

15.0 SUMMARY OF IMPACTS

15.1 Introduction

Amongst the purposes of this Environmental Impact Assessment Report is to identify potential negative impacts and ensure mitigation methods are in place to minimise predicted negative impacts. Having assessed the potential for impacts it is concluded that, with appropriate mitigating measures, no significant adverse effects will arise as a result of the development. In addition, there are a number of positive impacts identified. This chapter of the EIAR provides a summary as follows-

15.2 Summary of Positive Impacts

The positive impacts associated with the proposed development may be summarised as follows:

- The proposed development is on lands zoned 'Drogheda Transport and Development Area'. The development, comprising housing, neighbourhood and employment land uses and open space is entirely consistent with the zoning objective that affects the application site.
- The zoning for the site calls for high density development and that is what is proposed in this planning application.
- The proposed development is fully in keeping with National and Regional Planning policy to provide additional residential development in areas contiguous to the existing built up urban settlements. Drogheda is identified as a regional growth centre and has been set a target population of 50,000 by 2031, including 30% of housing within the settlement area.
- The proposed development provides a high quality new residential neighbourhood area on the closest lands to the Train Station and includes the provision of a LIHAF funded road.
- The proposed development will improve an existing pedestrian route on McGrath's Lane/Railway Terrace to provide direct access to public transport services on the Dublin Road and Drogheda Train Station.
- The development will provided additional critical mass to support the extension of the DART.
- The proposed layout has been carefully considered having regard to the topography and various studies carried out at the start of the project including a COMAH Land Use Planning Assessment by AWN. The layout and landscape plan retains existing trees and hedgerows where possible and planting is in keeping with the All-Ireland Pollinator Plan
- The residential density proposed makes efficient use of a zoned and serviced site close to Drogheda Town Centre and within walking distance of Drogheda Train Station while providing a variety of housing types and tenure.
- The type of development proposed, being higher density residential with supporting neighbourhood and employment uses is appropriate for this site.

- The proposed development provides a balanced approach to car parking. A mobility management has been prepared and the layout is DMURS compliant.
- 38% of car parking provided is underground, further promoting the concept of a walkable neighbourhood and providing an improved urban environment than would otherwise be the case.
- The topography of the site does not lend itself to large floor plate building types.
- SUDS are designed into the development and the proposed arrangements have been accepted by Irish Water.
- A licence has been granted by the National Monuments Service for the proposed preservation by record (excavation) of archaeological material discovered on site (No. 19E0433).
- The Health and Safety Authority have no objection to the proposed development.
- The proposal has been subject to Stage 2 Appropriate Assessment and a Natura Impact Statement accompanies the application.

15.3 Summary of Adverse Impacts without Mitigation and with Mitigation

Below is a summary of impacts and the expected effectiveness of mitigation measures proposed. This is done in table format with the characteristic of the proposed development identified, its predicted significant effect without mitigation, with mitigation and the residual effect.

Environmental Factor & Topics	Predicted Impact without mitigation	Predicted Impact with mitigation
<p>Population and Human Health</p> <ol style="list-style-type: none"> 1. Land use and settlement patterns 2. Population and housing supply 3. Employment 4. Community Infrastructure 5. Human Health 	No adverse impacts predicted	No mitigation required
<p>Biodiversity</p> <p>Construction</p> <ol style="list-style-type: none"> 1. Habitat Loss(Hedgerow Loss) 2. Species Mortality 3. Pollution of Water Courses 4. Damage to Hedgerows 5. Impacts to protected areas <p>Operation</p> <ol style="list-style-type: none"> 1. Habitat Fragmentation 2. Wastewater 3. Surface Water run-off 4. Disturbance to species 5. Landscaping 6. Impacts to protected areas 	<p>Construction</p> <ol style="list-style-type: none"> 1. Significant 2. Moderate 3. Significant 4. Significant 5. Please refer to NIS <p>Operation</p> <ol style="list-style-type: none"> 1. Moderate 2. Imperceptible 3. Imperceptible 4. Moderate 5. Moderate – Positive 6. Please refer to NIS 	<p>Construction</p> <ol style="list-style-type: none"> 1. Moderate 2. Slight 3. Imperceptible 4. Imperceptible 5. Please refer to NIS <p>Operation</p> <ol style="list-style-type: none"> 6. Slight 7. No mitigation required 8. No mitigation required 9. Moderate 10. No mitigation required 11. Please refer to NIS

