

3.0 PROJECT DESCRIPTION

3.1 Introduction

This chapter of the EIAR was prepared by Sadhbh O'Connor (BA) (MRUP), Director of Thornton O'Connor Town Planning and Derek Byrne Dip.Arch Tech. MBIAT RIAI (Tech) MIDI, Director of Henry J Lyons Architects.

Sadhbh is a Corporate member of the Irish Planning Institute and has 13 No. years post-qualification experience. Sadhbh O'Connor has prepared multiple EIS and EIAR documents throughout her 13 No. years post qualification experience.

Derek is a member of the Royal Institute of Architects of Ireland (Tech), Chartered Institute of Architectural Technologists and the Institute of Designers in Ireland (IDI) and has 35 No. year post-qualification experience. Derek has prepared multiple EIS and EIAR documents throughout his 35 No. years experience.

The chapter will set out a detailed description of the proposed development in accordance with Article 5 (1)(a) of the EU Directive 2014/52/EU which notes that the following should be included:

'a description of the project comprising information on the site, design, size and other relevant features of the project'

The scheme includes the following residential unit typologies:

- 46 No. studio apartments;
- 205 No. 1 bed units;
- 295 No. 2 bed units; and
- 18 No. 3 bed units.

3.2 Statutory Notice Description

The following description of development has been provided in the Statutory Notice:

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.

3.3 Location

The location of the subject site has been provided at Chapter 2 of this document. In summary, the subject site is positioned on a strategic site in Sandyford between Carmanhall Road and Blackthorn Drive. The Luas stop is located less than 100 m to the north east of the subject site. The proposed scheme provides a pedestrian thoroughfare from Carmanhall Road to Blackthorn Drive and will also provide pedestrian connection to Rockbrook Phase I (constructed) and Phase II (permitted in accordance with Reg. Ref.: ABP-304405-19) which are located to the west of the subject site. The Beacon South Quarter is located to the south-west of the development site and provide a range of shops and services including a Dunnes Stores convenience and comparison store as the anchor unit. A proposed park is also located directly to the South of the subject site.

3.4 Physical Characteristics

The vacant brownfield site previously contained an industrial warehouse and office structure. In its current form the site is extensively paved with a remaining structure to the southern side. The principle of demolishing the remaining structure on site has been established through the extant permission which is discussed below at Section 3.5.

