

Environmental Impact Assessment Report

Volume 2

**Lands at 'St.Teresa's'
Temple Hill,
Temple Road,
Monkstown,
Blackrock,
Co. Dublin**

On behalf of

Oval Target Limited

January 2026

RECEIVED: 30/01/2026



**Brock
McClure**
PLANNING & DEVELOPMENT CONSULTANTS

Planning & Development Consultants

63 York Road,
Dun Laoghaire,
Co. Dublin

www.brockmcclure.ie

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1.1 Introduction

This Environmental Impact Assessment Report (EIAR) has been prepared on behalf of **Oval Target Limited, 10 Ely Place, Dublin 2**, in respect of a proposed Large Scale Residential Development comprising **414 residential units**, a crèche facility of 401 sq., a café of 67.4sq.m and residential tenant amenity space of 451 sq., all located on a site of c. 4.56 ha on lands at **'St. Teresa's', Temple Hill, Temple Road, Monkstown, Blackrock, Co. Dublin** ("the proposed St. Teresa's LRD").

A full description of the site of the proposed development, along with a description of the proposed development itself is provided in Chapters 2 of this EIAR.

1.2 Expertise

The applicant, Oval Target Limited, appointed Brock McClure Planning and Development Consultants to direct and co-ordinate the preparation of this EIAR. This chapter of the EIAR has been prepared by Katarina Kanevova, who completed her Master's Degree in Spatial Planning at Slovak University of Technology in Bratislava, Slovakia in 2010. Following her studies she worked in forward planning, specialised on land-use planning projects in Slovakia. Katarina is a Corporate Member of the Irish Planning Institute.

This chapter has been reviewed by Linda McEllin, Associate Director at Brock McClure Planning & Development Consultants. Linda has worked at Brock McClure for 11 years and has over 18 years' experience in the private planning sector. Linda has focused her expertise in the areas of Large Scale Residential Developments. Linda has a Master's Degree in Regional and Urban Planning from University College Dublin and is a Corporate Member of the Irish Planning Institute.

1.3 Summary of the Proposed Development

Oval Target Limited intends to apply for permission for development of a Large-Scale Residential Development comprising amendments to previously permitted development (Strategic Housing Development ABP-303804-19) on a site of approx. 4.56 ha at 'St. Teresa's House' (A Protected Structure); 'St. Teresa's Lodge' (A Protected Structure); and associated entrance gates (A Protected Structure) at Temple Hill and Temple Road, Monkstown, Blackrock, Co. Dublin.

The proposed development will consist of amendments to a development previously permitted under Strategic Housing Development ABP-303804-19 (291 no. residential units, a crèche facility and heights of 1-8 storeys) to provide for a new residential and mixed use development (1 – 8 storeys overall) of 414 no. residential apartment units in total (a proposed uplift of 123 no. residential units) with associated crèche facility, a new café and residential amenity space. The revised overall residential mix is 8 no. studio units, 164 no. 1 bed units, 159 no. 2 bed units, and 83 no. 3 bed units.

The proposed development will consist of:

1. Amendments to previously permitted Blocks C1, C2, C3, D1, E1, E2, E3, E4 and E5 as follows:

- A revised building design for Block C1 from previously permitted building (3 storeys overall) consisting of 7 no. apartment units (6 no. 2 bed units and 1 no. 3 bed unit) to now comprise **10 no. apartment units** (4 no. 1 bed units and 6 no. 2 bed units) – an uplift of 3 no. residential units in total. Amendments will include minor revisions to overall height of the building (remains 3 storeys overall) and revisions to elevations and building footprint.
- A revised building design for Block C2 from previously permitted building (3 storeys overall) consisting of a crèche facility (approx. 286 sq m) at level 00 and 4 no. apartment units at level 01 and 02 (3 no. 2 bed units and 1 no. 3 bed unit) to now comprise a crèche facility of approx. 401 sq m at level 00, associated outdoor play area space of 302 sq m and **6 no. apartment units** (2 no. 1 bed units and 4 no. 2 bed units) at levels 01 and 02 – an uplift of 2

no. residential units in total and increased crèche floor area size by approx. 115 sq m. Amendments will include minor revisions to overall height of the building (remains 3 storeys overall) and revisions to elevations and building footprint.