Environmental Factor & Topics	Predicted Impact without mitigation	Predicted Impact with mitigation
<p>Land, Soils, Geology and Hydrogeology</p> <p>Construction</p> <ol style="list-style-type: none"> 1. Excavation & Infilling 2. Accidental release to ground <p>Operation</p> <ol style="list-style-type: none"> 1. Accidental Emissions 2. Reduction in local recharge to groundwater 	<p>Construction</p> <ol style="list-style-type: none"> 1. Not significant 3. Not significant <p>Operation</p> <ol style="list-style-type: none"> 1. Not significant 2. No Impact 	<p>Construction</p> <ol style="list-style-type: none"> 2. Imperceptible 4. Imperceptible <p>Operation</p> <ol style="list-style-type: none"> 3. Imperceptible 4. No Impact
<p>Hydrology</p> <p>Construction</p> <ol style="list-style-type: none"> 1. Increase run-off and sediment loading 2. Contamination of Local water courses 3. Removal of surface water drainage features <p>Operation</p> <ol style="list-style-type: none"> 1. Increased surface water run-off 2. Contamination of surface water 3. Foul water 4. Water supply 	<p>Construction</p> <ol style="list-style-type: none"> 1. Slight 2. Slight 3. No Impact <p>Operation</p> <ol style="list-style-type: none"> 1. Slight 2. Slight 3. Slight 4. Slight 	<p>Construction</p> <ol style="list-style-type: none"> 1. Imperceptible 2. Imperceptible 3. No Impact <p>Operation</p> <ol style="list-style-type: none"> 1. Imperceptible 2. Imperceptible 3. Imperceptible 4. Imperceptible
<p>Air Quality & Climate</p> <p>Construction</p> <ol style="list-style-type: none"> 1. Air Quality 2. Climate <p>Operation</p> <ol style="list-style-type: none"> 1. Local Air Quality 2. Regional Air Quality 3. Air Quality on Sensitive Ecosystems 	<p>Construction</p> <ol style="list-style-type: none"> 1. Significant 2. Imperceptible <p>Operation</p> <ol style="list-style-type: none"> 1. Imperceptible 2. Imperceptible 3. Not significant 	<p>Construction</p> <ol style="list-style-type: none"> 1. Not significant 2. No mitigation required <p>Operation</p> <ol style="list-style-type: none"> 1. No mitigation required 2. No mitigation required 3. No mitigation required

Environmental Factor & Topics	Predicted Impact without mitigation	Predicted Impact with mitigation
Noise, Vibration & Inward Impact Construction 1. Noise 2. Vibration Operation 1. Noise – Traffic & Built Services 2. Vibration	Construction 1. Significant 2. Imperceptible Operation 1. Imperceptible 2. No impact	Construction 1. Slight to Moderate 2. No mitigation required Operation 1. No mitigation required 2. No mitigation required
Material Assets – Traffic 1. Construction 2. Operation	1. Moderate 2. Significant	1. Slight 2. Moderate
Material Assets – Waste Management 1. Construction Phase 2. Operation Phase	1. Not significant 2. Not significant	1. Imperceptible 2. Imperceptible
Material Assets – Built Services Construction 1. Surface Water Drainage 2. Water Supply 3. Foul Water Drainage 4. ESB Supply 5. Gas Supply 6. Telecommunications Operation 1. Surface Water Drainage 2. Water Supply 3. Foul Water Drainage 4. ESB Supply	1. Significant 2. Significant 3. Significant 4. Imperceptible 5. Moderate 6. Moderate 1. Significant 2. Moderate 3. Significant 4. Imperceptible	1. Not significant 2. Slight 3. Not significant 4. Imperceptible 5. Not significant 6. Not significant 1. Slight 2. Moderate – No mitigation required 3. Moderate 4. Imperceptible

