to Habitats in Ireland as mainly consisting of Spoil and bare ground (ED2), Recolonising bare ground (ED3), Buildings and Artificial Surfaces (BL3) comprising a former carpark within the site, and Mixed broadleaved woodland (WD1) found around the site boundaries.

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

density and changes in water quality. The AA Screening Report and NIS concludes that:

> *The proposed residential development at the site of the former Royal Oak public House has been assessed with regard to:*
>
> - *the nature, size and location of the proposed development and possible impacts arising from the proposed project*
> - *the qualifying interests and conservation objectives of the relevant European sites*
> - *the potential for in-combination effects arising from other plans and projects.*
>
> *It is concluded that with the implementation of the mitigation measures included in the design of the development and the implementation of preventative measures during the construction phase included in Section 7 of this Natura Impact Statement report, significant negative effects on the conservation objectives or site integrities of North Bull Island SPA, North Dublin Bay SAC and South Dublin Bay and River Tolka Estuary SPA, alone or in combination with other plans and projects, are not likely.*

In respect of the low ecological value of the site and the lack of impact pathways between the site and Natura 2000 sites; and brownfield / undeveloped nature of the site; the proposed development is not considered to consume/use biodiversity resources.

3.5 PRODUCTION OF WASTE

Construction Phase

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

The estimates for waste generation, off-site reuse, recycle and disposal rates for construction waste for the proposed development are presented in Table 3.1.

Table 3.1 Estimated waste generation for the proposed development for the main waste types

Waste Type	Tonnes	Reuse/Recovery		Recycle		Disposal	
		%	Tonnes	%	Tonnes	%	Tonnes
Mixed C&D	735	10	73.5	80	588	10	73.5
Concrete, Bricks, Tiles, Ceramics	1010	30	303	60	656.5	5	50.5
Plasterboard	5	30	1.5	25	3	10	0.5
Asphalt	5	5	0.25	90	1.25	70	3.5
Metal	40	5	2	90	36	5	2
Other	60	20	12	60	35	20	12
Timber	20	40	8	55	11	5	1
Total	**1875**		**400.25**		**1331.75**		**143**

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

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

Operational Phase

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

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

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

- Green / garden waste may be generated from external landscaping;
- Batteries (both hazardous and non-hazardous);

- WEEE (both hazardous and non-hazardous);
- Printer cartridges / toners;
- Chemicals (paints, adhesives, resins, detergents, etc.);
- Light bulbs;
- Textiles;
- Waste cooking oil (if any generated by the residents);
- Furniture (and, from time to time, other bulky wastes); and
- Abandoned bicycles.

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

The estimated waste generation for the development for the main waste types is presented in Table 3.2.

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

Waste type	Waste Volume (m^3/week)
Organic Waste	1.52
DMR	10.74
Glass	0.29
MNR	5.65
Total	**18.19**

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

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

3.6 POLLUTION AND NUISANCES

There are potential short-term nuisances such as dust, noise, as well as the potential for pollution of groundwater associated with construction activities. These construction activities shall only take place in accordance with standard construction times or permitted times as conditioned as follows: 8am – 7pm Monday to Friday; 8am – 1pm Saturdays, with no works Sundays or on Public Holidays. No activity, which would reasonably be expected to cause annoyance to residents in the vicinity, will take place outside of these hours. If there is any occasion when work must be complete outside these hours advance notice will be provided to the local authority, businesses and residents in the vicinity.

The Construction Environmental Management Plan (CEMP) for the proposed development has been prepared by AWN and submitted with the planning

documentation. The CEMP outlines construction phase mitigation and management of; air quality control (dust), noise and vibration, fuel and chemical handling groundwater and surface water, and erosion and sediment control measures that will be undertaken during the construction phase. All mitigation measures outlined therein will be implemented, as well as any additional measures required pursuant to planning conditions which may be imposed.

The CEMP will be a live document and it will go through a number of iterations before works commence and during the works. The CEMP sets out requirements and standards which must be met during the construction stage and includes the relevant mitigation measures. The measures associated with the construction phase required to avoid or reduce any potential harmful effects to any European sites are set out in the Natura Impact Statement (NIS) prepared by Meehan Ecology.

This CEMP will be maintained by the contractors during the construction and operational phases and covers all potentially polluting activities and include an emergency response procedure. All personnel working on the site will be trained in the implementation of the procedures.

After the implementation of a robust CEMP, pollution and nuisances during construction are not considered likely to have the potential to cause significant effects on the environment.

3.7 RISK OF MAJOR ACCIDENTS AND/OR DISASTERS

Landslides, Seismic Activity and Volcanic Activity

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

Flooding/Sea Level Rise

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

The FRA notes that the site would be considered an area of low risk of fluvial or coastal flooding. No flood incidents have been recorded on the site. The FRA concludes that there is no significant risk of flooding due to the development.

It is the opinion of Curtins Consulting Engineers (2022a) that the risk of flooding at this site and the risk of flooding to the surrounding developments due to the development of this site is minimal.

Major Accidents/Hazards

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

involving Dangerous Substances) Regulations 2015 (S.I. No. 209 of 2015) (the "COMAH Regulations"), implement the latest Seveso III Directive (2012/18/EU).

The purpose of the COMAH Regulations is to transpose the Seveso Directive into Irish law and lay down rules for the prevention of major accidents involving dangerous substances, and to seek to limit as far as possible the consequences for human health and the environment of such accidents, with the overall objective of providing a high level of protection in a consistent and effective manner.

The closest SEVESO site to the proposed development is the Upper Tier Chemco Ireland Limited headquarters, which is located c. 4.30km from the Site. The proposed development site is not located within the consultation zone, therefore this site does not form a constraint to the proposed development at this location.

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

Minor Accidents/Leaks

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

3.8 RISKS TO HUMAN HEALTH

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

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

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

The subject site is located in an area zoned for residential development, proximate to public transport services. The subject site is zoned for residential use as 'Z1 –

Sustainable Residential Neighbourhoods' and 'Z9 – Amenity/Open Space Lands/Green Network' within the Dublin City Council (DCC) Dublin City Development Plan 2016-2022. The proposed development, by way of a considered architectural approach, combined with due regard to the zoning of the site, will have a minimal impact on the local landscape amenity.

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

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

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

The CEMP will incorporate best practice construction methodologies for the control of dust generation, traffic, and noise, as well as the management of impacts on groundwater or the existing drainage ditches during the construction phase. Any impacts associated with construction dust generation, traffic, and noise will be short term. The measures associated with the construction phase required to avoid or reduce any potential harmful effects to any European sites are set out in the Natura Impact Statement (NIS) prepared by Meehan Ecology.

