CHAPTER 01:

INTRODUCTION

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1.0 INTRODUCTION

This Environmental Impact Assessment Report (EIAR) has been prepared in respect of the construction of a new landmark 17 no. storey office building over 2 no. floor basement on a site of approximately 0.9 hectares located at 1 North Wall Quay, Dublin 1, D01 T8Y1 (hereinafter referred to as the "proposed development"). Community space is proposed on Level's Lower Ground, 00, 01 and 16. The applicant for the proposed development is NWQ Devco Limited (hereinafter referred as 'the Applicant').

The site for the proposed development is situated on North Wall Quay. The application area covers the site of the existing Citigroup Building (hereinafter referred to as the "existing development"). Figure 1.1 below shows the location of the proposed development.

In this chapter of the EIAR, the proposed development is introduced, the Environmental Impact Assessment (EIA) process is summarised, and it provides an overview of the methodology used for preparing the EIAR, the competency of the EIAR authors, the consultation undertaken, as well as details of any additional environmental related reports and/or assessments required under Legalisation or EU Directives other than the EIA Directive (Directive 2011/92/EU as amended by 2014/52/EU).

The Planning Report prepared by John Spain Associates (JSA) has been submitted with the planning submission. This identifies how the development accords with the policies and objectives of the Dublin City Development Plan 2022-2028. Where relevant, accordance with specific objectives is discussed within individual chapters of the EIAR.

Figure 1.1 *Aerial view of subject site with indicative site boundary outlined in red (Source: Google Earth)*