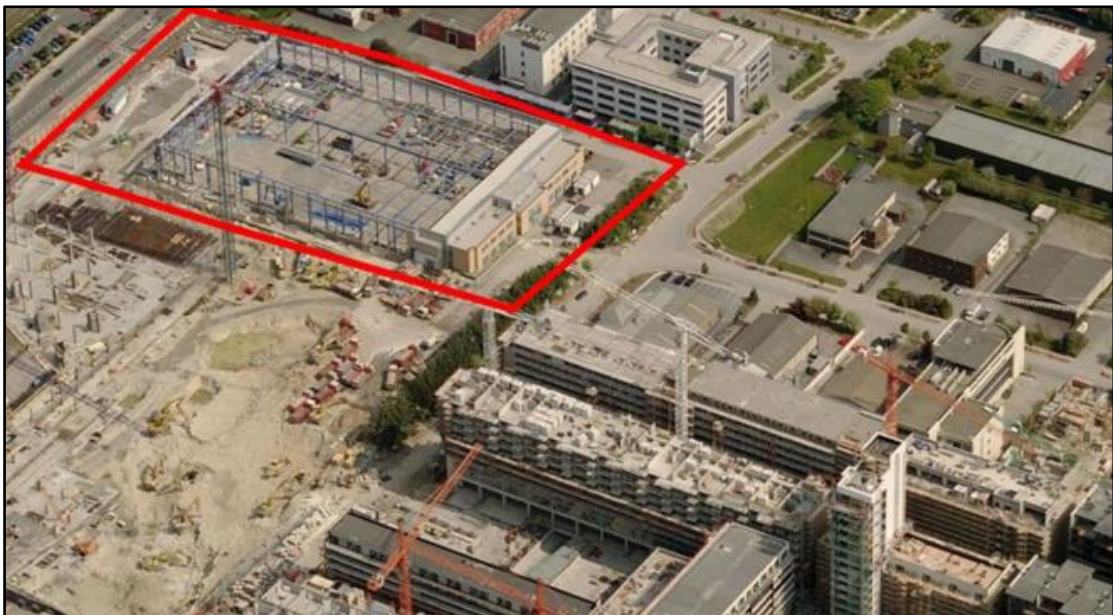


Figure 3.1: Aerial View of the Subject Site (Outlined in Red) c.2004/2005 Prior to the Construction of Rockbrook Phase I.

Source: Bing Maps, Annotated by Thornton O'Connor Town Planning, 2019.

3.5 Planning History

According to a search of Dún Laoghaire Rathdown County Council's online planning database, there have been 4 No. planning applications on the subject site.

i) DLRCC Reg. Ref. Do7A/o619 – Historic Residential Application

Applicant: JJ Fleming Holdings

Description: Permission is sought for development on this site of 1.56ha (the former Aldi site), Carmanhall Road, Sandyford Industrial Estate, Dublin 18, which is bounded generally by Blackthorn Drive to the north, the former Siemens site, the O'Dwyer Property Management Building, the Agilant Technologies building, and the Sheehan Quinn Building all to the east; Carmanhall Road to the south; and the former Allegro site to the west. The development will consist of a mixed use scheme which will be accommodated in 6 No. blocks (ranging in height from 6-14 storeys all over a three level basement) all arranged around a new pedestrian boulevard and plaza. The scheme will comprise of:- A) 471 No. apartment units (comprising of 84 No. 1 bed apartment units; 317 No. 2 bed apartment units; 54 No. 3 bed apartment units; 8 No. 2 bed duplex apartment units; and 8 No. 3 bed duplex apartment units) which will be provided within each of the 6 No. blocks. Total GFA of residential floorspace is 46,008 sq m (All residential units have balconies). B) 15,704 sq m GFA of commercial floorspace (comprising of 6,020 sq m of office floorspace; 9,015 sq m of retail floorspace; and a 669 sq m crèche). The retail floorspace (comprising of 20 No. retail units and a retail delivery service yard) will be provided at lower ground and ground floor levels within each of the 6 No. blocks. The proposed office floorspace and crèche will be provided within Block J. C) The total gross floor area of the proposed development is c. 61,712 sq m D) A total of 1,005 No. car parking spaces will be provided at basement level. Vehicular access to the proposed new basement will be facilitated via a new ramp at the existing access to the site off Carmanhall Road. E) A separate and new access to the retail delivery service yard will also be provided off Carmanhall Road. F) The proposed new boulevard (c. 100 metres in length) will link Blackthorn Drive with the permitted development at the former Allegro site (per Reg Ref Do5A/1159 and which is proposed to be modified under concurrent planning applications Reg Ref Do6A/1704 and Do7A/0069). Vehicular access to this boulevard is restricted to early morning service deliveries and emergency vehicles only. G) Associated site development, landscaping works and boundary treatments including the provision of residential courtyards and roof terraces. H) Block G of the proposed scheme will tie in to permitted Block D per Reg Ref Do5A/1159 (as modified per concurrent planning application Reg Ref Do7A/0069). Block L of the proposed scheme will tie in to Block E per Reg Ref Do5A/1159. An Environmental Impact Statement has been prepared in respect of the proposed development and has been submitted as part of the planning application.