4.0 LOCATION AND CONTEXT OF THE PROPOSED DEVELOPMENT

4.1 EXISTING AND APPROVED LAND USE

The subject site is located at the former Royal Oak Public House, Finglas Road and Old Finglas Road, Glasnevin, Dublin 11 and falls within the administrative area of Dublin City Council. The site is vacant at present and brownfield in nature. The site primarily comprises spoil and bare ground, recolonising bare ground and a former carpark, with mixed woodland around the site boundaries.

The site is bound by residential buildings to the north, east and west, and Violet Hill Park to the south.

There are a variety of public transport options available to visitors and residents at the subject site. There are pedestrian and cycling routes, bus routes and Luas facilities within reach of the development, providing significant connectivity to major destinations such as Glasnevin Cemetery, Dublin City Centre, the Mater Hospital, Charlestown Shopping Centre and Croke Park.

Nearby recreational facilities include numerous public parks including Violet Hill Park and Tolka Valley Park, GAA clubs, DCU sports campus, and the National Botanic Gardens all located in close proximity (less than 1.5km) to the site.

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

4.2.1 Hydrogeology

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

The GSI/Teagasc (2021) mapping database of the quaternary sediments in the area of the subject site indicates the principal subsoil type in the area comprises gravelly alluvium (Ag) and bedrock outcrop or subcrop.

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

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

There are no sensitive soil receptors, no identified areas of geological heritage or groundwater supplies within the site boundaries.

4.2.2 Hydrology

The proposed development site lies within the Liffey and Dublin Bay catchment (Hydrometric Area 09) and River Tolka Sub-Catchment (WFD name: Tolka_SC_020, ID 09_4) (EPA 2020).

There are no waterbodies within the site of the proposed development. The closest surface water features to the proposed development site are recorded on the GSI database (GSI, 2021) and the EPA database (EPA, 2021) as the underground Bachelors Stream (River Waterbody Code: IE_EA_09T0111000), which flows under the site and discharges into the River Tolka (River Waterbody Code: IE_EA_09T011100). The River Tolka then flows in a south east direction for a further 4.8km before entering South Dublin Bay and River Tolka Estuary SPA.

4.2.3 Biodiversity and Areas of Conservation

The potential impacts in respect of designated sites as result of the proposed development have been considered in within the AA Screening Report and NIS (Meehan Ecology 2022) included with the planning documentation.

The site habitats consist mainly of Spoil and bare ground (ED2), Recolonising bare ground (ED3), Buildings and Artificial Surfaces (BL3) and Mixed broadleaved woodland (WD1) found around the site boundaries.

There is a total of 10 no. SACs and 4 no. SPAs located within the Zone of Influence (ZOI). The closest sites are the South Dyblin Bay and Tolka River Estuary SPA (site code 004024) located c. 4.3km from the site, and the South Dublin Bay SAC (site code 000210) located c. 6.7km from the site.

The AA Screening Report and NIS (Meehan Ecology 2022) states that while there is a hydrological pathway between the proposed development and European sites located in Dublin Bay via the River Tolka, there will be no habitat loss in any European site due to the proposed development, nor will there be any direct or indirect resource requirements that could potentially impact on designate sites.

The AA Screening Report and NIS (Meehan Ecology 2022) concludes that *'with the implementation of the mitigation measures included in the design of the development and the implementation of preventative measures during the construction and operational phase as per this Natura Impact Statement report, the CEMP and the Resource and Waste Management Plan, significant negative effects on the conservation objectives or site integrities of North Bull Island SPA, North Dublin Bay SAC and South Dublin Bay and River Tolka Estuary SPA, alone or in combination with other plans and projects, are not likely'.*

4.3 ABSORPTION CAPACITY OF THE NATURAL ENVIRONMENT

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

The development site is not located within or adjoining an Architectural or General Conservation Area; is not located within or adjoining a Native Woodland Trust; and is not covered by protected views, scenic routes or viewpoints.

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

5.0 TYPES AND CHARACTERISTICS OF POTENTIAL IMPACTS

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

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

Table 5.1 *Schedule of Impacts following EPA Guidelines*

Characteristic	Term	Description
Quality of Effects	Positive	A change which improves the quality of the environment
	Neutral	No effects or effects that are imperceptible, within normal bounds of variation or within the margin of forecasting error.

Characteristic	Term	Description
	Negative	A change which reduces the quality of the environment
Describing the Significance of Effects	Imperceptible	An impact capable of measurement but without noticeable consequences
	Not significant	An effect which causes noticeable changes in the character of the environment but without noticeable consequences
	Slight	An effect which causes noticeable changes in the character of the environment without affecting its sensitivities
	Moderate	An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends
	Significant	An effect, which by its character, magnitude, duration or intensity alters a sensitive aspect of the environment
	Very Significant	An effect which, by its character, magnitude, duration or intensity significantly alters the majority of a sensitive aspect of the environment.
	Profound	An impact which obliterates sensitive characteristics
Describing the Extent and Context of Effects	Extent	Describe the size of the area, the number of sites, and the proportion of a population affected by an effect.
	Context	Describe whether the extent, duration, or frequency will conform or contrast with established (baseline) conditions (is it the biggest, longest effect ever?)
Describing the Probability of Effects	Likely Effects	The effects that can reasonably be expected to occur as a result of the planned project if all mitigation measures are properly implemented.
	Unlikely Effects	The effects that can reasonably be expected not to occur because of the planned project if all mitigation measures are properly implemented.
Describing the Duration and Frequency of Effects	Momentary Effects	Effects lasting from seconds to minutes
	Brief Effects	Effects lasting less than a day
	Temporary Effects	Effects lasting less than a year
	Short-term Effects	Effects lasting one to seven years.
	Medium-term Effects	Effects lasting seven to fifteen years
	Long-term Effects	Effects lasting fifteen to sixty years
	Permanent Effects	Effects lasting over sixty years
	Reversible Effects	Effects that can be undone, for example through remediation or restoration
	Frequency of Effects	Describe how often the effect will occur. (once, rarely, occasionally, frequently, constantly – or hourly, daily, weekly, monthly, annually)
Type of Effects	Indirect Effects	Impacts on the environment, which are not a direct result of the project, often produced away from the project site or because of a complex pathway.

Characteristic	Term	Description
	Cumulative	The addition of many minor or significant effects, including effects of other projects, to create larger, more significant effects.
	'Do Nothing'	The environment as it would be in the future should no development of any kind be carried out
	`Worst case' Effects	The effects arising from a project in the case where mitigation measures substantially fail
	Indeterminable	When the full consequences of a change in the environment cannot be described
	Irreversible	When the character, distinctiveness, diversity, or reproductive capacity of an environment is permanently lost
	Residual	Degree of environmental change that will occur after the proposed mitigation measures have taken effect
	Synergistic	Where the resultant impact is of greater significance than the sum of its constituents

5.1 POPULATION AND HUMAN HEALTH

5.1.1 Construction Phase

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

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

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

The CEMP sets out mitigation measures in the form of requirements and standards in relation to construction noise, traffic, and dust generation that must be met during the construction phase. The accompanying outline CEMP prepared by AWN notes that development will be undertaken in accordance with current European and British industrial standards, with all mitigation and safety measures put in place to ensure a responsibly managed construction process. All mitigation measures outlined therein will be implemented, as well as any additional measures required pursuant to planning conditions which may be imposed.