- A New Block C3 (1 storey over basement level) comprising residential amenity space of approx. 451 sq m.
- The omission of previously permitted Block D1 (5 storeys overall) and basement level comprising 50 no. apartment units (15 no. 1 bed units, 23 no. 2 bed units and 12 no. 3 bed units) to now deliver new Block D1 (4 - 7 storeys over new basement level) comprising **125 no. apartment units** (19 no. 1 bed units, 68 no. 2 bed units and 38 no. 3 bed units) – an uplift of 75 no. residential units in total.
- The omission of previously permitted Block E1 (5 storeys overall) comprising 14 no. apartment units (9 no. 2 bed units, 4 no. 3 bed units and 1 no. 3 bed duplex unit) to now deliver new Block E1 (4 - 7 storeys) comprising **61 no. apartment units** (7 no. studio units, 6 no. 1 bed units, 26 no. 2 bed units and 22 no. 3 bed units) – an uplift of 47 no. residential units in total.
- The omission of previously permitted Block E2 (5 storeys overall) comprising 15 no. apartment units (9 no. 2 bed units, 4 no. 3 bed units and 2 no. 3 bed duplex units) to now deliver new Block E2 (6 storeys) comprising **50 no. apartment units** (1 no. studio unit, 25 no. 1 bed units, 20 no. 2 bed units and 4 no. 3 bed units) – an uplift of 35 no. apartment units in total.
- The omission of permitted Blocks E3 (5 storeys), E4 (4 storeys) and E5 (5 storeys) previously providing for 38 no. units in total (27 no. 2 beds, 8 no. 3 beds and 3 no. 3 bed duplex units).
- Each residential unit has associated private open space in the form of a terrace / balcony.

The above new proposals extend to a total of **252 residential units**. Blocks A1, B1, B2, B3, B4, Block H (St. Teresa's House) remain as originally permitted with no further amendments as part of this proposal (162 no. units in total and permitted heights of 3-8 storeys).

2. The structures for demolition across the site remain as permitted with no further amendments proposed. This includes any structures previously permitted for demolition that still remain on site and the removal of associated remnants of low / retaining walls and in-ground concrete steps.
3. An amended proposal for Block G (St. Teresa's Lodge) (1 storey) including a change of use from previously permitted 1 no. 1 bed unit to a new café of approx. 67.4 sq m. This proposal will again seek permission for the dismantling/deconstruction of the existing St. Teresa's Lodge (Gate Lodge) (approx. 38.56 sq m) and the demolition of a lean to extension (approx. 28.5 sq m) as previously permitted under Strategic Housing Development ABP-303804-19. The current amendment proposal seeks permission to relocate and reconstruct St. Teresa's Lodge in a new location (180 m southwest of its original position and located adjacent to Rockfield Park) using original roof timbers, decorative elements and rubble stonework, with original brickwork cleaned and re-used where appropriate. The non - original extension (approx. 28.5 sq m) will be again removed as previously permitted. The current proposal seeks further extension of this building (approx. 28.88 sq m) and a change of use from residential (1 no. unit) to café use to deliver a Part M compliant single storey building of approx. 67.4 sq m.
4. A revised landscape plan now provides for:
 - Public open space in the form of a central parkland, garden link, woodland park (incorporating an existing folly) and a tree belt (approx. 11,238 sqm overall).
 - Communal open space is now proposed in the form of entrance gardens, plazas, terraced gardens and roof terraces (approx. 3,620 sqm overall).
 - Provision is also now made for 2 no. new pedestrian connections to Rockfield Park on the southern site boundary (1 no. adjacent to the proposed relocated Gate Lodge and 1 no. at

the hammerhead adjacent to Block E2) and all other pedestrian connections remain as permitted under SHD ABP-303804-19.

5. A revised total of 244 no. car parking spaces (a decrease of 28 no. spaces) and 962 no. bicycle spaces (an uplift of 296 no. spaces) are proposed. The no. of motorcycle spaces remains as permitted at 20 no. spaces.
6. The development also provides for revised proposals for Bin Storage areas, Bike Storage areas, life safety generator room, ESB substations and switch rooms with a combined floor area of approx. 609 sq m all at surface level.
7. Access to the development generally remains as permitted under Strategic Housing Development ABP-303804-19, which provides for works to the existing entrance to the overall site via Temple Hill and Temple Road to deliver the realignment and upgrade of the existing signalised junction and associated footpaths, with minor modifications to the junction layout to provide for improved and safer vehicular access/egress to the site and to/from St. Vincent's Park. Emergency vehicular access and pedestrian/cycle access also remains as permitted via a secondary and long-established existing access point along Temple Hill. There are no works proposed to the existing gates (Protected Structure) at this location. There are minor modifications proposed to the northeastern boundary walls and access gateway to 'Carmond' to facilitate alignment improvements for safe access/egress serving St. Vincent's Park.
8. The associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; attenuation proposals; permeable paving; all landscaping works; green roofs; PV panels; boundary treatment; internal roads and footpaths.

This planning application is accompanied by a Natura Impact Statement (NIS) and Environmental Impact Assessment Report (EIAR).