DLR Decision: Grant subject to Conditions

Decision Date: 3rd July 2007

ii) **DLRCC Reg. Ref. D13A/0015 – Advertising**

Applicant:	Tivway/Picerno Ltd (In Receivership)
Description:	Permission for development comprising the erection of 5 No. advertising panels totalling c.93 sq m onto the existing boundary hoarding fronting Blackthorn Drive, for a temporary period of 3 years.
Decision:	Grant subject to Conditions
Decision Date:	5 th March 2013

iii) **DLRCC Reg. Ref. D16A/0362 - Advertising**

Applicant:	Tivway/Picerno Ltd (In Receivership)
Description:	Retention permission of a previously approved planning permission Ref: D13A/0015 on a site of c.1.56Ha. The development will comprise the retention of 5 No. advertising panels totalling c.93 sq m onto the existing boundary hoarding, for a temporary period of 3 years.
Decision:	Grant subject to Conditions
Decision Date:	7 th July 2016

iv) **ABP Ref. PLo6D.301428 - Extant Permission for 459 No. Residential Unit Scheme**

Applicant:	Pearse Farrell, Statutory Receiver to Certain Assets of Tivway Ltd (in receivership) and Picerno Ltd (in receivership)
Description:	<p>The demolition of all buildings and structures on the site and construction of 460 No. apartments in 6 No. five to fourteen storey blocks. The development proposed consisted of:</p> <p>a) A total of 139 No. apartments (22 No. one bedroom, 98 No. two bedroom (including 10 No. duplex units) and 19 No. three bedroom units (including 2 No. duplex units) in the eleven storey Block A;</p> <p>b) A total of 58 No. apartments (22 No. one bedroom, 23 No. two bedroom, including 12 No. duplex units and 13 No. three bedroom) in the eight storey Block B;</p> <p>c) A total of 35 No. apartments (12 No. one bedroom and 19 No. two bedroom (including 14 No. duplex units) and 4 No. three bedroom (including 2 No. duplex units) in 5 storey Block C;</p> <p>d) A total of 64 No. apartments (1 No. studio unit, 47 No. two bedroom and 16 No. three bedroom) in the fourteen storey Block D;</p> <p>e) A total of 74 No. apartments (16 No. one bedroom, 52 No. two bedroom (including 7 No. duplex units) and 6 No. three bedroom (including 1 No. duplex unit)) in the ten storey Block E;</p> <p>f) A total of 90 No. apartments (20 No. one bedroom, 64 No. two bedroom (including 7 No. duplex units) and 6 No. three bedroom (including 1 No. duplex unit)) in the twelve storey Block F;</p> <p>g) The provision of ancillary on-site facilities including: a gymnasium (149.6 sq) and yoga/ spin studio (85.3 sq m) (with associated changing rooms and toilets 69 sq m); a movie room (64.1 sq m) on the Blackthorn Drive level of Block C; a crèche (231.9 sq m) on the boulevard level of Block C; an administration office (36.9 sq m); a meeting/events room (33.4 sq m) and a reception area/entrance lounge (75.8 sq m) on the Blackthorn Drive level of Block D; a lounge / café (153.1 sq m), a bar/kitchen (18 sq m) and a games</p>

room (40.8 sq m) on the boulevard level of Block D; and a communal meeting room (59.4 sq m) on the second floor of Block A;

h)The construction of a two-level basement providing 454 No. car parking spaces, 516 No. bicycle parking spaces, service and plant areas. waste management areas and storage areas;

i)The construction of 2 No. new vehicular accesses -to the two-level basement car park and to the 45 No. space car park under the podium of Block A from Carmanhall Road, and 2 No. pedestrian accesses, one from Blackthorn Drive and one from Carmanhall Road;

j)The provision of landscaped courtyards and an internal pedestrian boulevard connecting to the existing boulevard in the Rockbrook development to the west; and

k) All other associated works required to facilitate the proposed development including the paving of and tree planting on the footpaths and provision of vehicle drop off areas on the Blackthorn Drive and Carmanhall Road frontages.

Decision: Grant subject to Conditions

Decision Date: 17th July 2018

Note: Condition No. 2 of An Bord Pleanála's Grant of Permission resulted in the omission of 1 No. unit to provide an increased creche area.

3.5.1 Respecting Key Parameters Established in the Extant Permission

Whilst the subject development, which relates to a Build to Rent building typology provides a new design approach to the site, which is dictated by the residential typology, the scheme now presented has sought to respect the principal planning parameters of the extant permission. In this regard, the positioning of the 6 No. blocks previously permitted has been subject to just minor adjustments as at Figure 3.2 below.