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

5.1.2 Operational Phase

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

The proposed development will not result in any off-site exceedance of the relevant ambient air quality standards. The proposed development is not a noise sensitive use.

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

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

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

5.2 LAND, SOILS, GEOLOGY, HYDROGEOLOGY, HYDROLOGY

5.2.1 Construction Phase

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

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

The gradual introduction of impermeable surfaces and the compaction of soils across the construction site will reduce the infiltration capacity and increase the rate and volume of direct surface run-off. The potential impact of this is a possible increase in surface water run-off and sediment loading, which could potentially impact local drainage if not adequately mitigated.

Mitigation measures in respect of the potential for increased sediment and runoff from excavation, soil handling, removal and compaction are set out in Section 7.6 of the included CEMP.

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

Movement of material will be minimised to reduce the degradation of soil structure and generation of dust. Excavations will remain open for as little time as possible before the placement of fill. This will help to minimise the potential for water ingress into

excavations. Soil from works will be stored away from existing drainage features to avoid any potential impact.

The site preparation, excavations and levelling works required to facilitate construction of foundations, access roads and the installation of services will require excavation of soil, stones, and bedrock (if encountered). It has been estimated by the project engineers, Curtins Consulting Engineers, that c. 5,800m^3 of soils will be excavated to facilitate the development. Any material, which is exported from site, if not correctly managed or handled, could impact negatively on human beings (onsite and offsite) as well as water and soil environments.

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

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

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

In respect of the foregoing, and the measures set out in the project CEMP, the residual impact as a result of the potential for increased sediment and runoff from excavation works on, land, soils, geology, hydrogeology, and hydrology during operation is considered to be ***negative, imperceptible*** and **short-term**

Potential for contamination from Accidental Spills and Leaks

As with all construction projects there is potential for water (rainfall and/or discontinuous perched groundwater) to become contaminated with pollutants associated with construction activity. Contaminated water which arises from construction sites can pose a significant short-term risk to water quality for the duration of the construction if contaminated water is allowed percolate to the aquifer or accidental discharges into surface water.

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

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

Mitigation measures in respect of the potential for increased manage the risk of accidental spills and leaks are set out in Section 7.6 of the included CEMP. The mitigation measures outlined in the CEMP (AWN Consulting, 2022) are adopted in Section 7.2 of the Natura Impact Statement by Meehan Ecology.

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

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

Dewatering, Run-off and Sediment Loading

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

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

A Construction Environmental Management Plan (CEMP) has been prepared by AWN and sets out a framework of measures to address the implications of the construction works.

Mitigation measures in respect of the potential for increased manage the risk of Run-off and Sediment Loading to surface water are set out in Section 7.6 of the included CEMP. The mitigation measures outlined in the CEMP (AWN Consulting, 2022) are adopted in Section 7.2 of the Natura Impact Statement by Meehan Ecology. Further mitigation measures required to reduce any potential harmful effects to any European sites are set out within Section 7.1 of the Natura Impact Statement by Meehan Ecology.

The CEMP details measures to help ensure that the receiving surface water drainage network is sufficiently protected for the duration of the proposed works. It is noted that these are standard construction best-practise procedures and are in no way included as mitigation to protect any European Sites. Where dewatering is required during the construction phase, dirty water will be fully and appropriately attenuated, through silt bags, before being appropriately discharged to vegetation or surface water drainage feature. No silty or contaminated water from the construction works will be discharged to any stormwater network.

In respect of the foregoing, and the measures set out in the project CEMP, the residual impact in respect of the potential for impacts related to dewatering on, soils, geology, hydrogeology, and hydrology during operation is considered to be ***negative, imperceptible*** and **short-term.**

Foul Water during construction

Welfare facilities will be provided for the contractors on site during the construction works. During construction, portable sanitary facilities will be provided with waste

collected and disposed of appropriately. There are no predicted adverse impacts on wastewater during construction.

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

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

5.2.2 Operational Phase

Direct and Indirect Discharges Management

It is proposed to construct a new separate surface water drainage system for the site, which will include a new attenuation system, flow control device to limit the discharge and a soakaway. Surface water will them flow to an existing stormwater manhole on the public storm water network. The design of the surface water drainage network for the proposed development has taken cognisance of the objectives and guidance contained in the Greater Dublin Strategic Drainage Study (GDSDS). The proposed SuDS method of water disposal at the site will ensure no negative impacts to surface water or stormwater leaving the site will arise due to the attenuation measures planned, with the proposal improving the water environment at the location. The SuDS features associated with the proposed development are not included within the design to avoid or reduce any potential harmful effects to any European sites. The drainage of surface water and disposal of foul water is detailed further within the accompanying Infrastructure Report for Planning prepared by Curtins Consulting Engineers.

The AA Screening Report and NIS (Meehan Ecology 2022) states that while there is a hydrological pathway between the proposed development and European sites located in Dublin Bay via the River Tolka, there will be no habitat loss in any European site, nor will there be any direct or indirect resource requirements that could potentially impact on designate sites.

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

Flood Risk

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

The FRA prepared by Curtins Consulting Engineers concludes that '*The proposed surface drainage water system has the capacity to cater the 100year returning period event'* and that *'There is no known record of flooding on the site'* and *'A satisfactory degree of confidence exists that the subject site is not prone to potential flood issues'.*

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

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

5.3 BIODIVERSITY

5.3.1 Construction Phase

The potential impact from the proposed development on biodiversity with particular attention to species and habitats protected under the Habitats Directive and the Birds Directive has been considered as a part of the AA Screening Report and NIS by Meehan Ecology provided with the planning documentation.

The site is brownfield and vacant, following the demolition of a public house at the location. Other than an existing hardstanding, fencing and boundary walls, there are no structures present on site. There are areas of trees within the site, and along site boundaries to the north, west and south. However, tree protective barriers will be installed and tree planting will be undertaken to improve local biodiversity at the site. The AA Screening Report and NIS for the site has confirmed that the site is not under any wildlife or conservation designation. Furthermore, no rare, threatened or legally protected species are known to occur on the site.

