

1.0 INTRODUCTION

1.1 Application Details

This chapter was prepared by Patricia Thornton (BSc. Surv) (MRUP). Patricia is a Director of Thornton O'Connor Town Planning and is a Corporate member of the Irish Planning Institute and has 16 No. years post-qualification experience.

This Environmental Impact Assessment Report (EIAR) has been prepared on behalf of Ardstone Homes Limited (the Applicant) in relation to a Strategic Housing Development planning application at lands located to the north of Scholarstown Road incorporating dwellings known as 'Beechpark' and 'Maryfield', Scholarstown Road, Dublin 16, D16 X3X8 and D16 N6V6. This application principally relates to the demolition of all structures at the subject lands and the provision of a residential scheme with residential support facilities and commercial floorspace.

The proposed development is described as follows as per the Statutory Notices:

'Ardstone Homes Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at a 5.35 hectare site located north of Scholarstown Road incorporating dwellings known as 'Beechpark' and 'Maryfield', Scholarstown Road, Dublin 16, D16 X3X8 and D16 N6V6. Works are also proposed to Scholarstown Road and Woodfield junction including new traffic signals, the elimination of the left-turn slip-lane into Woodfield off Scholarstown Road, upgraded public lighting and upgraded cycle and pedestrian facilities on an area measuring 0.7 hectares, providing a total application site area of 6.05 hectares.

The development will principally consist of: the demolition of all existing structures on site which include a single story dwelling known as 'Beechpark' (172 sq m), a 2 No. storey dwelling known as 'Maryfield' (182 sq m), with associated garage/shed (33.5 sq m) and associated outbuildings (47.1 sq m); and the construction of 590 No. residential units (480 No. Build-to-Rent apartment units and 110 No. Build-to Sell duplex units and apartments), ancillary residential support facilities and commercial floorspace. The total gross floor space of the development is 51,252 sq m over a partial basement of 5,888 sq m (which principally provides car and bicycle parking, plant and bin stores).

The 480 No. 'Build-to-Rent' units will be provided in 8 No. blocks as follows: 7 No. blocks ranging in height from part 5 to part 6 No. storeys (Blocks B1 – B5, C1 and C3) and 1 No. block ranging in height from part 4 to part 6 No. storeys (Block C2) and will comprise 246 No. one bed units and 234 No. two bed units. The 110 No. 'Build-to-Sell' units will be provided in 9 No. duplex blocks which will be 3 No. storeys in height (Blocks A1 – A9) and will comprise 55 No. two bed units and 55 No. three bed units.

The development will also consist of the provision of a part 1 to part 2 No. storey ancillary amenity block (Block D1) (414 sq m) within the central open space which comprises a gymnasium, lobby, kitchenette and lounge at ground floor level and lounge at first floor level in addition to a roof terrace (facing north, south and west) to serve the Build-to-Rent residents; a 2 No. storey retail/café/restaurant building (Block D2) (657 sq m) comprising 2 No. retail units at ground floor level (328.5 sq m) and a café/restaurant unit at first floor level (328.5 sq m); a creche (438 sq m) within Block C2

at ground floor level; and a management suite (261 sq m) and café/restaurant (288 sq m) within Block C3 at ground floor level.

The development provides a vehicular access off Scholarstown Road between Blocks C1 and C3 towards the south-east corner of the site; a separate pedestrian access and emergency vehicular access off Scholarstown Road between Blocks A9 and C2 towards the south-west corner of the site; the facilitation of a pedestrian connection from the north-east corner of the subject site to the public open space in Dargle Park; 459 No. car parking spaces (178 No. at basement level and 281 No. at surface level); bicycle parking; bin storage; boundary treatments; private balconies and terraces; hard and soft landscaping; plant; services; sedum roofs; PV panels; substations; lighting; and all other associated site works above and below ground.'

A fully detailed description of the project is set out in Chapter 2 of this EIAR. In addition, a Non-Technical Summary of the EIAR is provided in Volume 1 and relevant Appendices are provided in Volume 3.

1.2 Requirement to Prepare an EIAR

The Environmental Impact Assessment (EIA) requirements for certain developments derive from EU Directives. The Council Directive 2014/52/EU amended Directive 2011/92/EU and these requirements are designed to ensure that any project likely to have significant effects on the environment are duly and comprehensively assessed.

The European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 have now transposed the 2014 Directive into Irish law.