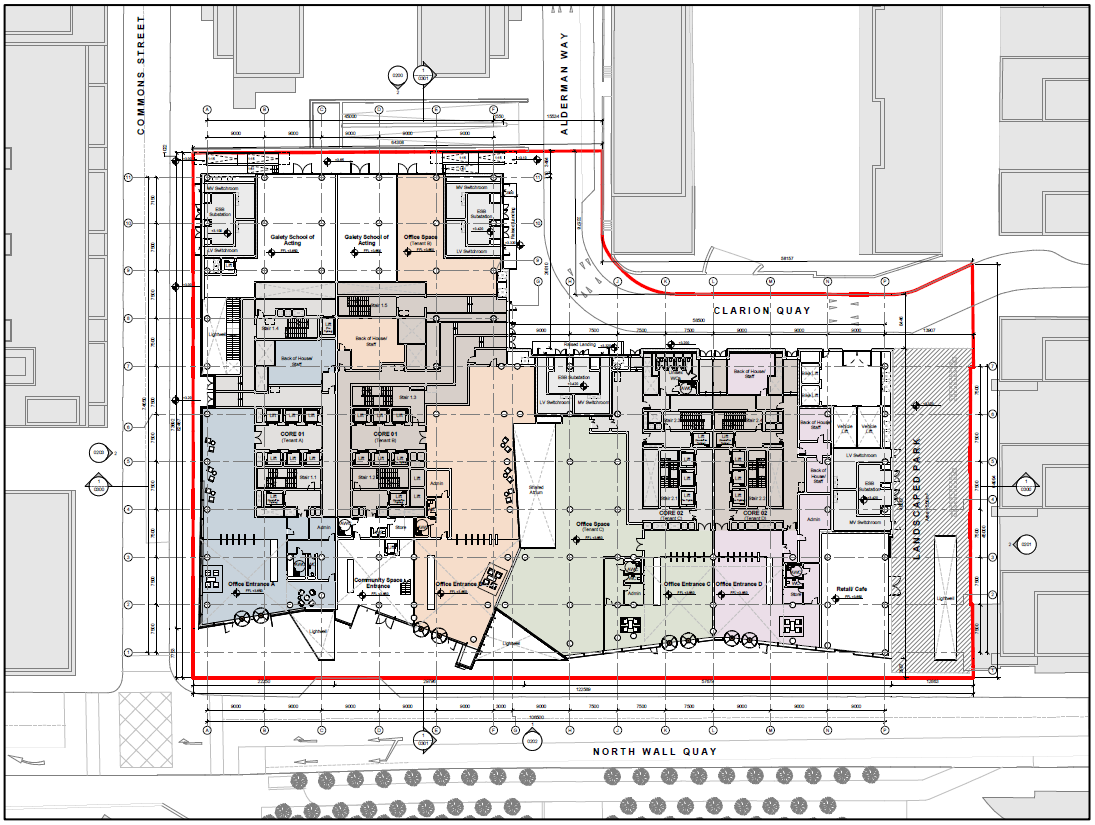

Figure 1.2 *Site red line boundary and ground floor plan (Source: HJL Architects, Drawing Ref. 1NWQ-HJL-AX-00-DR-A-0100)*

1.1 REQUIREMENT FOR ENVIRONMENTAL IMPACT ASSESSMENT

EIA is an essential tool in the implementation of EU environmental legislation. According to the Guidelines for Planning Authorities and An Bord Pleanála (ABP) on carrying out Environmental Impact Assessment (August 2018) the objective of the Directive 2011/92/EU as amended by 2014/52/EU ('the EIA Directive'), is to ensure a high level of protection of the environment and human health, through the establishment of minimum requirements for EIA, prior to development consent being given, of public and private developments that are likely to have significant effects on the environment. The requirement for EIAR is set out in the EIA Directive (Directive 2011/92/EU as amended by 2014/52/EU); the EIA Directives have been transposed into existing Irish planning consent procedures i.e., the *Planning and Development Act 2000 as amended* (the Act) and *Planning and Development Regulations, 2001 as amended* (the Regulations).

The process involves the preparation of an EIAR by the applicant. This report is then subjected to review by the competent authority, who will also consult with the public, relevant prescribed bodies. The competent authority will consider the EIAR as well as any other pertinent information before arriving at a reasoned conclusion regarding the probable significant effects of the proposed development on the environment.

The EIA Directive lists projects for which an EIA is mandatory (Annex I) and those projects for which an EIA may be required (Annex II) of the EIA Directive (2011/92/EU and 2014/52/EU), these Annex are transposed into Schedule 5 of the *Planning and Development Regulations 2001 as amended*. The EU Member States can choose to apply thresholds for Annex II projects or use a case-by-case examination, or a

combination of both, to assess where EIA is required. In Ireland, a combination of both has been applied.

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. The EPA Guidance (2022) requires an assessment beyond the general description of the project and to consider the component parts of the project and/or any processes arising from it. In considering the wider context and the component parts of the proposed development AWN have identified the thresholds of relevance to the proposal from Part 2 of Schedule 5; which are set out below:

10. Infrastructure projects

(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.).

The proposed development consists of 0.9 ha which does not exceed the relevant threshold of 2 hectares as stated above.

An EIA is still required by Schedule 5, Part 2, Class 15 of the Regulations 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.

> *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.*

In order to provide information on the likelihood of significant effects from the project (including demolition, construction, and operation) on the environment, and to comply with Schedule 5, Part 2, Class 15 of the Regulations it was decided to prepare an EIA Report to fully address and assess all potential and residual (post-mitigation) environmental effects.

1.1.1 Relevant Legislation, Policy, and Guidelines

This EIA Report has been prepared in accordance with the most relevant guidance and legalisation, including the following:

- EIA Directive (2011/92/EU) as amended by EIA Directive (2014/52/EU)
- Planning and Development Act 2000 (as amended)
- Planning and Development Regulations 2001 (as amended)
- *Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment* (Department of Housing, Planning and Local Government, 2018)
- *Guidelines on the Information to be Contained in Environmental Impact Assessment Reports* (EPA, 2022)
- *European Commission,* Environmental Impact Assessment of Projects Guidance on Scoping (Directive 2011/92/EU as amended) (European Commission, 2017)

- *European Commission,* Environmental Impact Assessment of Projects Guidance on Screening (Directive 2011/92/EU as amended) (European Commission, 2017)
- *Guidance on the preparation of the Environmental Impact Assessment Report* (European Commission, 2017)