1.4 Purpose of the EIAR

The central purpose of this EIAR and its appendices is to document the outputs of the assessment of the likely and significant impact on the environment of the proposed development (or "project") which has been carried out on behalf of the developer. Accordingly, the chapters of this EIAR contain the following: information regarding the project; the Baseline scenario; the likely significant effect of the project; the reasonable alternatives considered; and the features and measures to mitigate adverse significant effects. In addition, a Non-Technical Summary has been prepared, and additional information specified in Annex IV of the EIA Directive has also been included.

The primary purpose of this EIAR is to inform the EIA process, by identifying likely significant environmental impacts resulting from the proposed development, to describe the means and extent by which they can be reduced or mitigated, to interpret and communicate information about the likely impacts and provide an input into the decision-making planning process.

The fundamental principles to be followed when preparing an EIAR are:

- Anticipating, avoiding and reducing significant effects
- Assessing and mitigating effects
- Maintaining objectivity
- Ensuring clarity and quality
- Providing relevant information to decision makers
- Facilitating better consultation.

The EIA process was iterative and progressed in tandem with the project design process. The EIAR document captures this assessment process and describes its outcomes.

The EIAR documents the consideration of the environmental effects and provides transparent, objective and replicable documentary evidence of the EIA evaluation and decision-making processes.

The EIAR document provides information on any identified effects arising as a consequence of the proposed development and which are:

- Environmentally based;
- Likely to occur; and,
- Have significant effects.

It also documents the manner in which the project design incorporates mitigation measures; including impact avoidance, reduction or amelioration; to explain how significant adverse effects will be avoided.

The key purpose of this EIAR document is to enable the competent authority to form a reasoned conclusion, in the context of the decision-making process, on the significant effects of the project on the environment, based on the examination of the EIA Report.

Pursuant to the provisions of Article 5(1) of the EIA Directive, where an environmental impact assessment is required, the developer shall prepare and submit an EIAR which shall include at least:

- (a) a description of the project comprising information on the site, design, size and other relevant features of the project;
- (b) a description of the likely significant effects of the project on the environment;
- (c) a description of the features of the project and/or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment;
- (d) 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;
- (e) a non-technical summary of the information referred to in points (a) to (d); and
- (f) 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.

The EIAR shall include the information that may reasonably be required for reaching a reasoned conclusion on the significant effects of the project on the environment, taking into account current knowledge and methods of assessment. In addition, the developer shall, with a view to avoiding duplication of assessments, take into account the available results of other relevant assessments under European Union or national legislation, in preparing the EIAR.

The EIA Directive and implementing Irish legislation prescribe a range of environmental factors which are used to organise descriptions of the environment and the environmental impact assessment should identify, describe and assess in an appropriate manner, in the light of each individual case, the direct and indirect significant effects of a project on the prescribed environmental factors which are:

- (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).

This EIAR documents the assessment process of the prescribed environmental factors in relation to the proposed LRD residential development at "St. Teresa's", Temple Hill, Temple Road, Monkstown, Blackrock, Co. Dublin.

1.5 Definition of EIA and EIAR

Article 1(2)(g) 4 of Directive 2014/52/EU states that “environmental impact assessment” means a process consisting of:

- (i) the preparation of an environmental impact assessment report by the developer, as referred to in Article 5(1) and (2);
- (ii) the carrying out of consultations as referred to in Article 6 and, where relevant, Article 7;
- (iii) the examination by the competent authority of the information presented in the environmental impact assessment report and any supplementary information provided, where necessary, by the developer in accordance with Article 5(3), and any relevant information received through the consultations under Articles 6 and 7;
- (iv) the reasoned conclusion by the competent authority on the significant effects of the project on the environment, taking into account the results of the examination referred to in point (iii) and, where appropriate, its own supplementary examination; and
- (v) the integration of the competent authority's reasoned conclusion into any of the decisions referred to in Article 8a.

It is important to set out that the amended Directive (Directive 2014/52/EU) uses the term Environmental Impact Assessment Report (EIAR) rather than Environmental Impact Statement (EIS).

The Guidelines on the Information to be contained in an Environmental Impact Assessment Report, Environmental Protection Agency, 2017, provide the following definition of an EIAR:

“A statement of the effects, if any, which proposed development, if carried out, would have on the environment.

The EIAR is prepared by the developer and is submitted to a CA (Competent Authority) as part of a consent process. The CA uses the information provided to assess the environmental effects of the project and, in the context of other considerations, to help determine if consent should be granted. The information in the EIAR is also used by other parties to evaluate the acceptability of the project and its effects and to inform their submissions to the CA.

The EIAR consists of a systematic analysis and assessment of the potential effects of a proposed project on the receiving environment. The amended EIA Directive prescribes a range of environmental factors which are used to organise descriptions of the environment and these factors must be addressed in the EIAR.

The EIAR should be prepared at a stage in the design process where changes can still be made to avoid adverse effects. This often results in the modification of the project to avoid or reduce effects through redesign”.