Article 3 (1) of the amended Directive outlines that:

'The environmental impact assessment shall 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 following factors:

- 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).'*

The EIAR process is illustrated at Figure 1.1 below:

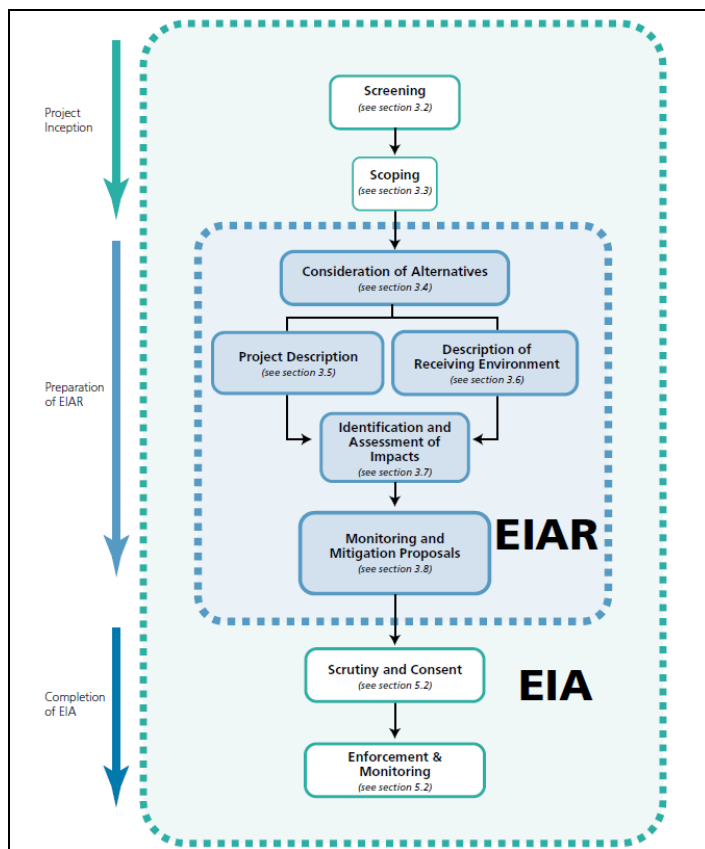


Figure 1.1: Diagram illustrating the Process of Carrying Out an EIAR

(Source: EPA Guidelines on the Information to be Contained in Environmental Impact Assessment Reports, Draft August 2017)

As detailed in Figure 1.1 above, the following key stages of the EIAR process:

- Screening – Does an EIAR need to be prepared?
- Scoping – Relevant environmental aspects to be considered in the assessment
- Preparing the EIAR Document
- Completion of EIAR and any enforcement of mitigation measures or monitoring etc.

1.3 Requirement to Prepare this EIAR

The preparation of an EIAR is required for the subject proposed development as the scheme falls within the remit of those listed in Schedule 5 (Part 2) of the *Planning and Development Regulations, 2001* (as amended), which sets out the relevant thresholds which require the carrying out of an EIAR. The subject development falls within the threshold of Category 10 (b)(i) as it comprises the 'construction of more than 500 dwelling units'.

The EIAR has also been prepared having due regard to the Environmental Protection Agency's *Guidelines on the Information to be Contained in Environmental Impact Assessment Reports, Draft August 2017* which sets out that:

'A systematic approach, standard descriptive methods and the use of replicable assessment techniques and standardised impact descriptions must be adopted to ensure that all likely significant effects are adequately considered and clearly communicated.'

The 2014 Directive (discussed above) has resulted in the replacement of the Environmental Impact Statement with the Environmental Impact Assessment Report.

1.4 Purpose of this EIAR

This EIAR has been prepared on behalf of the Applicant, Ardstone Homes Limited, in relation to the subject development of 590 No units. As noted above, the proposed development falls within the remit of Category 10(b)(i) Schedule 5 (Part 2) of the *Planning and Development Regulations, 2001 (as amended)*, which states that the carrying out of an EIAR is required when development comprises the *'construction of more than 500 dwelling units'*.

The EIAR has been prepared in accordance with Article 5 (1) and Annex IV of Directive 2014/52/EU which stipulates that:

'A description of the likely significant effect of the project on the environment resulting from, inter alia:

- a) the construction and existence of the project, including, where relevant, demolition works;*
- b) the use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the sustainable availability of these resources;*
- c) the emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste;*
- d) the risks to human health, cultural heritage or the environment (for example due to accidents or disasters);*
- e) the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources;*
- f) the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change;*
- g) the technologies and the substances uses.*

The description of the likely significant effects on the [environmental] factors should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the project'.