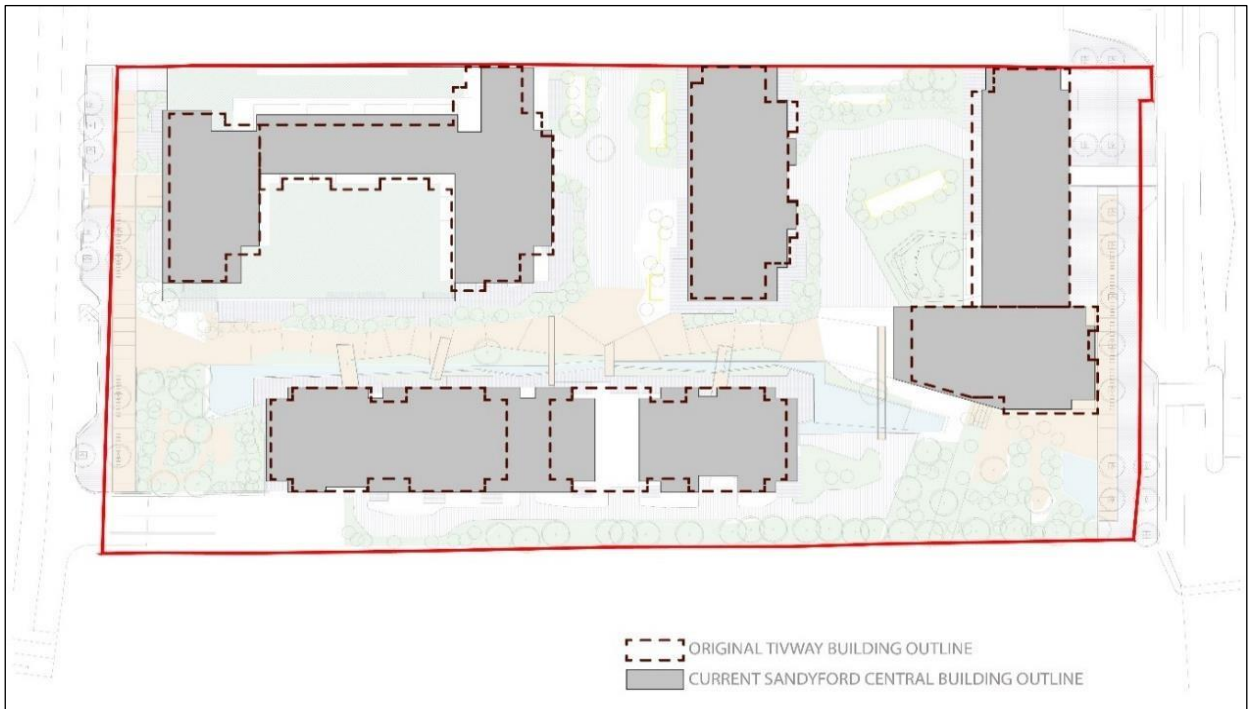


Figure 3.2: Layout of the Extant Scheme in Comparison to the Scheme Now Proposed.

Source: Henry J Lyons, 2019.

Adjustments to height of the blocks have been provided as discussed further in Section 3.6 below for architectural and wayfinding (urban legibility) reasons and having regard to the amended national policy context relating to the provision of height and density at strategically located sites that is embedded in the *Urban Development and Building Heights Guidelines for Planning Authorities, December 2018*.

A comparison of the key statistics of the components of the extant and proposed schemes are provided below:

	Extant	Proposed
	Build to Sell	Build to Rent
No. of Units	459 No.	564 No.
No. of Blocks	6 No.	6 No.
No. of Storeys	5-14 No.	5-part 17 No.
Car Parking Spaces	499 No.	285 No.
Cycle Parking Spaces	662 No.	1,178 No.
Creche	231.9 sq m	354 sq m
Cafe	153.1 sq m	141 sq m
Plot Ratio	2.93	3.19

3.6 Characteristics of the Project

Recital (22) of Directive 2014/52/EU stipulates that:

'...environmental impact assessments should take account of the impact of the whole project in question, including where relevant, its subsurface and underground, during

the construction, operational and, where relevant, demolition phases.'