An EIAR is the document produced as a result of that process and provides information which the competent authority uses to form a reasoned conclusion, in the context of the decision-making process, on the significant effects of the project on the environment, based on the examination of the EIA Report.

1.6 EIA Legislation

This EIAR document has been prepared in accordance with the applicable provisions of Directive 2011/92/EU, as amended by Directive 2014/52/EU on assessment of the effects of certain public and private projects on the environment (“the EIA Directive”).

The obligations under the EIA Directive have been transposed into Irish law for the purposes of this application for permission by the provisions of the Planning and Development Act 2000 (“the 2000 Act”) and the provisions of the Planning and Development Regulations 2001, as amended (“the 2001 Regulations”).

The EIAR has also been prepared in accordance 'Guidelines for Planning Authorities and An Bord Pleanála on Carrying out Environmental Impact Assessment'(September 2018) and the Environmental Protection Agency (EPA) published 'Guidelines on the information to be contained in Environmental Impact Assessment Reports' (May 2022). These guidelines are intended to facilitate compliance with the 2014 EIA Directive and this EIAR has been prepared in accordance with the Guidelines.

In preparation of this EIAR, regard has been given to the following key documentation:

- Advice Notes on Current Practice in the Preparation of Environmental Impact Statements (EPA 2003);
- Guidelines on the Information to be Contained in Environmental Impact Assessment Reports (EPA May 2022);
- Environmental Assessments of Plans, Programmes and Projects – Rulings of the Court of Justice of the European Union (European Union 2017);
- Environmental Impact Assessment of Projects – Guidance on Scoping (Directive 2011/92/EU as amended by 2014/52/EU) (European Union 2017);
- Guidance of Integrating Climate Change and Biodiversity into Environmental Impact Assessment (European Union 2013);
- Environmental Impact Assessment of Projects – Guidance on the preparation of the Environmental Impact Assessment Report (European Union 2017);
- European Commission 2017. Environmental Impact Assessment of Projects Guidance on Screening (Directive 2011/92/EU as amended by 2014/52/EU);
- EU Commission Guidance on Interpretation of definitions of project categories of annex I and II of the EIA Directive (2015);
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (Government of Ireland 2018);
- Key Issues Consultation Paper on the Transposition of 2014 EIA Directive (2014/52/EU) in the Land Use Planning and EPA Licencing Systems; (Department of Housing, Planning, Community and Local Government 2017);
- Guidelines for the Assessment of Indirect and Cumulative Impacts as well as Impact Interactions (European Communities 1999);
- Implementation of Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (European Communities 2003); and
- Office of the Planning Regulator (OPR) Environmental Impact Assessment Screening Practice Note (2021).

Additional specific guidelines will be referred to in each specific chapter.

1.7 Overview of EIA Process

The EIA Directive defines EIA as a process whereby Article 1(2)(g) states that EIA means:

- i. "the preparation of an environmental impact assessment report by the developer, as referred to in Article 5(1) and (2);
- ii. the carrying out of consultations as referred to in Article 6 and, where relevant, Article 7;
- iii. the examination by the competent authority of the information presented in the environmental impact assessment report and any supplementary information provided, where necessary, by the developer in accordance with Article 5(3), and any relevant information received through the consultations under Articles 6 and 7;

- iv. the reasoned conclusion by the competent authority on the significant effects of the project on the environment, taking into account the results of the examination referred to in point;
- v. and, where appropriate, its own supplementary examination; and
- vi. the integration of the competent authority's reasoned conclusion into any of the decisions referred to in Article 8a".

The EIA Directive requires the EIAR to identify, describe and assess, in an appropriate manner and in light of each individual case, the direct, indirect and cumulative significant effects of the Proposed Development on factors of the environment including:

- 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 (respectively, the Habitats Directive and the Birds Directive)
- 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)

The Environmental Impact Assessment (EIA) of Projects is a key instrument of European Union environmental policy. The EIA Directive requires that public and private Projects that are likely to have significant effects on the environment be made subject to an assessment prior to development consent being given (i.e., the decision by the competent authority or authorities that entitles the developer to proceed with the Project). Before development consent can be granted, an EIA is required if a Project is likely to impact significantly upon the environment.

As set out in the European Commission's "Environmental Impact Assessment of Projects Guidance on the preparation of the Environmental Impact Assessment" (2017), there are three stages involved in EIA: Screening, Scoping, and the Preparation of the EIA Report.