Furthermore, Annex III (3) of the amended Directive stipulates:

- a) the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);*

- b) *the nature of the impact;*
- c) *the transboundary nature of the impact;*
- d) *the intensity and complexity of the impact;*
- e) *the probability of the impact;*
- f) *the expected onset, duration, frequency and reversibility of the impact;*
- g) *the cumulation of the impact with the impact of other existing and/or approved projects;*
- h) *the possibility of effectively reducing the impact.'*

This EIAR has been completed fully in accordance with Article 5(1) and Annex IV of Directive 2014/52/EU. This EIAR has been compiled by Thornton O'Connor Town Planning and incorporates all inputs from relevant experts as outlined in Section 1.7. The layout of the EIAR is discussed in the following section.

1.5 Format of this EIAR and EIAR Methodology

This EIAR comprises 3 No. volumes as follows:

- Volume 1: Non-Technical Summary
- Volume 2: Environmental Impact Assessment Report
- Volume 3: Appendices to the Environmental Impact Assessment Report

The preparation of this EIAR has comprised the compilation and presentation of a wide range of information from a variety of consultants. Each expert has compiled the relevant chapter (details of each expert outlined at the outset of every EIAR chapter) principally set out in the following format, where relevant:

1. Existing Receiving Environment (Baseline Scenario)
2. Physical Characteristics of the Proposed Development
3. List of Relevant Environmental Factors and any Likely Impacts of the Development
4. Proposed Mitigation Measures
5. Potential Cumulative Impacts
6. Monitoring Required
7. Avoidance, Remedial or Reinstatement
8. Interactions
9. Difficulties Encountered (if any)

In addition, an Examination of Alternatives is provided in Chapter 3 and a Non-Technical Summary of each chapter is provided in Volume 1 of this EIAR.

1.6 The Applicant

We confirm that our Client, Ardstone Homes Limited, is a subsidiary of the owner of the 5.35 Hectare portion of the subject lands (Ardstone Residential Partners Fund ICAV). Ardstone Residential Partners Fund ICAV have provided a Letter of Consent for Ardstone Homes Limited to apply for the proposed development at the subject lands.

We advise that a letter of consent has also been received from South Dublin County Council to carry out works to the Scholarstown Road (0.7 Hectares) and a second letter of consent has been received from South Dublin County Council to carry out works to the boundary wall to the north-east of the lands to facilitate a pedestrian connection through the lands to the public open space in Dargle Park.

1.7 The EIAR Team

This EIAR has been compiled by Thornton O'Connor Town Planning and comprises input from an experienced team of consultants. The various consultants have been provided in Table 1.1 below and their expertise will be included at the beginning of each relevant chapter. Each consultant is appropriately qualified and experienced in their respective fields in accordance with Directive 2014/52/EU.

Chapter No.	Chapter Title	Consultant	Expert
Chapter 1	Introduction	TOC	Patricia Thornton
Chapter 2	Site Characteristics and Description of the Proposed Development	TOC	Patricia Thornton/John Fleming
Chapter 3	Examination of Alternatives	TOC/John Fleming Architects	Patricia Thornton/John Fleming
Chapter 4	Population and Human Health	TOC	Patricia Thornton
Chapter 5	Archaeological and Cultural Heritage	Archer Heritage Limited	Aidan O'Connell
Chapter 6	Architectural Heritage	Molloy and Associates	Maol Íosa Molloy
Chapter 7	Biodiversity	Openfield Ecological Services	Pádraic Fogarty
Chapter 8	Landscape and Visual Impact	Mitchells & Associates	Dave Kirkwood
Chapter 9	Land, Soils and Geology	DBFL Consulting Engineers	Brendan Keogh
Chapter 10	Water-Hydrology	DBFL Consulting Engineers	Brendan Keogh
Chapter 11	Air Quality and Climate	AWN Consulting	Ciara Nolan
Chapter 12	Noise and Vibration	AWN Consulting	Jennifer Harmon
Chapter 13	Material Assets – Waste Management	AWN Consulting	Chonail Bradley
Chapter 14	Material Assets – Traffic and Transportation	DBFL Consulting Engineers	Jane Hennaghan
Chapter 15	Material Assets – Site Services	DBFL Consulting Engineers	Brendan Keogh
Chapter 16	Interactions	TOC/All	
Chapter 17	Mitigation and Monitoring	TOC/All	
Chapter 18	Difficulties Encountered	TOC/All	