

Michael O'Sullivan
County Hall
Dún Laoghaire
Co. Dublin

11 March 2026

Our Ref: P26-050/JB/NSC

Re: Review of Environmental Impact Assessment Report (EIAR) chapters accompanying the Large-scale Residential Application LRD26A/0051/WEB.

Dear Michael,

Please find enclosed our review of the following Environmental Impact Assessment Report (EIAR) chapters accompanying Large-scale Residential Application LRD26A/0051/WEB:

- Land, soils, geology and hydrogeology
- Hydrology

We recommend that further information be sought from the Applicant in relation to the EIAR that accompanied the planning application. We have also suggested planning conditions relating to environmental components to be attached to any ultimate Grant of Planning Permission, assuming it can be fully demonstrated the development accords with proper planning and sustainable development.

Recommendation(s) Made

EIAR - Land, soils, geology and hydrogeology

It is recommended that the Applicant is asked to provide the following further information:

'The chapter does not assess the potential impact to bedrock from the proposed piled foundations. The CEMP states "piling / coring through rock may be required to allow excavation of the basements in the strata above the rock in accordance with the proposed design." The potential impact to land, soils, geology and hydrogeology from the proposed piled foundations should be assessed and associated mitigation measures should be specified, if required.'



Recommended Planning Conditions

ElAR - Land, soils, geology and hydrogeology

Prior to the commencement of any works associated with the development hereby permitted, the developer shall submit an updated, detailed Construction Environmental Management Plan (CEMP) for the written agreement of the planning authority. The CEMP shall incorporate as a minimum detail for the following: collection and management of construction waste, surface water run-off from the site, management of noise emissions and all environmental management measures to be implemented during construction. A dedicated process for recording all complaints and mitigation measures implemented shall be defined in the CEMP. A record of daily checks that the construction works are being undertaken in accordance with the CEMP shall be kept at the construction site office for inspection by the planning authority. The agreed CEMP shall be implemented in full in the carrying out of the development.

REASON: In the interest of landscape and environmental protection, residential amenities, and public health and safety.

All materials to be removed from the development site shall be tested in accordance with the relevant environmental standard to determine the appropriate offsite reuse or disposal options. This includes analyses to enable the classification of the material as hazardous or non-hazardous. The results of such testing shall be provided to the Local Authority.

REASON: In the interest of good material/waste management.

All groundwater which is subject to dewatering, and which is proposed to be discharged to the receiving environment shall be tested prior to discharge to ensure it does not contain concentrations of polluting material that results in it exceeding relevant environmental quality standards. The results of such testing shall be provided to the Local Authority. It is noted that in such instances the Applicant is separately required to apply for a discharge license from the Local Authority and no discharge shall occur without same.

REASON: In order to protect water quality.

Concluding Remarks

If you should require any further information, please do not hesitate to contact the undersigned.

Yours sincerely,

A handwritten signature in black ink, which appears to read "Janette Bligh", is written over a horizontal line.

Janette Bligh
for and on behalf of **Fehily Timoney and Company**