

## 2 DESCRIPTION OF THE PROPOSED DEVELOPMENT

### 2.1 Introduction

This chapter provide a description of the Proposed Development together with details of the existing environment. In accordance with Article 5(1)(a) of the EIA Directive, the description of the project should comprise:

*'...information on the site, design, size and other relevant features of the project'*

The EIAR must contain information in relation to the environmental impact of both the Proposed Development and all other reasonable alternatives studied. An indication of the main reasons for the option chosen must be given, taking into account the effects of the Proposed Development on the environment.

#### 2.1.1 Quality Assurance and Competence

This report was prepared by Grainne Ryan, Principal EIA Consultant at DNV. Gráinne is an Environmental Consultant with over 11 years' experience, specialising in EIAs for strategic infrastructure, renewable energy, residential, industrial and pharmaceutical projects. Gráinne has a B.A. in Geography, Planning and Environmental Policy, an MSc in Environmental Policy and a Post Graduate Diploma in Project Management.

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

### 2.2 Site Location and Description

The subject site extends to approximately 18.7Ha. The site is located to the north of Boherboy Road, approximately 2km south-west of Tallaght Town Centre, 1km east of Saggart, 700m south-west of Citywest Shopping Centre and 1.6km south of the N7.

The site is bounded by residential dwellings to the north and east. The areas to the west and south are predominantly undeveloped, agricultural lands. Three streams cross the site in a north south direction. These are the Corbally Stream, the Cooldown Stream and the Coldwater Stream. There are also a number of hedgerows running both around the edges of the site as well as through the site itself. The site falls steeply from south (approx. 155 AOD) to north (approx. 117.5 AOD).

Figure 2-1 shows a drawing of the site location.