The Natura Impact Statement (Meehan Ecology 2022) considered that the only sites within the zone of influence that are at risk of significant effects are three European sites, South Dublin Bay and River Tolka Estuary SPA (004024), North Bull Island SPA (004006) and North Dublin Bay SAC (000206). The NIS concluded that *'with the implementation of the mitigation measures included in the design of the development and the implementation of preventative measures during the construction and operational phase as per this Natura Impact Statement report, the CEMP and the Resource and Waste Management Plan, significant negative effects on the conservation objectives or site integrities of North Bull Island SPA, North Dublin Bay SAC and South Dublin Bay and River Tolka Estuary SPA, alone or in combination with other plans and projects, are not likely'.*

The AA Screening and Natura Impact Statement for the site has confirmed that the site is not under any wildlife or conservation designation.

The measures associated with the construction phase required to avoid or reduce any potential harmful effects to any European sites are set out in Section 7 of the Natura Impact Statement (NIS) by Meehan Ecology. These measures include:

- Groundwater Protection / Prevention of fuel spillages
- Disposal of groundwater
- Wheel washing / Road Cleaning
- Air Quality Control and Mitigation Measures
- Construction and Demolition Waste Management

After the implementation of a robust CEMP, pollution and nuisances during construction are not considered likely to have the potential to cause significant effects on the environment.

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

5.3.2 Operational Phase

The accompanying AA Screening Report and NIS by Meehan Ecology has assessed the potential for significant impacts of the operational phases of the proposed development on Natura 2000 sites and habitat loss/alteration, disturbance and/or displacement of species, and changes in water quality.

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

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

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

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

5.4 AIR QUALITY AND CLIMATE

5.4.1 Construction Phase

Construction stage traffic and embodied energy of construction materials are expected to be the dominant source of greenhouse gas emissions as a result of the construction phase of the development. Construction vehicles, generators etc., may give rise to some CO_2 and N_2O emissions. However, due to short-term nature of these works, the impact on climate will not be significant.

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

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

In summary the measures which will be implemented will include:

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

Furthermore these dust mitigation measures are required to reduce potential harmful effects to any European sites, this is set out within Section 7.2 of the Natura Impact Statement by Meehan Ecology.

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

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

The residual effects on air quality and climate will be ***short term, slight*** and ***negative*** during the construction phase***.***

5.4.2 Operational Phase

In relation to the operational phase of the proposed development, the proposed development will not result in any significant emissions of air quality pollutants or greenhouse gases once operational. Therefore, the potential impact to air quality from the operational phase of the proposed development is expected to be imperceptible. Therefore, no site specific mitigation measures are required.

Current EPA guidance states that a development may have an influence on global climate where it represents “a significant proportion of the national contribution to greenhouse gases” (EPA, 2003). The draft “*Guidelines On The Information To Be Contained In Environmental Impact Assessment Reports*” (EPA, August 2017) states that impacts relevant to adaptation to climate change should be assessed and that projects should be assessed in terms of their vulnerability to climate change Therefore, the impact to climate from the operational phase of the proposed Project is expected to be imperceptible in terms of national CO_2 emissions and Ireland’s agreed limit under the Kyoto Protocol (Framework Convention on Climate Change, 1997, 1999) and the EU Effort Sharing Agreement (“20-20-20” Targets). The proposed Project will not result

in any impacts relevant to adaptation therefore the project will not be vulnerable to climate change.

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

5.5 NOISE AND VIBRATION

5.5.1 Construction Phase

During the construction phase it is expected that there will be some temporary impact on the nearest residential properties due to noise emissions from the plant equipment required for construction. The magnitude of noise generated will be dependent on a number of factors including the proximity of noise sensitive receptors, construction methods employed, the selection of plant and the construction programming. A variety of items of construction methods and plant items will be required during the various phases of the construction project. Noise will be generated primarily from the onsite construction activity however noise can be generated during haulage of construction and waste materials to and from site.

The potential for noise and vibration effects in the absence of mitigation on the can be characterised as negative, moderate to significant, and short term for the construction phase.

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

The application of avoidance measures, such as binding hours of construction, along with implementation of appropriate noise and vibration control measures, will ensure that noise and vibration impact will not be excessively intrusive. Any impacts will be short term in duration for the construction phase. The CEMP sets out minimisation measures to ensure nuisance noise arising from demolition, site clearance and construction activities is prevented where possible and managed in accordance with best practice and any subsequent planning conditions relevant to the proposed development.

The relevant mitigation measures are set out in the CEMP including:

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

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

5.5.2 Operational Phase

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

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

It will be necessary that the cumulative noise levels from all plant associated with the proposed development be specified and designed to ensure that specific plant noise levels do not exceed 10 dB above the prevailing background noise levels at the nearest noise sensitive location, as well as any additional measures required pursuant to planning conditions which may be imposed. In addition, due care should be taken to ensure that the selected mechanical plant does not generate any potential tonal or impulsive noise.

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

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

5.6 LANDSCAPE AND VISUAL IMPACT

5.6.1 Construction Phase

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

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

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

5.6.2 Operational Phase

The proposed development is consistent with the land use zoning designation and with the wider residential setting and will not give rise to any significant landscape and visual effects.

The site is located in an area that is characterised by residential development, including apartment buildings extending as high as seven-storeys. A mainly residential apartment scheme, including blocks of five and six storeys, is located on the former Premier Dairies site, further to the north along the Finglas Road while a large scheme, again mainly consisting of residential apartment buildings, is to the northwest on the junction of Tolka Valley Road and the Old Finglas Road. Additionally, to the west and cross the Finglas Road is a six-storey apartment complex at 'Tolka Vale', further north along Finglas Road is the Prospect Hill Residential Development, which provides for building heights of up to 7/8 storeys, with frontage along the adjacent Finglas Road to the east.

The proposed development site comprises a currently vacant site that contributes little to the character and visual quality of this part of Dublin. The proposed development, while more substantial, would result in a contribution to the townscape character and urban fabric of Finglas Road and Old Finglas Road, and the wider Glasnevin area. It is acknowledged that there will be a high magnitude of change to the proposed development lands itself, however, on balance, there would be no negative or unacceptable landscape or visual effects The proposed development will be successfully absorbed into the character and views with the nearby residential apartment buildings.

The residual impact on landscape and visual impact is ***not significant***.

5.7 CULTURAL HERITAGE, AND ARCHAEOLOGY

5.7.1 Construction Phase

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

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

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

5.7.2 Operational Phase

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

The proposed development is consistent with the land use zoning designation and with the wider residential setting and will not give rise to any significant landscape and visual effects.

There are no likely significant effects in terms of the Cultural Heritage during operation and it would not warrant preparation of an EIA on these grounds.