3.6.1 Location

The location of the application site has been extensively detailed at Chapter 2 of the EIAR.

3.6.2 Design and Layout

The application site measures 15,426 sq m (1.54 Ha). The proposed scheme comprises 6 No. blocks, a similar layout to the extant permission (ABP Reg. Ref.: PLo6D.301428) on the subject site which was granted permission by An Bord Pleanála. A key objective of the proposed scheme was to retain the north-south pedestrian thoroughfare creating a direct connection from Carmanhall Road to Blackthorn Drive. The proposed scheme also provides pedestrian connections to the Rockbrook developments located to the west of the application site.

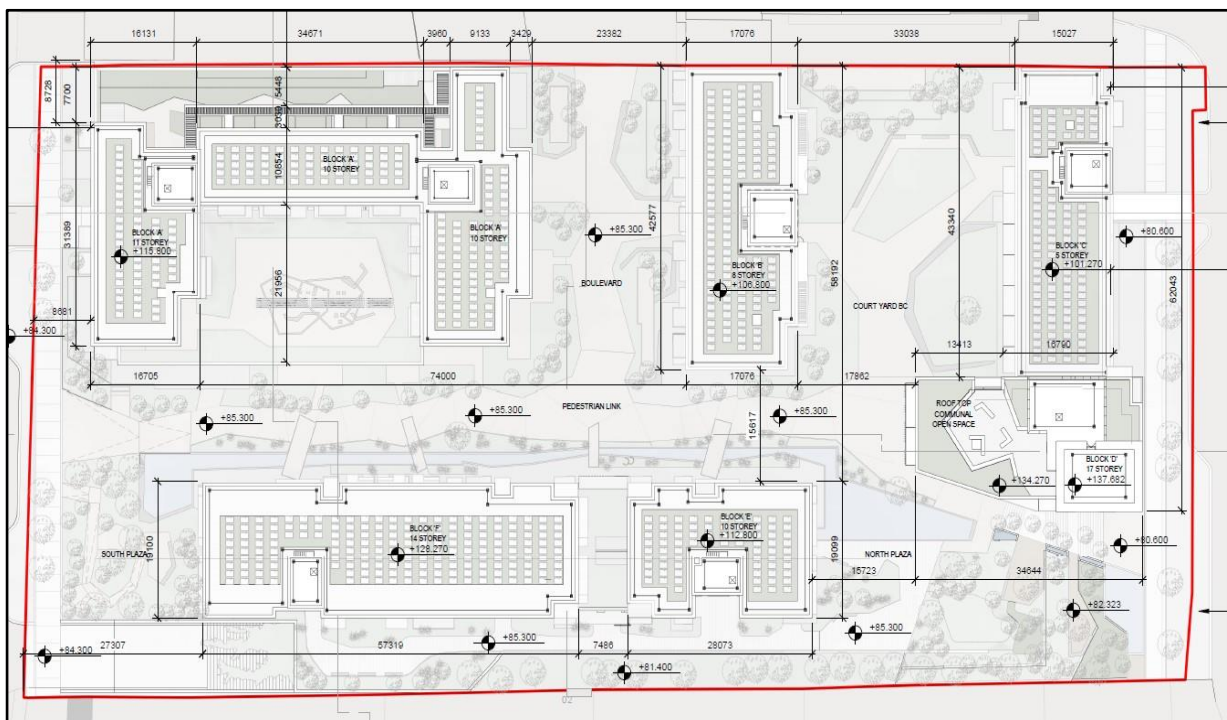


Figure 3.3: Proposed Site Layout Plan (Standalone Scaled Drawing is Provided - Drawing No.: SFC-HJL-ST-00-DR-A-1000)

Source: Henry J Lyons, 2019.