'Screening' is the term used to describe the process for determining whether a proposed development requires an EIA by reference to mandatory legislative threshold requirements or in the case of sub threshold development, by reference to the type and scale of the proposed development and the significance or the environmental sensitivity of the receiving baseline environment. Annex 1 of the EIA Directive requires as mandatory an EIA for all development projects listed therein. Schedule 5, Part 1, of the Planning Regulations transposes Annex 1 of the EIA Directive directly into Irish planning legislation. An EIAR is required to accompany a planning application for development of a class set out in Schedule 5, Part 1 of the Planning Regulations which exceeds a limit, quantity or threshold set for that class of development. The Proposed Development is not considered to fall under any class set out in Schedule 5, Part 1 of the Planning Regulations.

The 'Scoping Stage' provides the opportunity for developers to request competent authorities for an opinion as to the extent of the information required to make an informed decision about the Project and its effects. This step involves the assessment and determination, or 'scoping', of the amount of information and analysis that authorities will need.

The information relating to a Project's significant effects on the environment is gathered during the third stage: the preparation of the EIA Report. These three stages are complemented by specific steps in the EIA process. This is defined in Article 1(2)(g) (see Table 1.1 below) which provides a definition of the Environmental Impact Assessment by describing the EIA process.

Screening for Environmental Impact Assessment

Pursuant to the provisions of Article 94, and Schedule 5 of the Planning and Development Regulations 2001 (as amended), an EIAR is required to accompany a planning application for development of a class set out in Schedule 5, Part 2, which exceeds a limit, quantity or threshold set for that class of development.

Schedule 5, Part 2, paragraph 10 "*Infrastructure Projects*" states as follows:

- (b) (i) Construction of more than 500 dwelling units.
- (ii) Construction of a carpark providing more than 400 spaces, other than a carpark provided as part of, and incidental to the primary purpose of, a development.
- (iii) Construction of a shopping center with a gross floor space exceeding 10,000 square meters.
- (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 overall development at St. Teresa's LRD comprises 414 residential units, a café, a creche, residential amenity space all located on a site of c. 4.56 ha.

The proposed development therefore falls below the thresholds set out above for mandatory Environmental Impact Assessment.

However, section 172 of the 2000 Act also sets out the basis on which an EIA will be required for such a "sub-threshold" development. An EIA is required where a sub-threshold development is likely to have significant effects on the environment and therefore should be subject to EIA. Whether or not a proposed development will have a 'significant effect' is not determined by reference to relevant quantity, area or other limit thresholds but involves a consideration of factors such as the nature and location of a project. On review of the likely potential environmental effects, it is considered that the Proposed Development may result in significant adverse effects on the landscape and visuals of St. Louise's Park.

Having regard to the potential for significant adverse effects on the surrounding environment, it is concluded that a mandatory Environmental Impact Assessment Report (EIAR) is required for the Proposed Development. On this basis, the developer has opted to prepare an EIAR in respect of the proposed Large Scale Residential Development.

We refer the competent authority to the full EIAR Screening Report enclosed as Appendix 1.3.

Scoping for the Environmental Impact Assessment

The Guidelines on the information to be contained in environmental impact assessment reports, (EPA, May 2022) state that Scoping is a process of deciding what information should be contained in an EIAR and what methods should be used to gather and assess that information.

Scoping is defined in the European Commission EIAR guidance (EC, 2017) as:

"The process of identifying the content and extent of the information to be submitted to the Competent Authority under the EIA process."

In this case, the content of this EIAR was informed by an informal scoping process carried out by the applicant, the design team and appointed EIAR consultants to identify the core issues likely to be most important during the Environmental Impact Assessment process.

Content of the EIAR

In this context the following chapters are prepared in assessment of the likely significant effects of the proposed development on the environment:

No	Proposed Content
1	Introduction
2	Site Context and Description of the Development
3	Planning Context
4	Consideration of Alternatives
5	Population and Human Health
6	Biodiversity
7	Lands, Soils, Geology, Hydrogeology & Utilities
8	Hydrology
9	Noise and Vibrations
10	Air Quality
11	Climate
12	Wind and Microclimate
13	Landscape and Visual Impact
14	Material Assets – Traffic and Transport
15	Material Assets – Waste Management
16	Archaeological and Cultural Heritage
17	Architectural and Built Heritage
18	Risks of Major Accidents and/or Disasters
19	Interactions
20	Summary of Mitigation Measures

Table 1.1 -Scoping and Chapters of this EIAR

In addition to the above a series of reports have been prepared to accompany the application for permission, which have also informed certain content of the chapters of the EIAR.

The scope of this EIAR has also been informed by the following:

- European Union (Planning and Development) (Habitats and Environmental Impact Assessment) Regulations 2022.
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment, August 2018.

