Appendix 9-7. Extract from ANCA Draft Regulatory Decision

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9-7.1 Introduction

9-7.1.1 This appendix of the Environmental Impact Assessment Report (EIAR), prepared by Bickerdike Allen Partners LLP (BAP), reproduces Condition 1 and Schedule A of ANCA's Draft Regulatory Decision on the Infrastructure Application, published in May 2026[1].

[1] Aircraft Noise Competent Authority (2026). Draft Regulatory Decision May 2026, [Online]. Available at: https://www.fingal.ie/sites/default/files/2026-05/03-draft-regulatory-decision.pdf [Checked 06/11/2026]

Draft Regulatory Decision

This Draft Regulatory Decision (Draft RD) contains the following noise mitigation measures that ANCA proposes to direct the planning authority to include as conditions of the planning authority's decision (if any) to grant permission for the development (F23A/0781):

Condition 1: Noise Insulation Scheme

Condition:

A sound insulation grant scheme (SIGS) for residential dwellings shall be provided as detailed in Schedule A. Initial eligibility to the scheme shall apply to residential dwellings forecast to be exposed to aircraft noise at or above 60 dB L_{den} within the first calendar year following a grant of permission for this development.

Eligibility to the scheme shall be reviewed every year thereafter with residential dwellings situated in the 60 dB L_{den} contour for the preceding calendar year being eligible under the scheme.

The scheme shall not apply to properties where works have been undertaken under any other existing noise insulation scheme or properties where a planning permission was granted after 09 December 2019, this being the date of adoption of the policies relating to development within Aircraft Noise Zones which are in Variation No 1 to the Fingal Development Plan 2017-2023 and retained in the Fingal Development Plan 2023 – 2029. This scheme shall be delivered in accordance with the requirements set out in Schedule A (encl.).

Schedule A

Part 1: Definitions

The following definitions shall apply with reference to the Scheme described in this schedule.

Term	Definition
Approved Contractor	A contractor procured and managed by the Applicant and considered competent and appropriately qualified and have suitable levels of insurance coverage to install the sound insulation measures described in Part 4: Procedure in line with acceptable standards and in compliance with the Building Regulations.
Habitable Room	A habitable room is a room, other than an attic or loft, within an Eligible Dwelling which is used for living or sleeping, built in compliance with the provisions of the building regulations and the Planning and Development Act.
Competent Surveyor	An appropriately qualified surveyor to inspect and determine relevant information in relation to the existing construction and elements of an Eligible Dwelling for the purposes of undertaking an Elemental Analysis as defined in Part 4: Procedure.
Initial Eligibility Contour Area	The area of the 60 dB L_{den} noise contour forecast for the following calendar year, to be provided by the Applicant within 3 months of a grant of permission for this development, for the written agreement of ANCA prior to submission for approval to the Planning Authority.
Eligibility Contour Area	The area of the 60 dB L_{den} noise contour for the preceding calendar year, for written agreement of ANCA prior to submission for approval to the Planning Authority.
Eligible Dwelling	A habitable dwelling: • built in compliance with the provisions of the building regulations and the Planning and Development Act • located within the Initial Eligibility Conour Area or Eligibility Contour Area • But does not include a dwelling that: o was constructed pursuant to a planning permission granted after 9 December 2019, being the date of adoption of the policies relating to development within Aircraft Noise Zones in Variation No 1 to the Fingal Development Plan 2017-2023 (and retained in the Fingal Development Plan 2023 – 2029); and o has benefited from noise insulation previously under this scheme; and o has benefited from noise insulation previously under any other existing noise insulation schemes.

Initial Eligibility Report	A report prepared and published by the Applicant within 3 months of a grant of permission for this development in line with the requirements set out in Part 2: Determining Eligibility under the Scheme.
Eligibility Report	A report prepared and published every year by the Applicant in line with the requirements set out in Part 2: Determining Eligibility under the Scheme.
Grant	The commitment by the Applicant for the provision of finance to directly pay the Approved Contractor for a package of noise insulation measures, which would cover fully, or the majority of, the costs associated with the insulation of a range of habitable rooms up to [€40,000] (Index Linked).
Index Linked	Index-linked by reference to changes in the Consumer Price Index (CPI) (maintained by the Central Statistics Office) in the period between the submission date of the Application and the date of the Statement of Need.
Relevant External Noise Level	The noise exposure level at the relevant Eligible Dwelling.
Statement of Need	The recommended measures identified from those available under the scheme as outlined in Part 4.
Target Performance	An improvement of at least 5 dB, where feasible, in the sound insulation of the Eligible Dwelling. Where possible, the guidelines recommended in BS8233:2014 for internal ambient noise levels shall be targeted.