Height

The scheme comprises 6 No. Blocks ranging in height from 5 No. storeys to part 17 No. storeys, an increase from the extant permission which provided maximum heights of 14 No. storeys. The increased height to Block D is proposed having regard to the architectural desire to provide more undulation in building height with a statement slender building of height to announce the entrance to the pedestrian boulevard and direct pedestrian from the Luas to the commercial core at the Beacon South Quarter. It is noted that the height increase on Block D and F does not equal to two full storeys over the previously approved heights as the overall reduction in floor to floor height will mitigate against the overall height impact. Further discussion in regard to height is

provided in Chapter 4 of this EIAR and specifically refers to the *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities*, which were published in March 2018 (after the design of the extant permission pertaining to the site had been completed). Section 4.7 of the Examination of Alternatives chapter (Chapter 4.0) outlines the design measures that were considered in developing the optimum scheme at this location.

The following maximum heights are proposed across the scheme:

Block	Proposed	Extant
A	Part 10 to Part 11 No. Storeys Over Basement	11 No. storeys
B	8 No. Storeys Over Basement	8 No. storeys
C	5 No. Storeys Over Lower Ground	5 No. storeys
D	Part 16 To Part 17 No. Storeys Over Lower Ground	14 No. storeys
E	10 No. Storeys Over Semi Basement	10 No. storeys
F	14 No. Storeys Over Semi Basement	12 No. storeys

Table 3.1: Comparison of Permitted Extant Heights and Currently Proposed Heights.

Source: Henry J Lyons Architects, Compiled by Thornton O'Connor Town Planning, 2019.

In our professional planning opinion the heights provided in the subject development are appropriate having regard to the express requirement in National level policy to achieve compact growth and the eminently suitable location of the subject location for high density development having regard to its location in close proximity to the green luas line and numerous substantial employers as detailed at Section 2.5 of Chapter 2. A Daylight Sunlight Report has been prepared by O'Connor Sutton Cronin Consulting Engineers and is submitted as a separate document, in addition a wind assessment has been carried out and is enclosed as Chapter No. 13 of this EIAR.

Furthermore, a Material Contravention Statement has been prepared by Thornton O'Connor Town Planning and is submitted as a standalone document. The Material Contravention statement provides a robust rationale for the increased height at the subject site which is supported by the adoption of the *Urban Development and Building Heights – Guidelines for Planning Authorities (December 2018)*, *Sustainable Urban Housing: Design Standards for New Apartments- Guidelines for Planning Authorities, 2018* and the *Regional Spatial and Economic Strategy for the Eastern and Midlands Region* since the extant permission was granted.

Access Arrangements and Parking – Construction and Demolition Phases

O'Connor Sutton Cronin Consulting Engineering have advised that the demolition and construction period will be temporary in nature and is expected to consist of the following:

- Vehicles owned and driven by site construction staff, by full time site supervisory staff and occasional professional supervisor staff i.e. design team members and utility

- companies; and
- Materials delivery and removal vehicles.

Further details of the traffic implications during the demolition and construction phases are provided within Chapter 14 – Material Assets (Traffic and Transportation).

Access Arrangements and Parking – Operational Phase

The proposed scheme provides for 1,177 No. cycle parking spaces, 285 No. car parking spaces and 21 No. motorcycle spaces. The subject site is located within a dense mixed-use district in Dún Laoghaire - Rathdown and is accessible by multiple modes of transport. The area has experienced successive periods of inward investment in recent years and several changes to movement and access have occurred throughout this time.

The road layout of the area is mostly grid like in design with elements of suburban features such as cul-de-sac's and generous grass verges. Blackthorn Drive is a more modern distributor road with cycle lanes, toucan crossings and elements of bus interchange with the Luas stops at Sandyford and Stillorgan. Carmanhall Road is a two lane internal road which has received upgraded pedestrian facilities since the completion of the mixed-use scheme to the south-west.

The Sandyford Business District is accessible to the Dublin region by the Green Luas line, the M50 motorway, local bus services and express coach services. Please refer to Chapter 14 - Transport which has been carried out by O'Connor Sutton Cronin Consulting Engineers.

Residential (Unit Mix)

The scheme proposes 564 No. high quality apartments comprising 46 No. studios (8.2%), 205 No. one bed units (36.3%), 295 No. two bed units (52.3%) and 18 No. three bed units (3.2%).