1.2 FORMAT OF THE EIA REPORT

This EIAR has been laid out using the grouped format structure, the report examines each environmental factor in a separate chapter (the chapters are listed in Table 1.1). These EIAR chapters have been prepared by suitably qualified expert(s) and have considered the construction and operational phases of the Proposed Development under the following headings:

- Assessment Methodology;
- Receiving Environment;
- Characteristics of the Proposed Development;
- Potential Impacts of the Proposed Development;
- Mitigation Measures;
- Monitoring or Reinstatement Measures;
- Residual Impacts of the Proposed Development; and
- Cumulative Impacts of the Proposed Development

While the EIAR has the focus on the proposed development, each specialist chapters also considers the potential cumulative impact (as far as practically possible) of the proposed development with the any future development and the cumulative impacts with developments in the locality (including planned and permitted developments).

1.2.1 Consultation

The scope of the EIAR has been defined at an early stage of the design process in order to identify and ensure that the environmental studies address all the relevant issues. This included a review of the context of the development site, locality, and previously permitted development, and of the development proposed to identify the matters to be covered within this environmental impact assessment.

The structure, presentation and the non-technical summary of the EIAR, as well as the arrangements for public access, all facilitate the dissemination of the information contained in the EIAR. A core objective is to ensure that the public and local community are aware of the likely environmental impacts of projects prior to the granting of consent.

Public participation in the EIA process will be affected through the statutory planning application process. Information on the EIAR has also been issued for the Department of Housing, Planning and Local Government's EIA Portal.

1.2.2 Contributors to the EIA Report

The preparation and co-ordination of this EIAR has been completed by AWN Consulting in conjunction with experienced subject matter experts. Each environmental specialist of the applicants project team was commissioned having regard to their previous experience in EIA; their knowledge of relevant environmental legislation relevant to their topic; familiarity with the relevant standards and criteria for evaluation relevant to their topic; ability to interpret the specialised documentation of the

construction sector and to understand and anticipate how their topic will be affected during construction and operation phases of development; ability to arrive at practicable and reliable measure to mitigate or avoid adverse environmental impacts; and to clearly and comprehensively present their findings.

Table 1.1 below outlines the specific responsibilities of each author(s) and their corresponding EIAR chapter(s). Further information regarding the qualifications and relevant experience of the EIAR team can be found below the table.

Table 1.1 Roles and Responsibilities in this EIAR

Volume 1	Chapter Title	Company and Consultant
	Non-Technical Summary	AWN – Input from each specialist
Volume 2	Chapter Title	Company and Consultant
Chapter 1	Introduction	AWN – David Doran
Chapter 2	Description of Proposed Development	AWN – David Doran
Chapter 3	Alternatives	AWN – David Doran
Chapter 4	Human Health and Population	AWN – Marcelle Jordaan and David Doran with specialist input from Air, Noise, Traffic
Chapter 5	Land, Soils, Geology and Hydrogeology	AWN – Luke Maguire and Marcelo Allende
Chapter 6	Hydrology	AWN – Luke Maguire and Marcelo Allende
Chapter 7	Biodiversity (Flora and Fauna)	Altemar - Bryan Deegan
Chapter 8	Air Quality	AWN – Aisling Cashell and Avril Challoner
Chapter 9	Climate	AWN – Aisling Cashell and Avril Challoner
Chapter 10	Noise and Vibration	AWN – Jennifer Harmon
Chapter 11	Archaeological, Architectural and Cultural Heritage	CRDS – Stephen Mandal
Chapter 12	Material Assets - Traffic and Transportation	CS Consulting – Gordon Finn
Chapter 13	Material Assets - Utilities	AWN – Marcelle Jordaan and David Doran
Chapter 14	Material Assets - Waste	AWN – Chonaill Bradley
Chapter 15	Interactions	AWN – Sarah Tierney
Volume 3	Chapter Title	Company and Consultant
	Landscape and Visual	City Designer – Richard Coleman
Volume 4	Title	Company and Consultant
	Appendices	AWN – Input from each specialist