5.8 TRAFFIC AND TRANSPORTATION

5.8.1 Construction Phase

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

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

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

5.8.2 Operational Phase

The proposal includes cycle spaces for residents and visitors, encouraging cycling as the main method of transport to and from the site, with consequent benefits for human health. The site is within close proximity to public transport networks, and is served by frequent Dublin Bus services from Finglas Road and Old Finglas Road, with the Broombridge Luas stop located within walking distance, located c. 1.5km south west. The application site also has good connectivity to the local and strategic road network, with the M50 junction 5 to the north.

The accompanying Transport Assessment Report prepared by NRB Consulting Engineers considers the potential impacts of the proposed development upon the existing road infrastructure. The Transport Assessment Report concludes that *'the proposed Development will have an absolutely negligible impact upon the established local traffic conditions and can easily be accommodated on the road network without any capacity concerns arising'* and that *'It is considered that there are no significant Operational Traffic Safety or Road Capacity issues, affecting the established road network'.*

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

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

On the basis of the above the potential effects on Traffic and Transportation are ***neutral***, ***imperceptible***, and ***long term*** for the operational phase. There are no likely significant effects in terms of Traffic and Transportation, and it would not warrant preparation of an EIA on these grounds.

5.9 MATERIAL ASSETS, INCLUDING WASTE MANAGEMENT

5.9.1 Construction Phase

Utilities: Foul Sewer, Stormwater and Potable Water

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

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

Electrical connections will be made by suitably qualified personnel following consultation with the relevant authorities and will be cognisant of subsequent construction works. High voltage connections will be established for heavy duty equipment and site facilities, as required. All electrical works, including connection to the ESB network will be carried out by a suitably qualified contractor. The power and electrical supply requirements during construction are relatively minor, and there is no potential impact anticipated on existing users

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

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

Waste and Waste Management

There will be some waste materials produced in the construction of the proposed scheme which will be disposed of using licensed waste disposal facilities and contractors. The scale of the waste production in conjunction with the use of licensed waste disposal facilities and contractors does not cause concern for likely significant effects on the environment.

The accompanying Resource and Waste Management Plan (RWMP) prepared by Curtins Consulting Engineers details the methodologies employed for the control, management, monitoring and disposal of waste from the site. The plan sets out the measures used is to maximise the quantity of waste recycled by providing sufficient

waste recycling infrastructure, waste reduction initiatives and waste collection and waste management information to the residents of the development.

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

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

Waste during construction will be managed in accordance with a project specific RWMP.

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

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

Conclusion

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

5.9.2 Operational Phase

Utilities: Foul Sewer, Stormwater and Potable Water

The proposed development will have an impact upon other material assets such as 'built services and infrastructure' (set out in the draft EPA Guidelines 2017) such as electricity, telecommunications, gas and water supply. The likely impact is considered to be consistent with the site's zoning objective as set out in the DCC Dublin City Development Plan 2016-2022 and is typical of a development at an urban location.

Once the development is completed and the development is occupied there will be a water primary demand domestic consumption for usage for showers, toilets and cooking. A pre-connection enquiry (reference CDS21004913) was submitted to Irish Water to determine the feasibility of connecting to the public water supply and drainage infrastructure. A response was received from Irish Water on August 12th 2021 confirming feasibility. Further information is set out in the accompanying Infrastructure Report for Planning prepared by Curtins Consulting Engineers.

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

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

There is no predicted impact in respect of foul sewer, stormwater and potable water, that would warrant the preparation of an EIA report.

Waste and Waste Management

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

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

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

Conclusion

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

5.10 ASSESSMENT OF POTENTIAL IMPACTS FROM INTERACTIONS AND CUMULATIVE IMPACTS

5.10.1 Interactions

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

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

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

There is a potential interaction between land, soil geology, hydrogeology and hydrology through poorly managed surface water run-off during the construction phase of the proposed development. There is a potential for the construction activity in terms of air quality and of dust generated to impact on human health and biodiversity. The potential impact of noise and vibration on human health.

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

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

5.10.2 Cumulative Impacts

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

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

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

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

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

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

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

6.0 FINDINGS AND CONCLUSIONS

The purpose of this EIA Screening Report has been to consider whether there is a requirement for the preparation of an Environmental Impact Assessment Report (EIAR) to accompany the Strategic Housing Development application to An Bord Pleanála (ABP), and to provide ABP with the information required under Schedule 7A

of the Planning and Development Regulations 2001, as amended, to enable the Board to determine in light of the criteria set out under Schedule 7 of those regulations whether the proposed development is likely to have significant effects on the environment. If the Board determines that the proposed development is not likely to have significant effects on the environment, the request can be determined without an Environmental Impact Assessment Report (EIAR) having been submitted.

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

10. Infrastructure projects

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

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

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

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

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

- Compliance with the CEMP will prevent potential short-term nuisances (such as dust, noise and vibration, and traffic) and risks from the storage of any hazardous substances (fuels, chemicals and other construction materials that may pose a risk to the environment).
- Compliance with the accompanying Resource and Waste Management Plan prepared by Curtins Consulting Engineers will ensure best practice methodologies employed for the control, management, monitoring and disposal of waste from the site.
- The proposed drainage and flood risk strategy will contribute to improved retention of surface water on site and controlled discharge. The SuDS features associated with the proposed development are not included within the design to avoid or reduce any potential harmful effects to any European sites.
- The Natura impact statement considered that the only sites within the zone of influence that are at risk of significant effects are three European sites, South Dublin Bay and River Tolka Estuary SPA (004024), North Bull Island SPA (004006) and North Dublin Bay SAC (000206). The NIS concluded that *'with the implementation of the mitigation measures included in the design of the development and the implementation of preventative measures during the construction and operational phase as per this Natura Impact Statement report,*

the CEMP and the Resource and Waste Management Plan, significant negative effects on the conservation objectives or site integrities of North Bull Island SPA, North Dublin Bay SAC and South Dublin Bay and River Tolka Estuary SPA, alone or in combination with other plans and projects, are not likely'.

The site makes optimum and sustainable use of a brownfield site adjacent to other residential uses and will use existing servicing provision as well as being directly adjacent to high frequency public transport links and will have a neutral long term impact on material assets.

The urban location of the site in an established residential area served by public infrastructure and that the development will be connected to existing public services such as foul and storm sewers located on Finglas Road.

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

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

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

7.0 REFERENCES

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

European Union. Guidance on the preparation of the Environmental Impact Assessment Report. EU Luxembourg: 2017.

Department of Housing, Planning and Local Government. Guidelines for Planning Authorities and An Bord Pleanala on carrying out Environmental Impact Assessment. DHPLG: 2018.

Construction Environmental Management Plan for Proposed Residential Development at the Former Royal Oak Public House, Finglas, Glasnevin, Dublin 11. AWN Consulting Limited 2022.

Operational Waste Management Plan for Proposed Residential Development at the Former Royal Oak Public House, Finglas Road, Glasnevin, Dublin 11. AWN Consulting Limited 2022.

