

1.0 INTRODUCTION AND METHODOLOGY

This chapter of the EIAR has been prepared by Sadhbh O' Connor. Sadhbh O'Connor (BA) (MRUP), Director of Thornton O'Connor Town Planning, is a Corporate member of the Irish Planning Institute and has 13 No. years postgraduate experience. Sadhbh O'Connor has prepared multiple EIS and EIAR documents throughout her 13 No. years post qualification experience.

This Environmental Impact Assessment Report (EIAR) has been prepared on behalf of Sandyford GP Limited (acting in its capacity as general partner for the Sandyford Central Partnership). A Non-Technical Summary of the EIAR has also been submitted with this application.

The EIAR has been prepared in accordance with the European Union EIA Directive 85/337/EC as amended by 97/11/EC, 2003/4/EC, 2011/92/EU and Directive 2014/52/EU.

This EIAR has been compiled by Thornton O'Connor Town Planning and comprises objective input from an experienced team of consultants possessing the requisite knowledge of the latest and most appropriate scientific methodology and assessment procedures and by correct interpretation of data. The various consultants have been provided in the table 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. To allow for ease of presentation, and consistency when considering the various environmental factors considered, a systematic structure is used for the main body of this EIAR.

Chapter No.	Chapter Title	Consultant	Expert
Chapter 1	Introduction and Methodology	Thornton O Connor Town Planning	Sadhbh O'Connor
Chapter 2	Site Location and Urban Context	Thornton O Connor Town Planning	Sadhbh O'Connor
Chapter 3	Project Description	Henry J Lyons Architects And Thornton O Connor Town Planning	Derek Byrne Sadhbh O'Connor
Chapter 4	Examination of Alternatives	Henry J Lyons Architects And Thornton O Connor Town Planning	Derek Byrne Sadhbh O'Connor

Chapter 5	Population and Human Health	Thornton O Connor Town Planning	Sadhbh O'Connor
Chapter 6	Archaeology and Cultural Heritage	Cathal Crimmins Architects	Julia Crimmins
Chapter 7	Biodiversity	Openfield Ecological Services	Padraic Fogarty
Chapter 8	Landscape and Visual Impact	Mitchells & Associates	Dave Kirkwood
Chapter 9	Land, Soils and Geology	O'Connor Sutton Cronin Consulting Engineers	Eleanor Burke
Chapter 10	Water-Hydrology	O'Connor Sutton Cronin Consulting Engineers	Mark Killian
Chapter 11	Air Quality and Climate	AWN Consulting	Ciara Nolan
Chapter 12	Noise and Vibration	AWN Consulting	Alistair Maclaurin
Chapter 13	Wind	B-Fluid	Cristina Paduano
Chapter 14	Material Assets – Traffic and Transportation	O'Connor Sutton Cronin Consulting Engineers	Patrick Raggett
Chapter 15	Material Assets–Waste Management	AWN Consulting	Chonail Bradley
Chapter 16	Material Assets–Site Services (Civils)	O'Connor Sutton Cronin Consulting Engineers	Mark Killian
Chapter 17	Material Assets–Site Services (Utilities)	O'Connor Sutton Cronin Consulting Engineers	Conor McCarthy
Chapter 18	Interactions and Cumulative Impacts	TOC/All	
Chapter 19	Mitigation and Monitoring	TOC/All	
Chapter 20	Difficulties Encountered	TOC/All	

The Scoping stage was previously carried out and submitted to An Bord Pleanála and South Dublin County Council as part of the pre-planning submission for the tripartite meeting under Section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016. The submitted non-statutory Environmental Report represented the first stage in the preparation of the Environmental Impact Assessment Report (EIAR).

The description of development as set out in the Statutory Notice is provided below:

Sandyford GP Limited (acting in its capacity as general partner for the Sandyford Central Partnership) intend to apply to An Bord Pleanála for permission for a strategic housing development at a 1.54 ha site at the former Aldi Site, Carmanhall Road, Sandyford Business District, Dublin 18.

The development, which will have a Gross Floor Area of 49,342 sq m will principally consist of: the demolition of the existing structures on site and the provision of a Build-to-Rent residential development comprising 564 No. apartments (46 No. studio apartments, 205 No. one bed apartments, 295 No. two bed apartments and 18 No. three bed apartments) in 6 No. blocks as follows: Block A (144 No. apartments) is part 10 to part 11 No. storeys over basement; Block B (68 No. apartments) is 8 No. storeys over basement; Block C (33 No. apartments) is 5 No. storeys over lower ground; Block D (103 No. apartments) is part 16 to part 17 No. storeys over lower ground; Block E (48 No. apartments) is 10 No. storeys over semi-basement; and Block F (168 No. apartments) is 14 No. storeys over semi basement.