EIA Project Team Qualifications and Relevant Experience

Project Director

- **Teri Hayes** (BSc MSc PGeol EurGeol, Dip Planning & Environmental Law) is a Director and Senior Hydrogeologist with AWN Consulting with over 30 years of experience in water resource management, environmental assessment and

environmental licensing. Teri is a former President of The International Association of Hydrogeologists (IAH, Irish Group) and is a professional member of the Institute of Geologists of Ireland (IGI) and European Federation of Geologists (EurGeol). She has qualified as a competent person for contaminated land assessment as required by the IGI and EPA. Her project experience includes contributions to a wide range of complex Environmental Impact Statements, planning applications and environmental reports for Industry Infrastructure and residential developments. She has considerable experience in undertaking planning applications and licence applications. Teri has written and provided technical review and training on environmental programmes for both the public and private sector and has considerable experience in public presentations, stakeholder liaison and acting as a legal witness.

EIA Co-ordinator/Selected Chapters

- **Jonathan Gauntlett** is a Principal Environmental Consultant in AWN Consulting with ongoing roles in impact assessment, licensing, environmental compliance and project management. Recent projects include; EIAR and EIA Screening Reports for residential developments, ICT facilities and infrastructure projects ; EPA Licence applications for biopharma and ICT facilities, and the energy sector. Jonathan has over 10 years' experience in environmental compliance, planning and management of Environmental Impact Assessments, 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.
- **David Doran** is a Senior Environmental Consultant with AWN Consulting. David has a MSc in Environmental and Energy Management (Hons). Recent projects include; project management of commercial and infrastructural EIARs, EIA Screening Reports, various EIAR Chapters, Operational and Resource Waste Management Plans for residential developments, office developments, logistics park developments and other, commercial, and industrial developments. David also works in the area of construction environmental compliance.

Human Health and Population, and Material Assets (Utilities)

- **Marcelle Jordaan** is an Environmental Consultant with AWN Consulting. She holds a BSc in Environmental and Biological Sciences, focusing on Environmental Microbiology. This provides a strong academic foundation in the field for her to collect and analyse data, contribute to Environmental Impact Assessments, compile reports and work to ensure overall compliance of projects with environmental regulations and sustainability goals.

Land, Soils, Geology, Hydrogeology and Hydrology

- **Marcelo Allende** is an Environmental Consultant at AWN with over 15 years of experience in Environmental Consulting and water resources. Marcelo holds a degree in Water Resource Civil Engineering from the University of Chile. He has worked on a wide of range of projects including multi-aspect environmental investigations, groundwater resource management, hydrological and hydrogeological conceptual and numerical modelling, due diligence reporting, surface and groundwater monitoring and field sampling programmes on a

variety of brownfield and greenfield sites throughout Ireland as well as overseas in Chile, Argentina, Peru and Panama.

- **Luke Maguire;** is an Environmental Consultant at AWN with experience in Environmental Consulting and water resources. Luke holds a B.Sc. in Geoscience from Trinity College Dublin and has worked on a range of developments including pharmaceutical plants, medical device facilities, ICT facilities and energy projects. Luke has experience in contaminated soil sampling and analysis, basement impact assessments and largescale dewatering processes.

Biodiversity

- **Bryan Deegan** (MCIEEM) of Altemar Environmental Consultants is an environmental and aquatic consultant (M.Sc. Environmental Science, BSc (Hons.) in Applied Marine Biology, National Diploma in Applied Aquatic Science, National Certificate in Science (Aquaculture)), with over 27 years' experience as an Environmental Team Leader working on Irish aquatic and terrestrial development projects. Recent projects include being lead ecologist for large developments (Lidl Regional Distribution centres in Mullingar and Newbridge, Primark distribution warehouse Newbridge, 18 airside projects for DAA and Project Pembroke (Irish Glass Bottle Site, Ringsend) in addition to housing developments, river diversions, culvert installation and sub-sea cables and port works. Bryan has extensive experience in ecological surveying and working with planners, architects and engineering consultancies carrying out Appropriate Assessment, EcIA, EIAR (biodiversity chapters), ecological constraints, project management, stakeholder consultation, GIS and habitat mapping services on large infrastructural projects.