- Guidelines on the information to be contained in environmental impact assessment reports, EPA, May 2022.
- Transposition of 2014 EIA Directive (2014/52/EU) in the Land Use Planning and EPA Licensing Systems - Key Issues Consultation Paper, Department of the Environment, Community and Local Government, 2017.
- Circular letter PL 1/2017 – Advice on Administrative provisions in advance of Transposition (2017)
- The requirements of the Dun Laoghaire-Rathdown Development Plan 2022-2028;
- Relevant Regional and National Planning Policy Documents;
- Issues raised during pre-application consultation meetings with Dun Laoghaire-Rathdown County Council;
- Consultation process with statutory bodies and local stakeholders as referenced in the individual chapters; and
- Previous relevant planning history and applications that have been submitted on the subject and adjoining lands.

1.8 Format and Structure of an EIAR

The formation of an EIAR necessitates the co-ordination and collation of associated, yet diverse specialised areas of assessment. The EIA approach involves the examination of each environmental factor, describing the existing baseline environment, the subject proposal, its likely impacts and direct and indirect significant effects pertaining to the environmental factor and mitigation measures, where appropriate. The topics examined in this EIAR are categories under the environmental factors prescribed under the 2014 EIA Directive as follows:

- Population and Human Health
- Biodiversity
- Land, Soils, Geology, Hydrogeology & Utilities
- Hydrology
- Noise & Vibration
- Air Quality & Climate
- Material Assets
- Archaeological & Architectural Cultural Heritage
- Landscape & Visual Assessment

The structure used in this EIAR document is the Grouped Format structure and has been summarised in the table above.

Non-Technical Summary

A Non-Technical Summary of the EIAR has also been prepared. One of the objectives of the EIA process is to ensure that the public and the public concerned are made aware of the environmental implications of any consenting decisions. The EPA guidelines note that the non-technical summary of the EIAR should facilitate the dissemination of the information contained in the EIAR and that the core objective is to ensure that the public is made as fully aware as possible of the likely environmental impacts of projects prior to a decision being made by the Competent Authority. A Non-Technical Summary of the EIAR has therefore been prepared which summarises the key environmental impacts and is provided as a separate document, for ease of reference.

1.9 Methodology Employed to Evaluate Each Environmental Topics

An outline of the methodology employed consistently in each chapter of the EIAR to examine each environmental topic is provided below. All inputs received have adhered to this structure as closely as possible:

Introduction	Provides an overview of EIAR and relevant terms of reference.
Study Methodology	The study methodology outlines the method by which the relevant information has been gathered and compiled.
The Existing Receiving Environment (Baseline Situation)	The receiving environment details the baseline condition for the site and references, the context, character, significance and sensitivity of the baseline receiving environment. Any factors for consideration in the immediate area are set out.
Do Nothing Scenario	In order to provide a qualitative and equitable assessment of the proposed development, this section considers the proposed development in the context of the likely impacts upon the receiving environment should the proposed development not take place
Characteristics of the Proposed Development	The characteristics of the development are set out as they relate to each discipline and should include reference to site location, size, design and appearance of the project, use of natural resources, the production of waste, emissions and nuisances.
Potential Impact of the Proposed Development	This section provides a description of the specific, direct and indirect, impacts that the proposed development may have. This is provided with reference to both the Receiving Environment and Characteristics of the Proposed Development sections while also referring to the (i) magnitude and intensity, (ii) integrity, (iii) duration and (iv) probability of impacts. The assessment addresses whether the impacts are direct, indirect, secondary or cumulative in nature, it also looks at the timescale of such impacts e.g., are they short, medium, long-term, and are they of a temporary, permanent, continuous or intermittent nature, and are they positive or negative impacts. The impact interactions are also addressed.
Risks to Human Health	This section will consider human health effects resulting from the construction and operation of a project and will concern the commissioning, operation and decommissioning of the project. The assessment of impacts on population and human health will refer to assessments of those factors under which human health might occur, as addressed elsewhere in the EIAR e.g., under the environmental factors of air, water, soil etc.
Potential Cumulative Impact	This section allows for a qualitative assessment of the addition of many minor or significant effects, including the effects of other projects, to create larger more significant effects.
Mitigation Measures	Avoidance, remedial and mitigation measures describe any corrective or mitigative measures that are either practicable or reasonable, having regard to the potential impacts of the scheme. This includes avoidance, reduction and remedy measures as set out in Section 4.7 of the Development Management Guidelines 2007 to reduce or eliminate any significant adverse impacts identified.
Residual / Predicted Impacts of the	This section allows for a qualitative description of the resultant specific direct, indirect, secondary, cumulative, short, medium and long-term, temporary,

Proposed Development	permanent, continuous, or intermittent, positive and negative effects as well as impact interactions which the proposed development may have, assuming all mitigation measures are fully and successfully applied.
Monitoring	This involves a description of monitoring in a post-development phase, if required. This section addresses the effects that require monitoring, along with the methods and the agencies that are responsible for such monitoring.
Interactions	This section provides a description of impact interactions together with potential indirect, secondary and cumulative impacts.
Difficulties Encountered in Compiling	This section provides an indication of any difficulties encountered by the environmental specialist in compiling the required information.
References	This section will include the list of sources used to complete the assessment.