The development provides resident amenity spaces (1,095 sq m) in Blocks A, C and D including concierge, gymnasium, lounges, games room and a panoramic function room at Roof Level of Block D; a creche (354 sq m); café (141 sq m); a pedestrian thoroughfare from Carmanhall Road to Blackthorn Drive also connecting into the boulevard at Rockbrook to the west; principal vehicular access off Carmanhall Road with servicing and bicycle access also provided off Blackthorn Drive; 285 No. car parking spaces (254 No. at basement level and 31 No. at ground level); 21 No. motorcycle spaces; set-down areas; bicycle parking; bin storage; boundary treatments; hard and soft landscaping; lighting; plant; ESB substations and switchrooms; sedum roofs; and all other associated site works above and below ground.

A Non-Technical Summary of the EIAR has also been submitted with this application.

1.1 Requirement to Prepare an EIAR

An EIAR is defined in the EIA regulations (Directive 2011/92/EU as amended by Directive 2014/52/EU) as:

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

As such, 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:

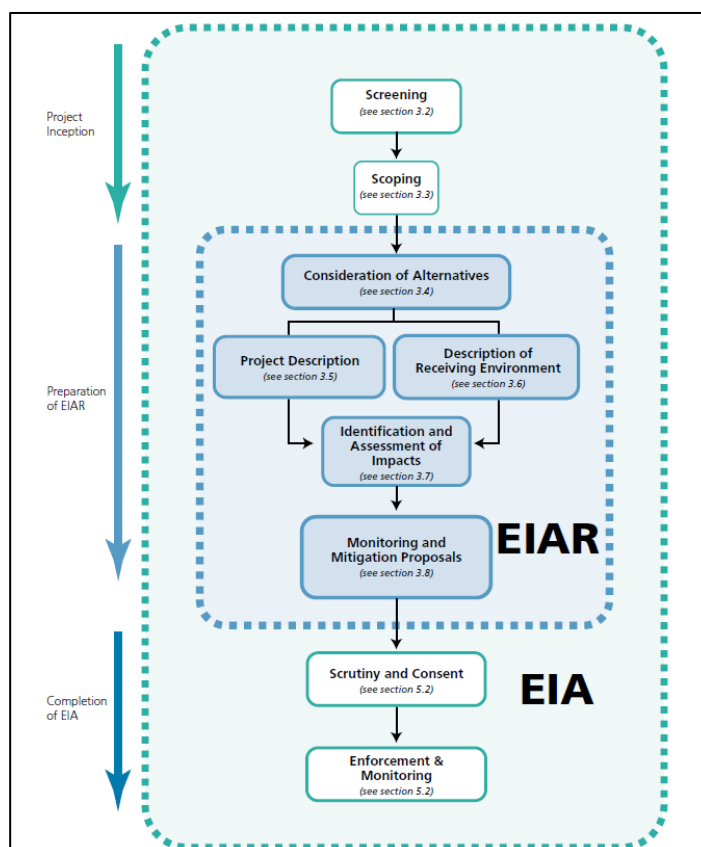


Figure 1.1: Diagram illustrating the Process of Carrying Out an EIAR.

Source: *Environmental Protection Agency's Guidelines on the Information to be Contained in Environmental Impact Assessment Reports, Draft August 2017.*

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*'. Thus, the proposed development of 564 No. units requires the preparation of an EIAR.

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 used.*

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. The layout of the EIAR is discussed in the following section.

1.2 Methodology

The EIAR has 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.'

This EIAR comprises 3 No. volumes as follows:

- Volume I: Non-Technical Summary
- Volume II: Environmental Impact Assessment Report
- Volume III: Appendices to the Environmental Impact Assessment Report

As such, each chapter contained within Volume II of this EIAR will adopt the following assessment format, where relevant:

- Introduction;
- Study Methodology;
- Existing Receiving Environment (Baseline Situation);
- Characteristics of the Proposed Development;
- Potential Impact of the Proposed Development;
- Do Nothing Impact;
- Avoidance, Remedial and Mitigation Measures;
- Predicted Impacts of the Proposed Development;
- Monitoring;
- Reinstatement;
- Interactions; and
- Difficulties Encountered.

1.3 The Applicant

We confirm that our Client, Sandyford GP Limited (acting in its capacity as general partner for the Sandyford Central Partnership), is the owner of the 1.54 Hectare site.

1.4 Guarantee of Competency and Independence

In accordance with the EIA Directive 2014/52/EU, we confirm that the EIAR process has been carried out by fully qualified and competent experts in their relevant fields as outlined in this chapter. Further each expert has been made aware of and are vigilant to the possibility of accumulation of effects, for instance the potential for accumulative significant effects to arise from multiple non-significant effects and each of the experts should have been made aware of this prior to them undertaking the assessment.