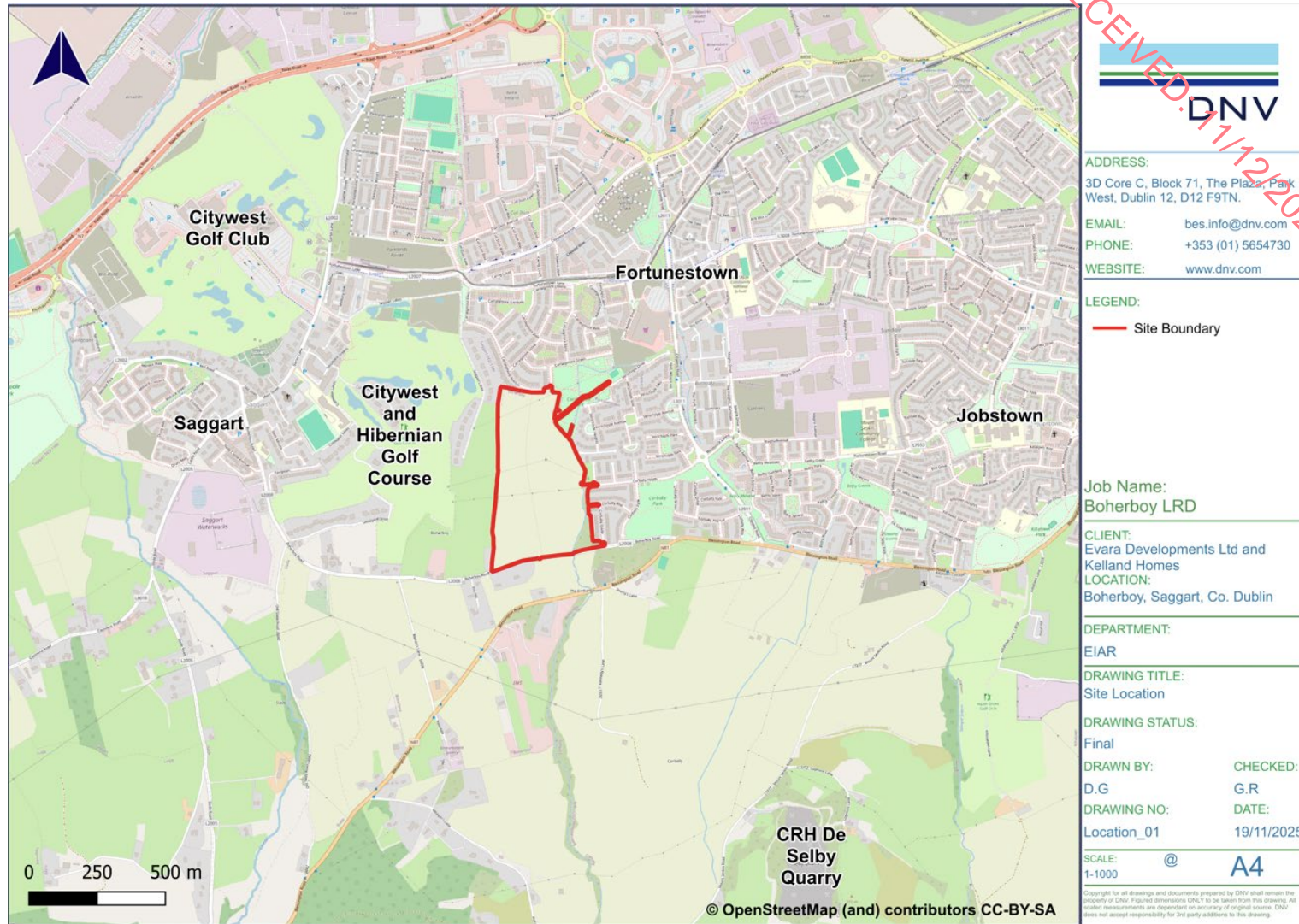


Figure 2-1 Site Location

### 2.3 Site Background and Site History

The site of the Proposed Development consists of open fields used for agriculture. To the immediate north of the site is the Carrimore residential estate, to the west are agricultural lands and a single dwelling, to the east is the Corbally residential estate and Carrimore Park while to the south is the Boherboy Road.

The site was previously subject to the Fortunestown Local Area Plan (LAP), May 2012 (Extended), however, this LAP has since lapsed and no alternative LAP has been prepared for the area, nor the subject lands at Boherboy. The current land use zoning objective attached to the site under the CDP is “RES-N”, “*To provide for new residential communities in accordance with approved area plans*”.

It is considered that the proposed large-scale residential development and crèche are acceptable uses with regards to the zoning applied in the site.

There is an extensive planning history relating to the Proposed Development site, as detailed in the Planning Report prepared by Armstrong Fenton Planning Consultants (2025), submitted as part of this application and summarised in Table 2-1

## 2.1.1 Planning History for the Site of the Proposed Development

Table 2-1 Site Planning History

| Application Registration Reference | Address  | Development Proposal   | Decision           |
|------------------------------------|--|--|--------------------|
| Ref.s SD15A/0388 & 6S.247074,      | The townland of Boherboy, Saggart Road, Co. Dublin | Under planning application Ref. SD15A/0388, a residential development of 218 no. dwellings and a crèche on the southern part only, of the overall subject site, was granted permission by South Dublin County Council. This was subject to a third party appeal which was refused by An Bord Pleanála (under Ref. PL06S.247074).   | Refused Permission |
| Ref. ABP-304828-19                 | The townland of Boherboy, Saggart Road, Co. Dublin | Under Ref. ABP-304828-19, a Strategic Housing Development planning application consisting of 609 no. residential units, comprised of 267 no. houses, 158 no. duplex units and 187 no. apartments, crèche and all associated site development works, open spaces etc. was submitted for permission in July 2019. A decision to refuse permission was issued by An Bord Pleanála on 30th September 2019.   | Refused Permission |
| Ref. ABP-313145-22                 | The townland of Boherboy, Saggart Road, Co. Dublin | Under Ref. ABP-313145-22, a Strategic Housing Development (SHD) planning application consisting of 655 no. residential units, comprised of 257 no. 2, 3 & 4 bed, 2 & 3 storey detached, semi-detached & terraced houses, 152 no. 1, 2 & 3 bed duplex units in 17 no. 2-3, 3-4 & 4 storey blocks, and 246 no. 1, 2 & 3 bed apartments in 9 no. buildings ranging in height from 2, 2-5, 4-5 & 5 storeys, and a 2 storey crèche (693m <sup>2</sup> ), and all associated site development works, | Refused Permission |