The scheme has been developed to maximise open plan apartment layouts which will result in larger and brighter living room/ kitchen spaces. Each apartment provides and, in some cases, exceeds the required floor area and standards as set out in the Apartment Guidelines, 2018 relating to apartment and associated room sizes.

Social Housing

In accordance with in *DHPCLG Housing Circular 36 2016, Section 96(3)*, the development provides 56 No. social housing units to be sold to Dun Laoghaire-Rathdown County Council.

Communal Resident Amenities

The proposed scheme provides 1,095 sq m of resident amenities between Blocks A, C and D. The residential amenities in Block C and D front Blackthorn Drive providing animation to the streetscape. The concierge is located within the lounge with administration and maintenance offices to the rear. The gym is located to the west of the lift access to the podium level. At podium level an open plan lounge and study room are provided. The open plan space provides access to the courtyard between Blocks B and C creating an inviting and useable space for all residents. Resident facilities are also provided in Block A fronting Carmanhall Road including lounges, games room, office space and a kitchenette/dining area.

The provision of resident amenities at both entrances to the site creates an active frontage along Carmanhall Road and Blackthorn Drive whilst also providing choice to the future residents of the scheme. The amenity spaces have been positioned and designed to ensure equal access for all residents.

A multi-function communal room is provided at the 17th level of Block D and opens onto a roof garden. The communal function room at this level will be a feature statement of the development providing long range landscape views.

Creche

A creche measuring 354 sq m is provided at podium level of Block C. The creche can be accessed directly from this podium level or via the lift provided at lower ground floor fronting Carmanhall Road.

Although it is anticipated that the creche will primarily serve the needs of the residents who will drop their children off by foot, a designated lay-by area is provided on Carmanhall Road for short term use.

The creche provides 4 No. classrooms and an enclosed external play area (239 sqm).

Future Analytics have prepared a standalone Schools and Creche Demand Report which is submitted as part of the planning application which concludes that:

'As per the 2001 'Guidelines for Childcare Facilities', which stipulate an average of approximately 2.94 sq m of floorspace per child in a childcare facility, it is proposed that a childcare facility of approximately 167.58 sq m be provided as part of the scheme.

It is therefore considered that the proposed 354 sq m sqm creche facility would comfortably meet the requirements of government guidelines and easily support the needs of the inhabitants of the proposed development'

Café

A café (141 sq m) has been provided at podium level of Block D. Its strategic corner position with full length glazing allows for an active frontage with the proposed landscaped external areas. The café is intended to create a vibrant and active community during the day and will also assist in creating a sense of place engaging the public as they traverse the site from the Luas to the Beacon area. The café is positioned adjacent to the creche to provide a complimentary use.

Façade Design

A comprehensive Design Statement has been prepared by Henry J Lyons Architects and is enclosed as a separate document. In addition, Chapter 4 of this EIAR (Examination of Alternatives) provides a comprehensive consideration of the façade design in regard to the final materials proposed. The proposed Sandyford Central façades are composed of brick in different shades and textures, with rainscreen cladding in selected locations such as the gable ends to articulate and/or accentuate special "events".

Landscape Strategy

The overarching design concept behind the podium landscape design is to create a lush, 'green' environment that responds to the architectural structure of the 6 No. blocks. The key tenet of the landscaping proposal is to create a functional and enjoyable area for the residents of the scheme. A design focused on water was deemed the most appropriate response to the podium design schematic. The water will assist in creating a unique and peaceful character in this urban area.

The north-south pedestrian route from Blackthorn Drive to Carmanhall Road naturally creates the main spine with smaller pockets parks and courtyards located at either side. Each space has achieved a distinct character whilst simultaneously integrating into the wider landscaping masterplan. A standalone Landscape Masterplan and Landscape Report have been prepared by Bernard Seymour Landscape Architects and are submitted with this application.

