



An
Bord
Pleanála

Appendix 3 to Inspector's Report ABP-318510-23

Environmental Impact Assessment

Inspector

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1.0 Introduction

- 1.1.1. The information provided in support of the application includes an EIAR in 3 volumes: Volume 1 non-technical summary, Volume 2 Environmental Assessment and Volume 3 – Appendices.
- 1.1.2. Other documents submitted with the application include:
- Drawings
 - Planning Report
 - Verified View Photomontages
 - Outdoor Lighting Report
 - Traffic Impact Assessment
 - Road Safety Audit Stage 1/2
 - Appropriate Assessment Screening Report
 - Architectural Design Statement
 - Natura Impact Statement
 - Bat Survey Report
 - Preliminary Bat Survey Report
 - Badger Survey
 - Arboricultural Report
 - Energy Statement
 - Landscape Design Report
 - Construction Environmental Management Plan
 - Construction Waste Management Plan
 - DMURS Statement of Consistency
 - Planning Submission Report to Engineering Services
 - Operational Waste Management Plan
 - Flood Risk Assessment
- 1.1.3. Documents submitted with a further information response include:
- Drawings

Archaeological testing report
Botanical survey report
Natura impact statement
Road traffic assessment report
Badger sett mitigation strategy
Further information response report
Qualitative standards compliance matrix
School capacity assessment
Stage 1 quality audit
Further information response
Construction Environmental Management Plan
Arboricultural addendum.

1.2. Description of development

- 1.2.1. A description of the proposed development is contained in chapter 2 of the EIAR. In summary the development applied for is 70 no. new dwellings to include 3 no. 5 bedroom detached houses and 2 no. 4 bedroom detached houses with optional fifth bedroom/study and 2 no. 4 bedroom semi detached houses with optional fifth bedroom/study and all associated site development works including road networks, services, landscaping and boundary treatments, in replacement of 38 no. permitted units (not constructed).
- 1.2.2. Each dwelling will achieve a minimum energy performance standard as outlined by the SEAI, including NZEB (nearly zero energy building). Adaptability – units have been designed with future adaptability in mind. Universal design – all house types, where possible, follow and exceed where possible the Technical Guidance Document M – access and use in compliance with building regulations. The principles of universal design have been adopted to meet the changing needs of people over time; following the (4) key principles integrate with the neighbourhood; be easy to approach, enter and move about in; easy to understand, use and manage; and be flexible, safe, cost effective and adaptable over time.

- 1.2.3. The characteristics of the proposed development are summarised in section 2.2 of the EIAR, and of the site in section 2.1.

1.3. Context of this Assessment in relation to the Main Report

- 1.3.1. This appendix to the Inspector's report should be read in conjunction with the Inspector's report.

2.0 Environmental Impact Assessment

- 2.1.1. I have carried out an examination of the information presented by the applicant, including the EIAR, and the submissions made during the course of the appeal / application. In my opinion the information contained in the EIAR and supplementary information provided by the developer, has been prepared by competent experts and adequately identifies and describes the direct and indirect effects of the proposed development on the environment, and complies with the relevant legislative provisions.
- 2.1.2. I consider that the information available to the Board, which includes: information submitted with the application, information in written submissions, and various other sources of information, such as the NPWS web site, is adequate for the carrying out of Environmental Impact Assessment in this case.
- 2.1.3. Having regard to the nature of the proposed development and the receiving environment, the likelihood of a major accident or disaster impacting the proposed development or arising as a result of the proposed development can be discounted.
- 2.1.4. Alternatives considered are stated (section 4) as: alternative layouts and the evolution of the design is outlined. This is acceptable having regard to the fact that there is an extant planning permission for residential development on the site.
- 2.1.5. The baseline environment is described under each section of the EIAR.
- 2.1.6. The EIAR is laid out under the following chapter headings:
- 1 Introduction
 - 2 Description of development

- 3 Planning and development context.
- 4 Alternatives
- 5 Population and Human Health
- 6 Land, soils, geology and hydrogeology
- 7 Hydrology
- 8 Biodiversity,
- 9 Air quality and climate
- 10 Noise and vibration
- 11 Landscape visual impact assessment
- 12 Architectural, archaeological and cultural heritage
- 13 Traffic and transportation
- 14 Waste management
- 15 Material assets
- 16 Cumulative impacts
- 17 Interrelationships between the aspects.

2.1.7. I consider the direct and indirect significant effects of the development against the factors set out under Article 3(1) of the EIA Directive 2014/52/EU, which include:

- a) population and human health;
- b) biodiversity, with particular attention to species and habitats protected under Directive 92/43/EEC and Directive 2009/147/EC;
- c) land, soil, water, air and climate;
- d) material assets, cultural heritage and the landscape;
- e) the interaction between the factors referred to in points (a) to (d).