RECEIVED: 11/12/2025

| Application Registration Reference | Address | Development Proposal   | Decision |
|------------------------------------|---------|--|----------|
|                                    |         | open spaces etc. was submitted to An Bord Pleanála for permission in March 2022. |          |

RECEIVED: 11/12/2025

## 2.4 Description of the Proposed Development

Kelland Homes Ltd. and Evara Developments Ltd. wish to apply for permission for a Large-scale Residential Development (LRD) on a site located at Boherboy, Saggart, County Dublin. To the immediate north of the site is the Carrigmore residential estate, to the west are agricultural lands and a single dwelling, to the east is the Corbally residential estate and Carrigmore Park, while to the south is the Boherboy Road.

The proposed development consists of 611 no. dwellings, comprised of 306 no. 2, 3, 4 & 4-5 bed, 2 & 3 storey, detached, semi-detached & terraced houses, 133 no. 1, 2 & 3 bed duplex units in 12 no. 2-3 storey blocks, and 172 no. 1, 2 & 3 bed apartments in 5 no. buildings ranging in height from 4-5 & 5 storeys. The proposed development also includes a 2-storey crèche (c.630m<sup>2</sup>).

Access to the development will be via one no. new vehicular access point from the Boherboy Road, along with new vehicular connections to adjoining developments at Corbally Heath to the east and Carrigmore Green to the north. Ten no. houses in the south-east part of the site will be accessed from Corbally Glade to the east. The proposed development includes for pedestrian and cyclist connections throughout the proposed development and accesses into adjoining lands at Carrigmore Park, Corbally Heath and Corbally Glade to the east and Carrigmore Green to the north.

Private amenity space for the residential units is provided in the form of rear gardens for houses and ground floor terraces / upper floor balconies for apartments and duplex units. The proposed development provides for a total of c. 2.3Ha of public open space, and c. 4,750sq.m of communal open space associated with proposed development.

The proposed development provides for (i) all associated site development works above and below ground, including surface water attenuation & an underground foul sewerage pumping station at the northern end of the site, (ii) public open spaces (c. 2.3Ha), (iii) communal open spaces (c. 4,750sq.m), (iv) hard & soft landscaping and boundary treatments, (v) surface car parking (861 no. car parking spaces), (vi) bicycle parking (711 no. bicycle parking spaces), (vii) bin & bicycle storage, (viii) diversion of all existing overhead ESB lines underground, (ix) public lighting, and (x), plant / PV panels (M&E), utility services & 8 no. ESB sub-stations, all on an overall application site area of c.18.7Hha. In accordance with the South Dublin County Development Plan (2022-2028), an area of c.1.03Ha within the site is reserved as a future school site.

## 2.5 Construction of the Proposed Development

Construction will be completed in three phases, provisionally planned as commencing in 2026 and will have a 60-month construction programme.

Working hours for the Construction Phase will be between 08.00 and 17.00 Monday to Friday. Special construction operations may occasionally need to be carried out outside typical working hours in order to minimise disruption to the surrounding area.

A Construction Environmental Management Plan (CEMP) has been prepared by DNV (2025). The appointed Contractor will prepare a detailed final CEMP, including detailed construction phasing.

## 2.6 Cumulative Schemes

Cumulative effects are considered in this EIAR in line with Section 3.7.3 of the EPA Guidelines on the *Information to be Contained in Environmental Impact Assessment Reports* (2022).

Extant permissions and current live planning applications that have been taken into consideration for the purposes of determining cumulative effects are detailed in Table 2-2.

Each of the technical chapters in this EIAR will assess the potential for cumulative effects with the projects set out in Table 2-2 with the Proposed Development.