Flood Risk Assessment, Site at the Former Royal Oak Public House, Finglas Road and Old Finglas Road, Glasnevin, Dublin 11. Curtins Consulting Engineers 2022a.

Resource and Waste Management Plan, Site at the Former Royal Oak Public House, Finglas Road and Old Finglas Road, Glasnevin, Dublin 11. Curtins Consulting Engineers 2022b.

Infrastructure Report for Planning, Site at the Former Royal Oak Public House, Finglas Road and Old Finglas Road, Glasnevin, Dublin 11. Curtins Consulting Engineers 2022c.

Transportation Assessment Report for Proposed Build-to-Rent Residential Development at The Site of the Former Royal Oak Public House, Finglas Road, Dublin 11. NRB Consulting Engineers 2021.

Appropriate Assessment Screening and Natura Impact Statement, Development of the Former Royal Oak Public House, Finglas Road, Glasnevin, Dublin 11. Meehan Ecology 2022.

Environmental Impact Assessment of Projects: Guidance on the preparation of the Environmental Impact Assessment Report, European Commission, 2017 http://ec.europa.eu/environment/eia/eia-support.htm

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

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

Landscape Development Report, Development at the Site of the Former Royal Oak Public House, Finglas Road, Glasnevin, Dublin 11. TBS 2021.

Architectural Design Statement, Development at the site of the Former Royal Oak Public House, Finglas Road, Glasnevin, Dublin 11. Tyler Owens Architects 2021.

APPENDIX A - RELEVANT PLANNING HISTORY

Application Number	Development Description	Development Address	Decision	Grant Date
3903/21	The development consists of: The proposed development involves the demolition of all existing structures and development of a mixed use development on a site of 1.12 hectares and includes: Demolition of the existing foodstore and offices and retail unit, ESB substation and also the former petrol station, car wash and associated structures. Block A: the construction of a replacement, single storey, discount foodstore with ancillary off license sales area. This will have a gross floor area of 2,496sqms and will include an external, covered, trolley bay and secure cycle parking. Block B: single storey structure for use as either retail or cafe and gross floor area of 122sqms; Block C: two storey structure for retail or gym and a gross floor area of 431sqms. A new, ramped, pedestrian access from the Finglas Road and a new pedestrian access to the Slaney Road near the proposed Block B. Revised access arrangements to service the overall development with a left in/left out arrangement on the Finglas Road. The existing access to the existing foodstore on Slaney Road would continue to be used to service the development. Provision is also made for the BusConnects plans associated with the bus stop next to the proposed Block C. All signage on the proposed foodstore and 1 "flagpole" sign on the Finglas Road and 1"flagpole" sign on the Slaney Road entrance. 128 car parking spaces in total including 5 accessible spaces, 6 parent and child and 2 electric vehicle (EV) charging spaces. Circa. 20% of overall spaces will be wired for future EV spaces. New ESB substation; Photovoltaic panels on the roof of the proposed foodstore. Relocation of existing billboard sign (located in existing LIDL car park) to a point next to Block C. All hard and soft landscaping, drainage and associated works. All other ancillary works to complete the development.	The existing LIDL foodstore, 130 Slaney Road, Dublin Industrial Estate, Dublin 11, D11 H397 and the former petrol station on, Finglas Road, Dublin 11, D11 P29R	ADDITIONAL INFORMATION	2022-01-21
3666/21	Permission for first floor rear extension to existing house with pitched roof to match existing and associated works.	5 Griffith Close, Finglas East, Dublin 11, D11P0A8	GRANT PERMISSION	2022-01-14
WEB1923/21	The construction of a dormer window to the rear roof plane to facilitate the conversion of existing attic space to a study and games room with three roof lights in the front roof plane.	6A, Tolka Cottages, Glasnevin, Dublin 11	GRANT PERMISSION	2021-12-15

WEB1880/21	The development will consist of an attic conversion to a storage room with a roof dormer to the rear.	2, Griffith Road, Finglas, Dublin 11	GRANT PERMISSION	2021-11-30
3902/20	Permission for development at this 0.747 ha site. The development will consist of: the demolition of 4 no. existing dwellings and ancillary buildings known as Nos. 1-4 Rivermount Cottages (320m2) and the construction of a residential development arranged in 3 no. blocks (Block A, B and C) ranging from 4 to 5 no. storeys in height over basement/undercroft level (12,106.2m2, including basement). Blocks A and B incorporate a setback fifth storey. The maximum height of the development, taken from street level is 20.9m, including lift overrun. The development will comprise 99 no. residential units (47 no. 1-bedroom apartments, 50 no. 2-bedroom apartments and 2 no. 3-bedroom apartments); residential amenity areas comprising residents lounge and meeting rooms (296.4m2) and private, communal and public open space provision (including balconies and terraces to be provided on all elevations at all levels for each block). The development also consist of: amendments to the existing northern boundary wall; the provision of a new set-down area on Ballyboggan Road; the provision of 57 no. car parking spaces and 3 no. motorcycle parking spaces at the basement/undercroft level; the provision of bicycle stores providing 162 no. long-stay bicycle parking spaces and 34 no. short-stay (visitor) bicycle parking spaces at basement/undercroft level and 36 no. short-stay bicycle parking spaces adjacent to Ballyboggan Road. The development will also include: New vehicular access arrangements, for residents, emergency/refuse vehicles, and pedestrian access is via Ballyboggan Road; minor upgrade works to Ballyboggan Road; all piped infrastructure and ducting; plant rooms; ESB substation; lift access and stair cores; internal roads and pathways; hard and soft landscaping and boundary treatments; changes in level; waste management areas; attenuation tank; lighting; and all associated site development and excavation works above and below ground. A Natura Impact Statement will be submitted to the planning authority with this application. The Natura Impact Statement will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during office hours at the offices of the relevant planning authority.	1-4, Rivermount Cottages, Ballyboggan Road, Finglas, Dublin 11	GRANT PERMISSION	2021-11-26