Environmental Factor & Topics	Predicted Impact without mitigation	Predicted Impact with mitigation
5. Gas Supply 6. Telecommunications	5. Imperceptible 6. Imperceptible	5. No mitigation required 6. No mitigation required
Cultural Heritage including Archaeology Construction 1. Archaeological Excavation of features identified 2. Topsoil Removal 3. Impacts to recorded monuments Operation 1. Impacts on known archaeological, architectural and cultural heritage (Recorded Monuments)	Construction 1. Profound 2. Profound 3. No impact Operation 1. Imperceptible	Construction 1. Imperceptible 2. Slight 3. No Impact Operation 1. No mitigation required
Landscape Construction 1. Removal of site vegetation 2. Telecommunications/power lines Operation 1. Introduction of new structures 2. Access Roads 3. Lighting 4. Landscaping	1. Significant - Temporary 2. Significant - Positive 1. Significant 2. Significant 3. Moderate 4. Significant - Positive	1. Moderate/Slight over time 2. No mitigation required 1. Moderate 2. Moderate 3. Moderate 4. No mitigation required

Table 15.1

15.4 Summary of Interactions

All environmental factors are inter-related to some extent. This section draws attention to significant interaction and interdependencies in the existing environment.

Where there are interactions between environmental factors these have been discussed under each chapter heading

Interaction	Population and Human Health	Biodiversity	Land, Soils Geology	Hydrology	Air Quality & Climate	Noise & Vibration	Landscape	Material Assets – Traffic & Built Services	Material Assets - Waste	Cultural Heritage
Population and Human Health	Strong Interaction	Some Interaction	Weak Interaction	Weak Interaction	Strong Interaction	Strong Interaction	Weak Interaction	Strong Interaction	Strong Interaction	Weak Interaction
Biodiversity	Some Interaction	Strong Interaction	Strong Interaction	Some Interaction	Some Interaction	Weak Interaction	Strong Interaction	Some Interaction	Weak Interaction	Weak Interaction
Land, Soils & Geology	Weak Interaction	Strong Interaction	Strong Interaction	Strong Interaction	Some Interaction	Weak Interaction	Some Interaction	Weak Interaction	Some Interaction	Strong Interaction
Hydrology	Weak Interaction	Some Interaction	Strong Interaction	Strong Interaction	Weak Interaction	Weak Interaction	Weak Interaction	Some Interaction	Some Interaction	Weak Interaction
Air Quality & Climate	Strong Interaction	Some Interaction	Some Interaction	Weak Interaction	Strong Interaction	Weak Interaction	Weak Interaction	Strong Interaction	Weak Interaction	Weak Interaction
Noise & Vibration	Strong Interaction	Weak Interaction	Weak Interaction	Weak Interaction	Weak Interaction	Strong Interaction	Weak Interaction	Strong Interaction	Weak Interaction	Weak Interaction
Landscape	Weak Interaction	Strong Interaction	Some Interaction	Weak Interaction	Weak Interaction	Weak Interaction	Strong Interaction	Some Interaction	Weak Interaction	Some Interaction
Material Assets – Traffic & Built Services	Strong Interaction	Some Interaction	Weak Interaction	Some Interaction	Strong Interaction	Strong Interaction	Some Interaction	Strong Interaction	Weak Interaction	Weak Interaction
Material Assets - Waste	Strong Interaction	Weak Interaction	Some Interaction	Some Interaction	Weak Interaction	Weak Interaction	Weak Interaction	Weak Interaction	Strong Interaction	Weak Interaction
Cultural Heritage	Weak Interaction	Weak Interaction	Strong Interaction	Weak Interaction	Weak Interaction	Weak Interaction	Some Interaction	Weak Interaction	Weak Interaction	Strong Interaction
Key:										
Weak Interaction		Weak Interaction								
Some Interaction		Some Interaction								
Strong Interaction		Strong Interaction								

Table 15.2