Part 1: Purpose of the Scheme:

The purpose of the scheme is to provide a package of noise insulation measures, assessed to achieve the Target Performance, up to a value limited to [€40,000] (Index Linked), exclusive of scheme administration costs.

Measures shall apply to all Habitable Rooms.

Where a dwelling is identified as an Eligible Dwelling under this scheme and is also eligible for insulation under the Residential Noise Insulation Scheme (RNIS), the Applicant shall ensure that the dwelling receives insulation under the RNIS.

Part 2: Determining Eligibility under the Scheme

2.1 Within 3 months of the grant of permission for this development, the Applicant shall prepare and publish an Initial Eligibility Report, including:

- The aircraft noise forecast for the following calendar year;

    - The forecast shall be based on the forecasting requirements set out in the guidance attached to the 2026 Noise Abatement Objectives Report Part 4 – 2026 Noise Abatement Objectives 2026 Guidance Note

- The Initial Eligibility Contour Area as defined by the 60 dB L_{den} noise contour
- Records of dwellings that have previously received noise insulation measures under any existing noise insulation schemes;
- GIS compatible digital noise contour datasets;
- Key statistics with respect to;
    - aircraft movements
    - movements by aircraft type
    - passenger numbers
    - aircraft destinations
    - flight routings
    - runway use
- A list of Eligible Dwellings
- A programme and associated timeline for Steps 1 and 6 of the procedure as set out in Part 4 for the Eligible Dwellings identified within the Initial Eligibility Contour Area.

Using the Initial Eligibility Contour Area and having regard for the wider eligibility provisions set out in this part, the Applicant shall notify ANCA and the planning authority of the Eligible Dwellings.

2.2 By 31 March every year thereafter, the Applicant shall prepare and publish a revised Eligibility Report, including:

- The noise situation at the airport for the preceding calendar year;
    - The noise situation shall be based on the requirements set out guidance attached to the 2026 Noise Abatement Objectives Report Part 4 – 2026 Noise Abatement Objectives 2026 Guidance Note;
- The Eligibility Contour Area as defined by the 60 dB L_{den} noise contour;
- Records of dwellings that have previously received noise insulation measures under any existing noise insulation schemes;
- The status of noise insulation works for Eligible Dwellings under this scheme with reference to and against Steps 1 and 6 of the procedure as set out in Part 4 of this Schedule;
- GIS compatible digital noise contour datasets;
- Key statistics with respect to;
    - aircraft movements
    - movements by aircraft type
    - passenger numbers
    - aircraft destinations
    - flight routings

  - runway use
- A list of Eligible Dwellings
- A programme and associated timeline for Steps 1 and 6 of the procedure as set out in Part 4 for the Eligible Dwellings identified within the Eligibility Contour Area;

Part 3: Measures Available under the Scheme

The owner of an Eligible Dwelling, subject to the procedure described in Part 4, shall be entitled to a selection of insulation measures to habitable rooms as specified as follows:

The insulation measures must be installed by an Approved Contractor and comprise of the following unless the equivalent measure already exists within the Eligible Dwelling:

a. Primary Acoustic Glazing

b. Secondary Acoustic Glazing

c. Glazing Roof Light

d. Passive Ventilator

e. Mechanical Ventilator

f. Loft Insulation

g. Ceiling Overboarding

The sound installation measures provided under this scheme shall otherwise comply with the specification of the measures in place under the RNIS scheme as summarised in Step 5 below.

Where secondary acoustic glazing is to be installed, this shall meet the following specification, namely, 6.4mm laminated glass with minimum 100mm horizontal distance from the primary glazing unit. However, where this is not possible, the secondary glazing should be provided to account for the below variations.

Thickness of glazing of the inner window	Minimum horizontal distance
Less than 4mm and not less than 3mm thick	200mm
Less than 6mm and not less than 4mm thick	150mm

Where secondary glazing is being installed reasonable endeavours will be made to repair the draft seals, catches and hinges to provide an air-tight seal on the existing primary glazing unit.

Where a replacement primary acoustic glazing is to be provided, this shall achieve a minimum R_w of 43 dB tested and rated to BS EN ISO 140-3 and BS EN ISO 717.

Where ventilators (passive or mechanical) are to be provided, a ventilation strategy for the rooms within each Eligible Dwelling shall be determined in accordance with Part F of the Building Regulations. Mechanical ventilation shall comprise of a ventilator unit consisting of a controlled variable-speed inlet fan with sound attenuating duct and cover that is capable of supplying fresh air to the room directly from outside by means of the supply duct and cowl (or grille).

Where no loft insulation is present in an Eligible Dwelling 200mm of fibrous acoustic insulation may be placed between ceiling joists, the insulation is to have a minimum density of 80kg/m3. Where insulation is already present but found to be unsatisfactory additional layers of insulation will be added to increase the total thickness to 200mm.