Table 2-2 List of Cumulative Schemes

RECEIVED:  
17/12/2025

| Application Reg. Ref. and Applicant Name                      | Address  | Development Proposal   | Distance from the Proposed Development | Decision   |
|---|--|--|--|--|
| <b>322539</b><br><b>SD24A/0092W</b>                           | Lands located adjacent to Drury Mills and Drury Park, Swiftbrook, Saggart, Co. Dublin. | Development will consist of a residential scheme of 73 no. units comprising a mix of 6 no. houses, 59 no. own-door duplexes and 8 no. apartments arranged in 4 blocks set around a central amenity space. located within the curtilage of protected structures.  | 0.24km                                 | Live Case – Pending<br>Date of Receipt – 15 May 2025 |
| <b>321950</b><br><b>SD24A/0187W</b>                           | Lands at Citywest Campus, Garters Lane, Saggart, Co. Dublin.                           | Primary Care Centre building which will provide HSE Services such as general primary care, mental health, disability and older person services. SuDS drainage, PV panels at roof level, signage, landscaping, boundary treatment and all associated site works and services.   | 0.59km                                 | Granted<br>15 July 2025                              |
| <b>312501</b><br><b>TA06S.312501</b>                          | Mill Road, Saggart, Co. Dublin.  | Demolition of an existing dwelling, construction of 274 no. residential units (51 no. houses, 223 no. apartments), creche and associated site works.   | 0.71km                                 | Granted<br>2 August 2022                             |
| <b>SHD3ABP-310570-21</b><br><b>Cairn Homes Properties Ltd</b> | Site at Cooldown Commons & Fortunestown, Citywest, Dublin 24                           | Construction of a residential scheme comprising 421 units, offices, retail units x3 and residential amenity areas x2, within 9 blocks ranging in height from 1-13 storeys. The proposal will include 289 car parking spaces along with 650 cycle parking spaces. The development will provide public and communal open spaces throughout including a public plaza adjoining Fortunestown Luas stop. Provision of vehicular, pedestrian, and cyclist accesses to the site, including pedestrian bridge to the public park (under construction) to the east. The application includes for all landscaping, ESB substations, plant areas, bin storage, surface water attenuation and all other site development works, and site services required to facilitate the | 0.8km NE                               | Grant Permission<br>06 Oct 2021                      |

| Application Reg. Ref. and Applicant Name | Address   | Development Proposal   | Distance from the Proposed Development | Decision                    |
|--|---|--|--|-----------------------------|
|  |   | proposed development. The proposed development seeks to amend SHD permission ABP-302398 -18 (under construction to the west), replacing 32 permitted duplex apartments along with associated amendments to internal roads and open spaces. The current proposal also replaces permission SD16A/0078 previously granted on this site. |  |                             |
| <b>308088</b><br><b>TA06S.308088</b>     | Garters Lane, Saggart, Co. Dublin.  | 224 no. apartments and associated site works.  | 0.91km                                 | Granted<br>21 December 2020 |
| <b>321696</b><br><b>SD23A/0336</b>       | Lands south of Coolamber Drive, Rathcoole, Co. Dublin   | New primary school (Roll No. 20549P), including 20 classrooms, with a gross floor area of 3,449 sq.m over 3 storey.  | 0.99km                                 | Granted<br>16 January 2025  |
| <b>307698</b><br><b>TA06S.307698</b>     | Site located to the east of Stoney Hill Road and comprising an existing undeveloped portion of the Peyton Residential Estate located to the west of the existing roundabout north of Stoney Hill Road, Rathcoole, Co. Dublin. | Demolition of buildings on site, 204 no. residential units (151 no. houses, 53 no. apartments), childcare facility and associated site works.  | 1.13km                                 | Granted<br>12 November 2020 |
| <b>306602</b><br><b>TA06S.306602</b>     | Citywest Road and Magna Drive, Fortunestown, Citywest, Dublin 24.   | 463 no. residential units (89 no. houses, 353 no. apartments, 21 no. duplex apartments), creche and associated site works.   | 1.73km                                 | Granted<br>26 May 2020      |