Table 1.2 - Methodology for Evaluation

1.10 Description of Effects

Each EIA chapter assesses the direct, indirect, cumulative, and residual impact of the proposed development for both the construction and operational stage.

The identified quality, significance, and duration of the effects for each aspect is based on terminology set out in the EPA's Guidance on the Information to be contained in Environmental Impact Assessment Reports 2022 table 3.4, presented on table 1.2 below:

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
	Negative – A change which reduces the quality of the environment
Describing the Significance of Effects	Imperceptible – An effect capable of measurement but without significant consequences.
	Not Significant – An effect which causes notable changes in the character of the environment but without significant consequences
	Slight Effects – An effect which causes notable changes in the character of the environment but without significant consequences
	Moderate Effects – An effect that alters the character of the environment without affecting its sensitivities
	Significant Effects – An effect which, by character, magnitude, duration, or intensity,

	significantly alters most of a sensitive aspect of the environment
	Profound Effects – An effect 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 because 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 from 7 to 15 years
	Long Term Effects – Effects lasting from 15 to 60 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).
	Indirect Effects (a.k.a Secondary or Off-Site Effects) – Effects 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 Effects – The addition of many minor or insignificant effects on other

Describing the Types of Effects	projects, to create larger, more significant effects
	'Do Nothing Effects' – The environment as it would be in the future should the subject project not be carried out
	'Worst Case' Effects – The effects arising from a project in the case where mitigation measures substantially fail
	Indeterminable Effects – When the full consequences of a change in the environment cannot be described
	Irreversible Effects – When the character, distinctiveness, diversity, or reproductive capacity of an environment is permanently lost
	Residual Effects – The degree of environmental change that will occur after the proposed mitigation measures have taken effect
	Synergistic Effects – Where the resultant effect is greater significance than the sum of its constituents (e.g combination of SOx and NOx to produce smog).

Table 1.3 – Description of Effects

1.11 EIAR Project Team

Under Article 5(3) of the EIA Directive, it is expressly required that the developer must ensure that the environmental impact assessment report (EIAR) is prepared by competent experts. Each of the chapters of this EIAR for the subject development have been prepared by experts with the requisite qualifications and competences.

Environmental specialist consultants were commissioned for the various technical chapters of the EIAR document which are mandatorily required as per the EIA Directive and Regulations.

Each environmental specialist 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 measures to mitigate or avoid adverse environmental impacts; and to clearly and comprehensively present their findings.

Each environmental specialist was required to characterise the receiving baseline environment; evaluate its significance and sensitivity; predict how the receiving environment will interact with the proposed development and to work with the EIAR project design team to devise measures to mitigate any adverse environmental impacts identified.

The relevant consultants who contributed to the EIAR, their qualifications is detailed in Table 1.3 below. For detailed competency of individual experts we refer to individual chapters and Appendix 1.2.

No.	Chapter	Consultant Name and address	Specialist Area
1	Introduction	Brock McClure Planning and Development Consultants, 63 York Road, Dun Laoghaire, Co. Dublin Kian Pyburn Katarina Kanevova Linda McEllin	Planning and Development Consultants
2	Site Context		
3	Description of the Development		
4	Consideration of Alternatives	Brock McClure Planning and Development Consultants, 63 York Road, Dun Laoghaire, Co. Dublin Katarina Kanevova Linda McEllin O'Mahony Pike Architects, The Chapel, Mount Saint Anne's, Milltown, Dublin D06 XN52, Ireland. John MacPolin	Planning and Development Consultants Design Architects
5	Population and Human Health	Brock McClure Planning and Development Consultants, 63 York Road, Dun Laoghaire, Co. Dublin Kian Pyburn Katarina Kanevova Linda McEllin	Planning and Development Consultants
6	Biodiversity	DNV, 3D Core C, The Plaza, Park West, D12F9TN Ciara Barry-Hannon	Multidisciplinary Planning and Environmental Consultants
7	Land, Soils, Geology, Hydrogeology and Utilities	AWN Consulting Ltd., The Tecpro Building, 17, Clonsaugh Business & Technology Park, Dublin Liana Rocha Marcelo Allende	Environmental Consultants
8	Hydrology		
9	Noise and Vibration	AWN Consulting Ltd., The Tecpro Building, 17, Clonsaugh Business & Technology Park, Dublin Abe Scheele	Environmental Consultants