Air Quality, and Climate

- **Dr. Jovanna Arndt**, a Senior Environmental Consultant in the Air Quality & Climate section of AWN Consulting. She holds a BSc (Hons) in Environmental Science from University College Cork and completed a PhD in Atmospheric Chemistry at University College Cork in 2016. She is a Member of the Institute of Air Quality Management and specialises in assessing transportation impacts on air quality using dispersion modelling and source apportionment of particulate matter. Jovanna has been involved in assessing air quality impacts from major Highways England road schemes, Clean Air Zones and major rail infrastructure in the form of HS2. She has also provided Air Quality Action Plan (AQAP) and Air Quality Management Area (AQMA) support to several UK councils.
- **Aisling Cashell** is an Environmental Consultant in the air quality section of AWN Consulting Ltd. She holds a BA and an MAI in Civil, Structural and Environmental Engineering from Trinity College Dublin. She is a member of Engineers Ireland. She specialises in the area of air quality, climate and sustainability.

Noise and Vibration

- **Jennifer Harmon** is a Principal Acoustic Consultant in AWN Consulting and holds a BSc in Environmental Science and a Diploma in Acoustics and Noise Control. Jennifer has worked as a consultant since 2000, specialising in acoustics since 2001. She is a member of the Institute of Acoustics and has extensive knowledge in the field of environmental noise and vibration impact assessment, room acoustics, sound insulation and inward impact

assessments. She has extensive knowledge in all aspects of environmental noise assessments and has developed numerous noise models and mitigation assessments for industrial and infrastructural projects throughout the country.

Archaeological, Architectural and Cultural Heritage, CRDS Archaeological and Historical Consultants

- **Stephen Mandal** holds an honours degree in Science (Geology) from Trinity College Dublin (1991) and a PhD in Geoarchaeology, also from Trinity College Dublin (1995). Following two years as a post-doctoral researcher in University College Dublin, he founded CRDS Ltd (established in 1997; incorporated in 1999), archaeological, cultural and architectural heritage consultants. As one of Ireland's leading heritage consultancies for almost 25 years, CRDS has employed over 600 archaeologists, undertaken some of the largest and most significant archaeological excavations throughout Ireland, and has won numerous national and international awards. He has overseen the writing of the Archaeology, Architectural and Cultural Heritage Chapters of in excess of 100 EIARs dating from 1997 to present. This experience covers the island a wide range of development types including small scale developments close to culturally sensitive sites, large scale developments and liner developments including roads, ESBI power lines, railways and cycle paths.

Traffic and Transportation, CS Consulting

- **Gordon Finn.** Gordon is a Civil and Traffic Engineer with Cronin & Sutton Consulting Engineers (CS Consulting). Gordon holds BA/BAI and MAI degrees in Civil, Structural, and Environmental Engineering from the University of Dublin, and is a member of the Institute of Engineers of Ireland. His relevant professional experience includes the preparation of Traffic and Transport Assessments, Travel Plans, and Environmental Impact Assessment Report chapters for a broad range of residential, commercial, and institutional developments.

Material Assets – Waste Management

- **Chonaill Bradley** (BSc ENV AssocCIWM) is a Principal Environmental Consultant in the Environment Team of AWN Consulting. He holds a BSc in Environmental Science from Griffith University, Australia. He is an Associate Member of the Institute of Waste Management (AssocCIWM). Chonaill has over seven years' experience in the environmental consultancy sector and specialises in waste management.

Landscape and Visual Impact Assessment, City Designer

- **Richard Coleman** The TLHVIA has been supervised by the founder of Citydesigner, Richard Coleman Dip Arch ARB/RIBA/RIAI, with support from the consultancy's team of experienced professionals from the areas of architecture, urban design and heritage. Richard was Deputy Secretary of the Royal Fine Art Commission in the UK (precursor of CABE) for 13 years and during that time developed highly refined skills in assessing architecture, urban design and heritage conservation. These skills are coupled with more than 40 years' experience as a chartered architect, since 1980, and more than 20 years being an independent consultant, since the consultancy was first established in 1997. Richard provides objective and informed judgments on urban design, view assessment and matters concerning new design in heritage contexts.