3487/20	The development will consist of: Construction of new three bed detached dormer bungalow (dormer in west elevation) with mansard roof (upper floor in roof) and 6sqm solar panels, all to the side of existing bungalow (No. 10). Existing vehicle access onto Glasnevin Downs widened to 3.2m for off street parking. All to include new water connection and boundaries untouched with all other services connected to existing.	Side of 10, Bellvue Cottages, Old Finglas Road, (Junction with Glasnevin Downs),Glasnevin, Dublin, 11	GRANT PERMISSION	2021-11-01
2577/21	Permission for single storey ground floor extension to the rear and all associated site works.	56, Violet Hill Park, Glasnevin, Dublin 11	GRANT PERMISSION	2021-07-23
3382/20	The development will consist of the change of use of the existing retail units in block 4 (Moyle) at ground floor level into four 2-bed apartments and two 1-bed apartments with own door access from the footpath. The change of use an existing Medical Centre in Block 3 (Botanic) Prospect Hill at ground floor level into one 3-bed apartment and one 2-bed apartment with own door access from podium level. Total number of apartments constructed is 8. The proposed works will include plan and elevation changes including new terrace located at the entrance of each apartment in Block 4 and balconies constructed at the rear of Block 3. The provision of 4 no. of car park spaces and 4 no bicycle storage rooms in basement carpark at the rear of Block 4 and all associated site works involved with the above.	Prospect Hill, the Griffith, Finglas Road, & Tolka Valley Road Northside, Dublin 11	GRANT PERMISSION	2021-07-13
2531/21	RETENTION: The development will consist of a modified shipping container, 3.05m x 2.5m, alongside a seating area, to be used as a facility for the preparation, sale and consumption of hot drinks and hot food during the hours of 7.30am to 8pm Monday to Sunday.	Unit 135, Slaney Road, Glasnevin, Dublin 11	GRANT RETENTION PERMISSION	2021-07-13
2319/21	Planning permission for demolition of existing sub – standard kitchen and bathroom extension to rear and for construction of a new two storey kitchen, bathroom, utility room and two bedroom extension to rear with internal alterations to house. Also for new velux roof light to front of house and new drive in to facilitate vehicular access for off street parking and for all associated site and drainage works.	7, Tolka Cottages, Glasnevin, Dublin 11, D11 C6F2.	GRANT PERMISSION	2021-06-14

2292/21	Planning permission for revisions to approved waste transfer and recovery facility granted 14/09/2017 under plan no 3478/17 to provide for 1. extended site area of 0.64 ha.; 2. relocation of weighbridge and reception office of 12m2 on extended area together with new workshop of 247 sqm2 and 4.2m high screen wall; 3. relocation and widening of existing vehicular entrance to extended area; 4. minor modifications to fenestration of existing factory building; 5. all ancillary site works including new internal roadway.	Finglas Business Park, Tolka Valley Road, Finglas, Dublin 11	GRANT PERMISSION	2021-06-08
WEB1881/20	1. Demolition of the existing garage and rear block shed. 2. Construction of a single storey tiled roof front extension to consist of a porch and a playroom. 3. Construction of a two storey tiled roof front and side extension to consist of a living room at ground level and two bedrooms at first floor level. 4. A Single storey flat roof rear extension to consist of a kitchen, dining room and a covered patio area. 5. Conversion of the existing and proposed attic space with a flat roof dormer window extension to the rear to consist of a gym and a plant room. 6. Remodelling and general renovation of the existing house to suit the proposed layouts 7. A Single storey flat roof garden room to the rear of the site to consist of a study and WC. 8. A New front boundary treatment and widening of the existing vehicular access exiting onto Old Finglas Road, Dublin 11. 9. All drainage, structural and associated site works to be implemented.	122, Old Finglas Road, Glasnevin, Dublin 11, D11 N6V4	GRANT PERMISSION	2021-05-06
WEB1499/20	Planning permission sought by Alex Parsons for development comprising the demolition of existing single storey extension and outbuilding to rear, construction of part two storey and part single storey extension to rear, comprising lower level single storey and mezzanine dormer level. To provide vehicular access to front and external insulation to front at 17 Tolka Cottages, Dublin 11. D11 Y6R3.	17, Tolka Cottages, Dublin 11	GRANT PERMISSION	2021-03-29
3199/20	The development will consist of (i) extension to existing industrial building, (ii) a new storage building, (iii) removal of existing trees, (iv) revisions to existing signage and (v) all associated site works.	Unit 145C Slaney Close, Dublin Industrial Estate, Dublin 11	GRANT PERMISSION	2021-03-22

3069/20	Planning permission for demolition of existing dormer style dwelling house of a floor area of 66m2 and associated site clearance works, including planning permission for a new replacement two storey dwelling house of floor area 228m2 with connection into existing foul and surface water sewer network, connection into existing public water mains, new boundary walls and all associated site development works.	No. 2, Old Finglas Road, Dublin, 11.	GRANT PERMISSION	2020-12-24
2888/20	Permission sought for new 2 storey three bedroom dwelling and vehicular access driveway at site at side of 14 Northland Drive, Glasnevin, Dublin 11 with frontage to Tolka Estate Road.	14, Northland Drive, Glasnevin, Dublin 11	GRANT PERMISSION	2020-12-17
2929/20	PERMISSION & RETENTION: The development consists of the Retention Permission to the existing office / industrial unit of alterations to constructed building elevation for additional windows to the north elevation at first floor level and additional 83.32sqm of office floor space constructed to the existing first floor office layout. Application for Planning Permission consisting of construction of a protected stairwell within the unit from the first floor office area to the ground floor with construction of a new fire exit door from the stairwell to the north elevation of the building.	Unit 142A/B, Slaney Close, Dublin Industrial Estate, Glasnevin, Dublin 11	GRANT PERMISSION	2020-10-02
2835/20	PERMISSION & RETENTION: For widening and repositioning of the vehicular entrance with new piers, boundary wall & sliding gate and new porch and amendment to fenestration to front of the existing dwelling house.	5, Bellvue Cottages, Glasnevin, Dublin 11, D11 Y8XY	GRANT PERMISSION AND RETENTION PERMISSION	2020-09-24
2644/20	The Change of use of the property to warehouse with ancillary trade counters, for the sale of building related products principally to trade. Proposed external changes comprise, new metal cladding on east and north elevations; new glazed aluminium entrance door in east elevation which becomes the entrance to the trade counters; new steel clad door to be fitted to existing door opening on the east elevation; existing roller shutter to be removed on double door at north east corner of building; new fire escape door to be inserted into the west elavation and all ancillary works.	103A, Barrow Road, Dublin Industrial Estate, Glasnevin, Dublin 11, D11 HX21	GRANT PERMISSION	2020-08-28
4259/19	The development will consist of the following: The demolition of a detached single storey outbuilding to the rear of the existing house; the demolition of a single storey converted garage & extension to the side; construction of a two storey extension to the side and rear; construction of a one storey extension to the rear; internal alterations to the existing ground and first floors;	40, Cremore Crescent, Glasnevin, Dublin 11	GRANT PERMISSION	2020-01-24