RECEIVED: 11/12/2025

| Application Reg. Ref. and Applicant Name                    | Address  | Development Proposal  | Distance from the Proposed Development | Decision   |
|---|--|---|--|--|
| <b>LRD22A/0002</b><br><b>The Arden Team DAC</b>             | "The Foothills", within the townlands of Killinarden and Kiltalown, Tallaght, Dublin 24  | Large Scale Residential Development for 635 no. residential units, a creche, community centre, retail/commercial units, public open space and all associated site development works.                | 2km SE                                 | Grant Permission<br>31 Mar 2023                              |
| <b>ABP-316828-23</b><br><b>National Transport Authority</b> | Routed along Belgard Sq, Blessington Rd, Greenhills Rd, Walkinstown Rd, Drimnagh Rd, Crumlin Rd, Dolphin's Barn, Cork St, St Luke's Ave, Dean St, Patrick St; and New Nangor Rd, Naas Rd, Walkinstown Ave, Long Mile Rd. | Tallaght/Clondalkin to City Centre BusConnect Core Bus Corridor Scheme.   | 3.3km NE                               | Grant Permission<br>17 Oct 2024                              |
| <b>313814</b><br><b>TA06S.313814</b>                        | Within townland of Newcastle South, Newcastle, Co. Dublin.   | 280 no. residential units (128 no. houses, 152 no. apartments), creche and associated site works.   | 3.88km                                 | Live Case – Pending<br>Receipt of Application – 16 June 2022 |
| <b>319500</b><br><b>LRD23A/0011</b>                         | Within the townland of Newcastle South, Newcastle and along Athgoe Road & Hazelhatch Road (R405) to Ground Investigations Ireland premises, Newcastle, Co. Dublin.   | Large scale residential development: Construction of 119 houses, 12 apartments and all associated site works. An Environmental Impact Assessment Report (EIAR) was submitted with this application. | 3.96km                                 | Granted<br>31 July 2024                                      |

RECEIVED: 17/12/2025

| Application Reg. Ref. and Applicant Name                             | Address  | Development Proposal   | Distance from the Proposed Development | Decision   |
|--|--|--|--|--|
| <p><b>SHD3ABP-306705-20/EP</b><br/><b>Ardstone Homes Limited</b></p> | <p>Former Gallaher's Cigarette Factory site, at the junction of Airton Road and Greenhills Road, Tallaght, Dublin 24</p> | <p>Demolition of existing factory/warehouse buildings on site (total floor area c. 10,076.8sq.m). Construction of 502 apartments (comprising 197 1-bed; 257 2-bed; and 48 3-bed units) within 6 blocks ranging in height from 4 to 8 storeys. All residential units provided with associated private balconies/terraces to the north/south/east/west elevations. Provision of residential amenity facilities, 3 retail units, creche and services/bin store areas (total non-residential floor area c.1, 839sq.m). A total of 202 car parking spaces (at basement and undercroft levels) and 584 no. bicycle parking spaces. Vehicular/pedestrian/cyclist accesses from Greenhills Road and Airton Road. Provision of road improvements and pedestrian crossings. All associated site development works, open space, landscaping, boundary treatments, plant areas, PV panels (at roof level), waste management areas, and services provision (including ESB substations).</p> | <p>4.9km NE</p>                        | <p>Grant Extension of Duration of Permission<br/>07 Jan 2025</p> |

RECEIVED: 17/12/25

## 2.7 Description of Alternatives

### 2.7.1 Introduction

This section provides a description of the reasonable alternatives that have been considered.

Under Article 5(1)(d) of the EIA Directive 2011/92/EU, as amended by Directive 2014/52/EU, developers are required to provide:

*“A description of the reasonable alternatives studied by the developer which are relevant to the project and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the project on the environment.”*

Article 5(1)(f) of the EIA Directive requires that the EIAR contains the following:

*“any additional information specified in Annex IV relevant to the specific characteristics of a particular project or type of project and to the environmental features likely to be affected.”*

Further detail is provided in Annex IV of the Directive, which states:

*“A description of the reasonable alternatives (for example in terms of project design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.”*

In the Irish context, Schedule 6, Paragraph 1(d) of the Planning and Development Regulations 2001, as amended, mirrors this requirement:

*“A description of the reasonable alternatives studied by the person or persons who prepared the EIAR, which are relevant to the proposed development and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the proposed development on the environment.”*

This legal framework ensures that the EIAR presents a transparent and environmentally informed rationale for the selected development option, supported by a representative range of practicable alternatives. The approach taken in this chapter is consistent with the guidance provided in the EPA Guidelines on the Information to be Contained in Environmental Impact Assessment Reports (EPA, 2022), which emphasise that while a detailed assessment of each alternative is not required, the main alternatives should be described with reference to environmental considerations and the rationale for the chosen option.