No.	Chapter	Consultant Name and address	Specialist Area
10	Air Quality	DNV, 3D Core C, The Plaza, Park West, D12F9TN Darragh Grant Gráinne Ryan	Multidisciplinary Planning and Environmental Consultants
11	Climate	DNV, 3D Core C, The Plaza, Park West, D12F9TN Moloney Leah	Multidisciplinary Planning and Environmental Consultants
12	Wind and Microclimate	B-Fluid, The Studio, 55 C Maple Avenue, Stillorgan, Dublin, A94HY83 Dr. Cristina Paduano Dr. Arman Safdari Dr. Sadia Siddiq	Building Fluid Dynamics
13	Landscape and Visual Impact Assessment	Modelworks, The Old Courtyard, Newtownpark Ave, Blackrock, Co. Dublin, A94 YD61, Ireland Richard Butler	Landscape and Visual Impact Assessment, Architectural presentation and analysis
14	Material Assets - Traffic and Transport	NRB Consulting Engineers, 5th floor, 40 Mespil Rd, Dublin, 4 Eoin Reynolds	Consulting Engineers
15	Material Assets - Waste Management	AWN Consulting Ltd., The Tecpro Building, 17, Clonshaugh Business & Technology Park, Dublin Chonaill Bradley	Environmental Consultants
16	Archaeology and Cultural Heritage	Archaeology and Built Heritage Ltd., Spade Enterprise Centre, St. Paul's Smithfield, North King Street, Dublin 7. Franc Myles	Archaeological and Heritage Consultancy
16	Architectural Built Heritage	Cathal O'Neill + Company Architects, 33 Pembroke Road, Dublin 4	Conservation Architect

No.	Chapter	Consultant Name and address	Specialist Area
		Garrett O'Neill	
17	Risk of Major Accidents and/or Disasters	Brock McClure Planning and Development Consultants, 63 York Road, Dun Laoghaire, Co. Dublin Katarina Kanevova Linda McEllin	Planning and Development Consultants
18	Interactions	Brock McClure Planning and Development Consultants, 63 York Road, Dun Laoghaire, Co. Dublin Kian Pyburn Katarina Kanevova Linda McEllin	Planning and Development Consultants
19	Summary of Mitigation Measures		
NTS	Non-Technical Summary	Input from all above consultants and compiled by Brock McClure Planning and Development Consultants,	Planning and Development Consultants
App	Appendices		

Table 1.3 – Competency Table

1.12 Appropriate Assessment

Article 6(3) of the Habitats Directive (92/43/EEC) states any project not directly connected with or necessary to the management of a Natura 2000 site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to the Appropriate Assessment procedure of its likely implications for the site in view of the site's conservation objectives.

An Appropriate Assessment Stage 1 Screening exercise was undertaken by DNV in accordance with 'Assessment of Plans and Projects Significantly Affecting Natura 2000 Sites – Methodological Guidance on the Provisions of Article 6 (3) and (4) of the Habitats Directive 92/43/EEC'. Following conclusion of the Stage 1 Screening, it was found that on the basis of the best scientific knowledge available and objective information, that the possibility of an significant effects on the above list European Sites whether arising from the project itself or in combination with other plans and projects, cannot be excluded in light of European sites conservation objectives. Thus, there was a requirement to proceed to Stage 2 of the Appropriate Assessment process with the preparation of a Natura Impact Statement required.

In accordance with these Guidelines, the Appropriate Assessment may be a separate document or form part of the EIAR. In the case of the proposed development a separate Appropriate Assessment Screening Report and Natura Impact Statement is submitted with this application.

Whilst the ecological baseline is undoubtedly common to the assessments to be carried out by Dun Laoghaire Rathdown County Council pursuant to both the EIA Directive and Article 6(3) of the Habitats Directive, given the very different nature of those assessments, the requirements of Article 6(3) of the Habitats Directive are not addressed further in this EIAR.

1.13 Availability of EIAR Documentation

A copy of this EIAR and the relevant Non-Technical Summary of the EIAR document is available for purchase at the offices of An Bord Pleanála and Dún Laoghaire Rathdown County Council (the relevant Planning Authority) at a fee not exceeding the reasonable cost of making a copy of the document. The EIAR is also available on the LRD website for this application: www.templeroadplanning1amended.com

1.14 EIAR Quality Control & Review

Brock McClure are committed to assuring the quality of EIAR documents, taking into account latest best-practice procedure, legislation and policy.

The DHPLG have published guidelines on Environmental Impact Assessment for Planning Authorities and the Board (published August 2018), and both the European Commission and the EPA have published guidance on the information to be contained in an Environmental Impact Assessment Report, all of which have been consulted and implemented in the preparation of this EIAR.

1.15 Errors

While every effort has been made to ensure that the content of this EIAR document is error free and consistent there may be instances in this document where typographical errors and/or minor inconsistencies do occur. These typographical errors and/or minor inconsistencies are unlikely to have any material impact on the overall findings and assessment contained in this EIAR.