	conversion and extension of attic to storage room; new rooflights to the front, side and rear; a new dormer window to the rear; bicycle store and bin store located under the existing carport to the front; widening the existing vehicular entrance driveway to the front; all associated siteworks; ancillary drainage and landscaping.			
3554/19	RETENTION: The development consists of the retention of a garden boundary wall.	37, Violet Hill Drive, Glasnevin, Dublin 11	GRANT RETENTION PERMISSION	2019-10-22
3432/19	The development consists of a single storey extension to the front of an existing warehouse unit to provide approximately 125m2 additional storage space. Five car parking spaces on the site will be removed to allow for the development.	Unit 53A, Barrow Road, Dublin Industrial Estate, Glasnevin, Dublin 11	GRANT PERMISSION	2019-10-08
2779/19	RETENTION & PERMISSION: Sought for alteration/extension of the existing two storey semi-detached house at 153 Old Finglas Road, Dublin 11, D11 K5A4, comprising construction of two storey extension to the front/side including extension of the pitched roof, single storey extension to the rear, conversion of the attic to include a dormer window to the rear and 2 no. rooflights to the front and retention of widened vehicular entrance and associated site development.	153 Old Finglas Road , Dublin 11	GRANT PERMISSION AND RETENTION PERMISSION	2019-07-18
4101/18	RETENTION: Permission for the retention of works carried out to an existing permitted two storey detached dwelling at 108 Old Finglas Road, Glasnevin, Dublin 11, D11 K5X0. These works consist of the following: The retention of a pitched roof to replace existing permitted flat roof at first floor level, retention of pitched and slated lean-to roof at ground level over the projecting porch and side extension, alterations to fenestration and window opes on the south-east elevation, alterations to south west elevation including two high level slit windows at first floor level, provision of new sliding door and alterations to fenestration and window positions, relocation of plant rooms, and pipework enclosure, removal of permitted zinc finish and replacement with smooth render finish, alterations to north west elevation consist of alterations to fenestration and window opes sizes, provision of two Velux windows on rear roof elevation, omission of window on north east elevation and changes to fenestration as well as other minor ancillary alterations.	108, Old Finglas Road, Glasnevin, Dubin 11, D11 K5X0	GRANT RETENTION PERMISSION	2019-01-17

4054/18	Planning Permission for the construction of a double storey extension to gable end & rear of house, with single storey elements to rear & front of house, double storey extension for use as ancillary accommodation for family members.	32, Violet Hill Drive, Glasnevin, Dublin 9	GRANT PERMISSION	2019-01-10
WEB1503/18	Works to include relocation of existing dwelling entrance, amendments to existing (east) elevation, single storey extensions to rear (north elevation) and between existing dwelling and garage (east elevation), widening of existing vehicular entrance along with all associated site works and landscaping.	10, Northland Grove, Glasnevin, Dublin 11	GRANT PERMISSION	2019-01-09
3232/18	RETENTION & PERMISSION: Application for retention planning permission for previously approved Reg. Ref. 4857/07, partially constructed pair of semi-detached houses and planning permission to complete construction of pair of semi-detached houses to side of 2 Griffith Road, Finglas, Dublin 11.	2, Griffith Road, Finglas, Dublin 11	GRANT PERMISSION AND RETENTION PERMISSION	2018-09-04
WEB1163/18	A new single storey extension to side & rear of existing dwelling with internal modifications to existing dwelling and associated site works.	48, Tolka Estate, Finglas, Dublin 11	GRANT PERMISSION	2018-06-28
2341/18	The development will consist of alterations to provide vehicle access to a proposed parking area to front of dwelling with dished pavement.	14, Griffith Road, Dublin 11	GRANT PERMISSION	2018-05-23
WEB1645/17	RETENTION: Retention of: (1) single storey rear and side extension (2) enclosed entrance porch to front of dwelling (3) ground floor window to East elevation (4) access ramp to front of dwelling and associated site works.	109, Old Finglas Road, Glasnevin, Dublin 11	GRANT RETENTION PERMISSION	2018-04-05
WEB1577/17	New 2 storey extension to side of dwelling to create family ancillary accommodation with internal modifications with associated site works.	61, Glasnevin Downs, Glasnevin, Dublin 11	GRANT PERMISSION	2018-03-28
3652/17	The development will consist of: 1. The sub division of the existing site for the provision of a new two storey, three bedroom dwelling to be constructed to the rear / side garden of the existing dwelling. 2. Connections for the proposed dwelling to the public mains sewers. 3. New site boundary treatments including shared use of existing vehicle access and a proposed pedestrian access existing onto the Old Finglas Road, Dublin 11. All drainage, structural and associated site works to be implemented.	46, Cremore Lawn, Glasnevin, Dublin 11	GRANT PERMISSION	2018-02-23
2633/17	RETENTION PERMISSION for a development consisting of a raised monopitch roofed structure to the rear of the property.	Elita Quality Meats, Unit 11a Bellevue Industrial. Estate. Off	GRANT RETENTION PERMISSION	2018-01-31

		Tolka Valley Road, Finglas , Dublin 11.		
WEB1525/17	Two-storey extension to rear.	3, Bellvue Cottages, Finglas Road Old, Dublin 11	GRANT PERMISSION	2017-12-06
3478/17	Change of use of vacant manufacturing premises to waste transfer and recovery facility. The waste will be inert, non organic and non hazardous.	Finglas Business Park, Tolka Valley Road, Finglas, Dublin 11	GRANT PERMISSION	2017-10-25
3396/17	Construction of a new single storey extension to the side, alterations to the existing building and all associated site works.	Unit 105a, Lagan Road, Dublin Industrial Estate, Glasnevin, Dublin 11	GRANT PERMISSION	2017-10-19
2983/17	Permission for the construction of a Single storey warehouse extension to rear of existing warehouse at 32 Blackwater Road, Dublin Industrial Estate, Dublin 11 facing onto Barrow Road, Dublin 11.	32, Blackwater Road, Dublin Industrial Estate, Dublin 11	GRANT PERMISSION	2017-08-18
2727/17	Permission sought by Breda Doyle of 11 Fairways Grove, Dublin 11 for the Construction of a 2 storey extension at the side of existing dwelling and a vehicular entrance to the left of existing entrance.	11, Fairways Grove, Dublin 11	GRANT PERMISSION	2017-07-24
WEB1059/17	The development will consist of extension (Total area of 76.5sqm) to existing two storey semi-detached dwelling to include new two storey extension to rear, single storey extension to side, single storey extension to front including extension of existing entrance porch, new first floor window to front and increase in width of existing first floor bedroom window to front of dwelling and all associated site works.	1, Tolka Estate, Ballygall, Dublin 11, D11 E8PW	GRANT PERMISSION	2017-05-10
2124/17	The development will consist of (1) a two storey semi-detached house in the side garden adjoining the side gable of the existing house and (2) the widening of the existing vehicular access gate to accommodate a shared entrance and one parking space to the front of the proposed house; and all associated site works.	1, Griffith Heights, Finglas, Dublin 11	GRANT PERMISSION	2017-05-03