This section of the EIAR provides an explanation of the reasonable alternatives examined throughout the design and consultation process. This serves to indicate the main reasons for choosing the Proposed Development, taking into account and providing a comparison of the environmental effects. The alternatives may be described at four levels:

- Alternative locations;
- Alternative designs;
- Alternative layouts; and
- Alternative processes.

Pursuant to Section 3.4.1 of the Environmental Protection Agency (EPA) Guidelines on the Information to be Contained in Environmental Impact Assessment Reports (EPA, 2022), the consideration of alternatives also needs to be cognisant of the fact that *“in some instances some of the alternatives described below will not be applicable - e.g. there may be no relevant ‘alternative location’...”*

In accordance with EPA Guidelines (EPA, 2022), different types of alternatives may be considered at several key phases during the process. As environmental issues emerge during the preparation of the EIAR, alternative designs may need to be, and if necessary, will be considered early in the process or alternative mitigation options may need to be considered towards the end of the process.

The EPA Guidelines (EPA, 2022) states:

*“The objective is for the developer to present a representative range of the practicable alternatives considered. The alternatives should be described with ‘an indication of the main reasons for selecting the chosen option’. It is generally sufficient to provide a broad description of each main alternative and the key issues associated with each, showing how environmental considerations were taken into account in deciding on the selected option. A detailed assessment (or ‘mini-EIA’) of each alternative is not required.”*

The following sections of this chapter of the EIAR contains an analysis of the alternative development options for the site, describing design options and changes which were incorporated into the scheme as the proposals progressed. The key considerations and amendments to the design of the scheme, having regard to and comparing the key environmental effects, are set out and discussed.

### 2.7.1.1 Alternative Locations

Three possible alternatives have been considered in terms of alternative locations for the Proposed Development.

1. The Do-Nothing Alternative
2. Develop another greenfield site
3. Purchase another existing site with current planning permission for a similar development

The Do-Nothing Alternative would see the site remain as agricultural lands over an area of 18.6ha. A “do-nothing” scenario is considered to represent an inappropriate, unsustainable and inefficient use of these residentially zoned lands.

For another greenfield site to be developed, a similar impact would arise by siting a residential development with a crèche at this scale on such a site. The existing site of the Proposed Development lies within lands that have already been zoned for residential development and are currently underutilised in that respect. The entirety of the subject site is currently zoned objective “RES-N”: “To provide for new residential communities in accordance with approved area plans” in the existing South Dublin County Development Plan 2022-2028 (CDP). The Proposed Development site offers the opportunity to deliver compact growth in line with national policy, the South Dublin CDP 2022-2028.

The site is already in the ownership of the Applicants, hence purchasing another existing site with current planning permission was discounted due to the unlikely availability of such a site on the market and the levels of capital that would be required to purchase such a site. Additionally, the site is well located, served by public transport and is within a short distance of key employment locations such as Citywest, Saggart and Rathcoole, with links to the N7. In terms of current transport options, the site is not directly serviced by Dublin Bus but the No.65B and 77A both serve the wider Citywest and South Dublin area. The Fortunestown Luas Stop is located approximately 0.6km to the north of the Proposed Development site offering a high frequency, high-capacity public transport service with direct links to Dublin City Centre. The N7 national road is located 3.8km from the site also connects to the M50 as well as Kildare and the southwest of the country.

Having regard to the above alternatives, the selected location is considered to be the most suitable location for the Proposed Development.

### 2.7.1.2 Alternative Uses

The entirety of the subject site is currently zoned objective "RES-N": "To provide for new residential communities in accordance with approved area plans" in the existing South Dublin County Development Plan 2022-2028 (CDP). The Proposed Development site offers the opportunity to deliver compact growth in line with national policy, the South Dublin CDP 2022-2028.

As the Proposed Development consists of residential units and a crèche, the Proposed Development type a suitable land use according to the zoning objectives of the CDP.

If the Proposed Development is not advanced, the site will remain as greenfield parcel of land. In light of the zoning objectives for the site of the Proposed Development, as well as the current demand for high quality residential units in Saggart and Citywest, other land uses on site would not be considered appropriate alternatives or would not be in accordance with the planning policy context pertaining to the lands.

The lack of housing supply in Ireland is a well-documented and ongoing issue. The Proposed Development incorporates the construction of 611 no. residential units which will service the demand for housing in the area. As such this is considered an appropriate use of the land.