2.2. Direct and indirect significant effects of the development:

2.2.1. Population and Human Health

Population and Human Health	
EIAR	This is mainly dealt with in chapter 5 of the EIAR (Population and Human Health). Other chapters referenced in chapter 5

	are: 6) land, soils, geology and hydrogeology, 7) hydrology, 10) noise and vibration, 11) landscape visual impact assessment and 13) traffic and transport.
Submissions	Issues Raised
No Submissions received	No issues were raised in the course of the planning application, in the decision made by the PA, or in the grounds of appeal in respect of adequacy of the EIAR, in relation to human health.
Potential Impacts	<p>Assessment and Mitigation Measures</p> <ul style="list-style-type: none"> • The main impacts on population and human health are beneficial impacts: of providing residential accommodation for the growing population of this designated hub. • There is potential for short term positive impact on the economy and employment in the area, during the construction phase. • There is potential for short term, negative impacts, during the construction phase, on human health, from dust and dirt and from noise. In the absence of mitigation, impacts on nearby sensitive receptors, are likely to be not-significant to slight. Mitigation measures to minimise and monitor dust and noise are set out, mainly in chapter 10 of the EIAR and the CEMP.

2.2.3. Biodiversity

Biodiversity with particular attention to species and habitats protected under Directive 92/43/EEC and Directive 2009/147/EC	
EIAR	<p>This is mainly dealt with in chapter 8 of the EIAR.</p> <p>This appendix to the Inspector's report should be read in conjunction with the Inspector's report and with appendix 2 to</p>

	the Inspector's report where Appropriate Assessment is carried out.
Submissions	Issues have been raised by observers to the planning authority and in the grounds of appeal in relation to negative impact on protected species. This is addressed under separate heading in the Inspector's report.
Potential Impacts	<p>Assessment and Mitigation Measures</p> <ul style="list-style-type: none"> • There is potential for significant negative impact on badgers from the destruction of 2 setts, one of which is a main sett. This is to be mitigated by the provision of an artificial sett. Relocation of a proposed path is included as a condition. • There is potential for negative impact on badgers from the cumulative loss of foraging area. This development area is at the edge of the development area and undeveloped land, suitable for foraging, will remain close to the setts. • There is potential for negative impact on commuting bats from hedgerow removal. This is to be mitigated by reference to the width of gaps created and further planting. • There is potential for negative impact on bats from tree removal which includes roosts and potential roosts. This is to be mitigated by following NPWS protocols in tree removal, replacement planting to include 7 semi-mature native trees and the provision of bat boxes. • There is potential for negative impact on bats from artificial lighting. This is to be mitigated by careful lighting design.

2.10.1. Land, Soil, Water, Air and Climate

Land, Soil, Water, Air and Climate	
EIAR	These issues are mainly dealt with in chapter 6, chapter 7 and chapter 9 of the EIAR.
Submissions	No issues were raised.
Potential Impacts	<p>Assessment and Mitigation Measures</p> <ul style="list-style-type: none"> • Potential contamination of watercourses from runoff of surface water during construction impacting on protected sites; to be mitigated by control of sediment in runoff, set out in chapter 9 and the CEMP. • Potential contamination of watercourses from runoff of surface water during operation impacting on protected sites; to be mitigated by the provision of a petrol interceptor and attenuation prior to discharge. • Potential impact of dust and noise during construction; to be mitigated by measures to minimise and monitor construction dust and noise set out mainly in chapter 9 of the EIAR and in the CEMP.

2.17.1. Material Assets, Cultural Heritage and the Landscape

Material Assets, Cultural Heritage and the Landscape	
EIAR	These issues are mainly dealt with in chapter 11, chapter 12 and chapter 15 of the EIAR.
Submissions	No issues were raised.
Potential Impacts	<p>Assessment and Mitigation Measures</p> <p>No notable issues arise.</p>

2.24.1. Interactions Between the Factors

Interactions Between the Factors	
EIAR	This is mainly dealt with in chapter 17, of the EIAR.
Submissions	No issues were raised
Potential Impacts	Assessment and Mitigation Measures No notable issues arise.

3.0 Reasons & Conclusions

3.1.1. Having regard to the examination of environmental information contained above, and in particular to the EIAR and supplementary information provided by the developer, and the submission from the planning authority, prescribed bodies, appellants, and observers in the course of the application, it is considered that the main significant direct and indirect effects of the proposed development on the environment are, and will be mitigated as follows:

- Biodiversity:
 - impact on badgers, which will be mitigated by the provision of an artificial sett and relocation of a proposed path.
 - impact on bats, which will be mitigated by following protocols for tree removal, by provision of bat boxes, by replacement planting and by careful lighting design.

The positive benefits of the scheme would outweigh any remaining minor negative impacts. I am, therefore, satisfied that the proposed development would not have any unacceptable direct or indirect effects on the environment.

Planning Inspector

3rd May 2024