Any ceiling overboarding shall comprise of a continuous layer of mass to provide at least 12kg/m^2 added above joists in attic, for example 22mm plywood (or similar approved).

In the event that loft Insulation or loft boards cannot be installed due to inaccessibility or other practical reasons, any ceiling overboarding shall comprise a dense plasterboard with a total minimum surface mass of 12 kg/m^2, i.e. 15mm SoundBloc (or similar approved).

Part 4: Procedure

The Applicant in operating this Scheme shall follow the procedure set out in this Part 5 as required in the discharge of the Applicant's obligations under Condition 7 of the North Runway Consent, the discharge of which obligations is achieved through the RNIS.

Step 1 – Determine Eligibility – Eligible Dwelling as per Part 2 of this Schedule.

Step 2 – Notification of Eligibility - The Owner of an Eligible Dwelling shall be notified of their eligibility under the scheme within six months of their eligibility being determined under Step 1.

Step 3 – Determine Relevant External Noise Level - The Relevant External Noise Level at the Eligible Dwelling shall be determined

Step 4 – Undertake Building Survey – The Applicant shall use reasonable endeavours to arrange for the Eligible Dwelling to be inspected by the Competent Surveyor (and secure the necessary agreement to this from the owner of the Eligible Dwelling) within six months of eligibility being determined to record relevant information. The building survey shall be carried out by a Competent Surveyor appointed on behalf of the Applicant. The survey shall record the location and number of rooms, and for each room record the following relevant information:

- External wall constructions - where possible the construction type of the external walls will be recorded for example wall composition including inner leaf, cavity, and external leaf dimensions including all associated building materials;
- Window type – e.g. frame material, single glazing, double glazing, including key dimensions;
- Roof construction – including where possible roof construction type
- Details of chimneys and fireplaces
- Ventilation paths – e.g. existing wall and floor vent types, quantities and dimensions
- Details of any existing sound insulation measures which have been installed previously
- Dimensions of all rooms including window, roof and wall dimensions
- Drawings and/or floor plans – if these are available from the owner
- Photographic records of the building

Step 5 – Elemental Analysis - An elemental analysis shall be undertaken to provide a technical assessment of the noise insulation required for the Eligible Dwelling. The following process shall be followed:

a. The existing sound insulation properties of each habitable room shall be established
b. The anticipated future internal noise levels within each habitable room having regard for the Relevant External Noise Level, presented in octave bands scaled from measurements taken around the Airport, and the existing noise insulation performance obtained from Step a.
c. A comparison shall be made between the anticipated internal noise level to the BS8233:2014 Targets for internal ambient noise;

d. An assessment will be undertaken to determine the required improvement in the noise insulation performance, having regard for the Target Performance.

e. Through an elemental analysis, the most effective combination of measures set out in Part 4 having regard for the Target Performance and the financial assistance grant shall be identified.

Step 6 – Statement of Need - A Statement of Need shall be prepared for each Eligible Dwelling. The Statement of Need will be a bespoke document for each Eligible Dwelling. The Statement of Need shall:

a. Describe the existing sound insulation performance for each room having regard for the Building Survey as described in Step 4

b. Identify the potential improvement in the existing sound insulation performance for each room as can be afforded within the Grant and whether the Target Performance can be met

c. Set out the recommended set of measures for the Eligible Dwelling in the form of a schedule of works and the associated measures on a room by room basis

d. Provide an opinion on the future internal noise level following the implementation of the noise insulation works and the ability of the works to the meet Target Performance.

The Statement of Need shall be issued to the owner of the Eligible Dwelling.

Step 7 – Acceptance - If the owner of the Eligible Dwelling confirms agreement in writing to (a) the scope of works as defined under the Statement of Need, (b) the engagement of the Approved Contractor and (c) access to the dwelling by the Approved Contractor for the purposes of undertaking the works within six weeks of the provision of the Statement of Need, the Applicant will use reasonable endeavours to procure that the Approved Contractor undertakes the scope of works within six months of the owner's agreement to the same. If the owner does not confirm agreement in writing within six weeks of the provision of the Statement of Need, the dwelling shall cease to be an Eligible Dwelling for that year. For the avoidance of doubt, the dwelling shall be an Eligible Dwelling for any subsequent year in which it falls within the Eligibility Contour Area.

Step 8 – Works – The scope of works as defined by the Statement of Need shall be undertaken by the Approved Contractor. The Applicant shall procure the Approved Contractor to ensure that the works are undertaken to the necessary standards and in compliance with the necessary regulations and that the Approved Contractor provides the owner with all appropriate certification and warranties relative to the works completed to the Eligible Dwelling.

Reason:

To mitigate the impact of aircraft noise using recognised health-based indicators, including those related to annoyance and sleep disturbance, in the interest of residential amenity and the proper planning and sustainable development of the area.

END OF SECTION