Due to the nature of the current proposal, i.e., the development of residential dwellings and supporting community facilities including a childcare facility it was not considered necessary to consider alternative uses for the Proposed Development.

### 2.7.1.3 Alternative Design and Layouts

Both the context and approach to the design and layout of the site of the Proposed Development, and the emerging final design have been subject to consultation with South Dublin County Council Planning Department under Section 32D of the Planning and Development Act, 2000 (as amended). A Large-Scale Residential Development Opinion meeting was held on 20 May 2025 with members of South Dublin County Council, the Applicant, and the design team in attendance. An Opinion was issued from South Dublin County Council on 17 June 2025.

The Proposed Development has been prepared in accordance with the requirements of relevant planning policies, including:

- National Planning Framework;
- Regional Spatial and Economic Strategy for the Eastern and Midland Region (2020);
- Relevant Section 28 Guidelines, including:
  - Urban Development and Building Heights Guidelines (2018) ; and
  - Planning Design Standards for Apartments - Guidelines for Planning Authorities, 2023; and
- South Dublin County Development Plan 2022–2028.

Although the LRD Opinion from South Dublin County Council was issued prior to the publication of the *Planning Design Standards for Apartments - Guidelines for Planning Authorities (2025)* on 8 July 2025, the Proposed Development has since been reviewed in light of the updated guidelines. Following this review, it is confirmed that the proposed design remains in compliance with the relevant standards referred to therein.

Alternative designs for the Proposed Development were considered and developed by the architects during the design development process, with input from the overall project team. This involved a constantly evolving design whereby different solutions were tested to establish the optimum design.

The evolving layout was shaped by considerations such as site permeability, housing mix, public open space distribution, urban form, and integration with green and blue infrastructure. Revisions incorporated feedback from the Planning Authority and specialist inputs, including landscape, transport, and ecology. The result is a scheme that balances density and amenity, responds to the site's physical characteristics, and aligns with broader planning policy objectives.

The key alternatives and design decisions taken during the development of the proposal are detailed in the Architectural Design Statement prepared by MCORM and Davey Smith (2025), submitted as part of this application and summarised hereunder.

As detailed on the attached diagram entitled “Design Evolution”, the design evolved and changed in response to updated guidance, the publication of the Compact Settlement Guidelines, feedback received from the local authorities as part of the LRD and SHD processes and a refocused incentive to provide above ground nature based attenuation and to maintain the natural biodiversity on the site.

These are detailed below and refer to the numbers on Design Evolution diagram;

1. Open spaces expanded to allow sufficient space for above ground nature-based attenuation solutions throughout the site, housing cells reorganised.
2. Apartment block introduced for additional density.
3. Greater setbacks provided along Corbally Stream. All services & footpaths removed from riparian corridor.
4. Roads layout rationalised with roads removed where possible to allow additional space for soft landscaping.
5. Greater setbacks provided along central hedgerow, housing cells reorganised.
6. Soft landscaped edge provided to Boherboy Road with greater hedgerow retention.
7. Low/Medium density housing replaced with medium density apartments.

8. 10metre setback from centre of hedge along Western boundary to encourage biodiversity.
9. Road layout amended to increase POS areas.
10. Road layout amended to remove cul de sacs.
11. Road layout amended to provide cohesive central open space free from cars.
12. Landscaping design amended to introduce “playful streets”.
13. Landscaping revised to increase accessible areas for use by all.
14. Hedgerow along Boherboy retained. No upgrade works to Boherboy Road to encourage biodiversity.
15. Segregated cycle path introduced to provide safer cycle routes.