With experience in proposals affecting World Heritage Sites, Royal Parks, sensitive and strategic views, listed and protected buildings and conservation areas, the consultancy has been commissioned to assess over 50 major schemes of Environmental Statement status in London, Dublin and also across the United Kingdom. The consultancy's Dublin work began in 2007.

1.3 DESCRIPTION OF EFFECTS

The quality, magnitude and duration of potential effects are defined in accordance with the criteria provided in the EPA *'Guidelines on the information to be contained in Environmental Impact Assessment Reports'* (2022) as outlined in Table 1.2.

Table 1.2. *Description of Effects as per EPA Guidelines (2022)*

Effect Characteristic	Term	Description
Quality	Positive	A change which improves the quality of the environment
	Neutral	A change which does not affect the quality of the environment
	Negative	A change which reduces the quality of the environment
Significance	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 consistent with existing and emerging 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
Duration 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
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.

Effect Characteristic	Term	Description
	Unlikely Effects	The effects that can reasonably be expected not to occur because of the planned project if all mitigation measures are properly implemented.
Type of Effects[1]	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.
	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

1.4 ADDITIONAL ASSESSMENTS REQUIRED

The additional reports and/or assessments required under Legalisation or EU Directives other than the EIA Directive in respect of the proposed development are described in this section.

1.4.1 The Floods Directive (Directive 2007/60/EC)

The Floods Directive (Directive 2007/60/EC) establishes a framework for the assessment and management of flood risks, with the aim to reduce the adverse consequences on human health, the environment and material assets.

The Floods Directive requires Member States to assess if all water courses and coast lines are at risk from flooding, to map the flood extent and assets and humans at risk in these areas and to take adequate and coordinated measures to reduce this flood risk. The Floods Directive also reinforces the rights of the public to access this information and to have a say in the planning process.

The Floods Directive must be implemented in tandem with the WFD. In Ireland, the OPW is the national authority assigned with the implementation of the Floods Directive, which was transposed into Irish law by the EU (Assessment and Management of Flood Risks) Regulations SI 122 of 2010.

A Site-Specific Flood Risk Assessment (FRA) has been prepared by CS Consulting in accordance with the Planning System and Flood Risk Management Guidelines for Local Government (2009). This Site-Specific FRA is included with the planning application.

[1] For the purposes of facilitating the Competent Authority in conducting Environmental Impact Assessment as defined by Annex 1 of the EU Directive, the terms "imperceptible effects", "not significant effects", "Slight effects", and "moderate effects" used within this report, while exhibiting varying degrees of impact, are all considered to be without significant consequence.

1.4.2 Habitats Directive (Directive 92/43/EEC) and Birds Directive (Directive 2009/147/EC)

The main EU legislation for conserving biodiversity is the Directive 2009/147//EC of the European Parliament and of the Council of November 2009 on the conservation of wild birds (Birds Directive); and the Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora (Habitats Directive).

The Habitats Directive is the cornerstone of habitats and species protection in Ireland. The Habitats Directive (92/43/EEC) and the associated Birds Directive (2009/147/EC) are transposed into Irish legislation by Part XAB of the 2000 Act and the European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477 of 2011) as amended.

The environmental sensitivity of the proposed development site in respect of Natura 2000 sites designated pursuant to the Habitats Directive and the Birds Directive been considered with reference to the application Appropriate Assessment Screening, which comprises an initial impact assessment of a project; examining the direct and indirect impacts that it might have on its own or in combination with other plans and projects, on one or more Natura 2000 sites in view of the sites' conservation objectives.

The 'Appropriate Assessment Screening' and 'Natura Impact Statement' has been prepared for the proposed development by Bryan Deegan of Altemar Environmental Consultants and is included with the planning application.

1.5 FORECASTING METHODS AND DIFFICULTIES IN COMPILING THE SPECIFIED INFORMATION

Forecasting methods and evidence used to identify and assess the significant effects on the environment for each environmental aspect are set out in each chapter.

There were no significant difficulties in compiling the specified information for this EIA Report. Any issues encountered during the assessment of individual factors are noted within the relevant chapters.