Design Evolution  
Boherboy LRD

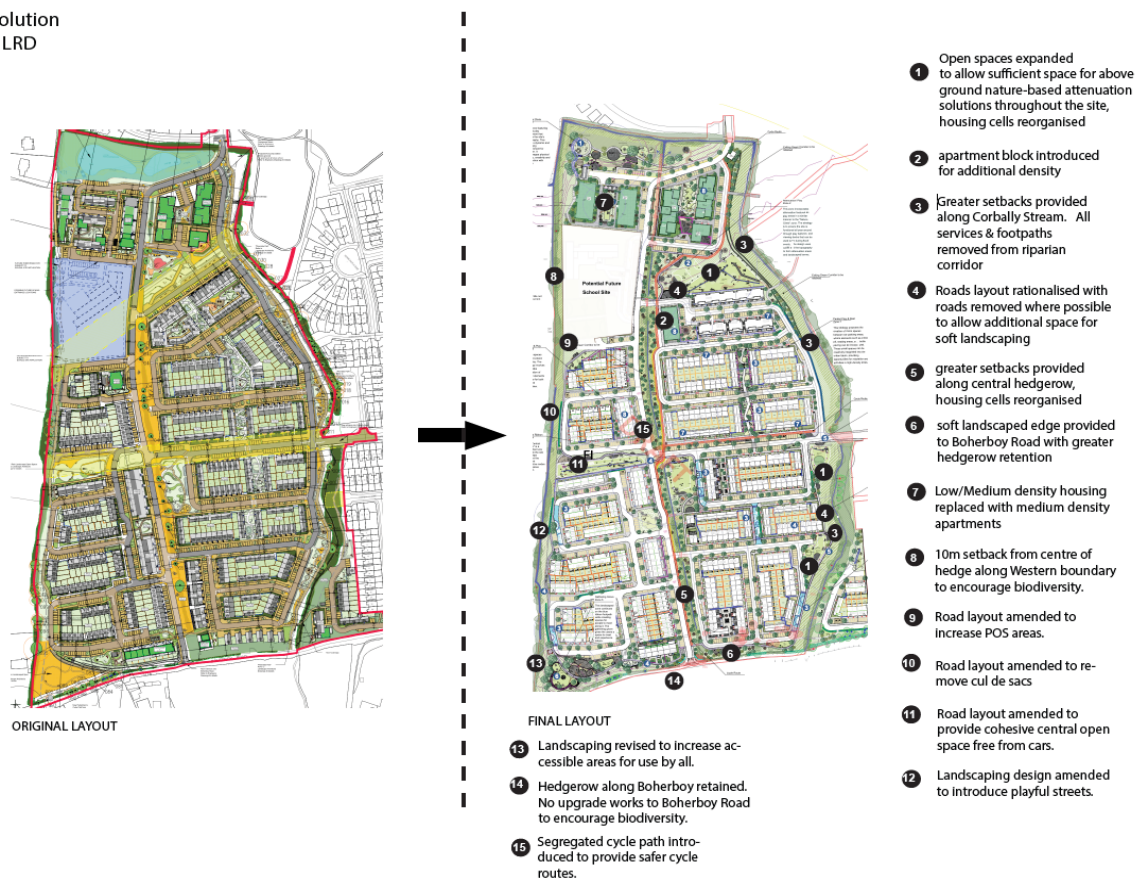


Figure 2-2 Boherboy LRD Design Evolution

#### 2.7.1.4 Alternative Process

Due to the nature of the Proposed Development (i.e mixed use/primarily residential) where the planning application will be submitted to South Dublin County Council it was not considered necessary to consider alternative processes for the Proposed Development.

### 2.8 The Existence of the Project

The Construction Phase will last approximately 60 months in total and occur in three phases. During the Construction Phase of the Proposed Development there will be approximately 250 no. jobs created at the peak of the construction works. Hence, for the duration of the Construction Phase of the Proposed Development there will be a short-term increase in

construction employment in the area, which will have a positive impact, both directly and indirectly, on the local economy.

The Operational Phase will result in an increase in the population of the area, and it will have a positive impact on the long-term supply needs of housing in South Dublin. In addition to housing, a crèche facility will also be provided, creating approximately 10-12 jobs. Hence the Operational Phase of the Proposed Development will have the potential to create employment in the local area, whilst also providing a high standard of living for new and existing local residents. Employment will also be created by the maintenance and management of the Proposed Development.

Any likely significant environmental effects of the Proposed Development are fully addressed in the relevant specialist chapters of this EIAR. The Proposed Development has the potential for cumulative, secondary, and indirect effects. All interactions and cumulative effects have been addressed in Chapter 16 (Interactions) with cumulative effects and interactions fully addressed in the relevant specialist chapters of this EIAR.