3.6.3 Key Site Statistics

Key Site/Development Statistics	
Site Area	15,426 sq m (1.54 ha)
Demolition Area	1,145 sq m
No. of Units	564 No.
Gross Floor Area	49,342 sq m
Total Floor Area including Carpark Lo & L1	58,931 sq m
Site Coverage:	31.6 %
Plot Ratio:	3.19
No. of Units per ha.	365.6 units per ha
Car Parking Spaces:	285 No. [254 No. at Lo & 31 No. at L1]
Bicycle Parking Spaces	1,178 No.
Motorcycle Parking Spaces	21 No.
Public Open Space	4,117 sq m
Internal Resident Amenity Space	1,095 sq m
Communal Open Space	4,761 sq m

Table 3.2: Key Site/Development Statistics.

Source: Henry J Lyons Architects, compiled by Thornton O'Connor Town Planning, 2019.

3.6.4 Daylight, Sunlight and Shadowing

A Daylight, Sunlight and Shadowing Assessment has been carried out by O'Connor Sutton Cronin Engineers and is enclosed as a separate document. The Assessment of internal daylight concludes that:

'The analysis confirms that across the entire development excellent levels of internal daylight are achieved. A 95.6% compliance rate is achieved across the entire development.'

Furthermore, stating that:

'throughout the full development, comfortable and desirable spaces have been designed with floor to ceiling heights of a minimum of 2.6m for living rooms and minimum of 2.4m for bedrooms and extensive glazing to every room enabling deep daylight penetration and providing enhanced views to a beautiful landscaped courtyard area.'

With regard to Sunlight, the assessment demonstrates that at least 2 No. hours of sunlight is achieved on March 21st on at least 50% of the amenity spaces.

The report concludes that:

'The VSC analysis demonstrates that the proposed building has no daylight impact to adjacent properties when compared to the currently permitted scheme.'

The shadow analysis confirms that no further overshadowing is perceived to any of the surrounding properties when compared to the currently permitted scheme APB Ref.PLo6D.301428

In conclusion the steps taken by the project team during design have ensured that levels of daylight and sunlight within the development have been safeguarded and the impact to adjacent properties is negligible.'

3.6.5 Wind

A Wind Analysis has been carried out by B-Fluid and is discussed in detail at Chapter 13 of this document. The wind study carried out shows that the development, implemented with the suggested mitigation measures, is designed to be a high-quality environment for the scope of use intended of each areas / building (i.e. comfortable and pleasant for potential pedestrian), and does not introduce any critical impact on the surrounding areas.

3.6.6 The Cumulation with Other Proposed Projects

The following development projects have been granted permission in proximity to the subject site and will be considered throughout the EIAR.

Reg.Ref.:	SHD Ref: ABP PLo6D.304405
Address:	The junction of Blackthorn Drive and Carmanhall Road, Sandyford Business District, Sandyford, Dublin 18.
Distance from Subject Site:	Adjoins Western Boundary
Description:	The development principally comprises the construction of 428 No. apartments . The development will also include a crèche (486 sq m) with ancillary outdoor play areas; 4 No. ground floor local/neighbourhood retail units (862 sq m); communal community residents' facilities (934 sq m in total) including a multi-purpose space (184 sq m), laundry and community co- working area (97 sq m), a variety of ancillary resident amenity areas, communal and public open spaces.
Grant Date:	19 th August 2019

Reg.Ref.:	D18A/1210
Address:	Grafton House, Ballymoss Road, Sandyford Industrial Estate, Dublin.
Distance from Subject Site:	Adjoins Eastern Boundary.
Description:	The development will consist of the temporary change of use of the existing building to a temporary two storey
Grant Date:	23 rd May 2019

3.6.7 Production of Waste

A Outline Construction Management Plan and Mobility Management Plan have been prepared by OCSC and are enclosed as separate documents with the planning application. An Outline Construction and Demolition Waste Management Plan and Operational Waste Management Plan have been prepared by AWN and are enclosed at Appendix 15.1 and 15.2. Waste Management is addressed in Chapter 15 of this EIAR.

All waste generated from the proposed development during its demolition, construction and operational phases will be appropriately disposed of in accordance with the aforementioned Waste Management Plans.

3.6.8 Emissions and Nuisances

It is not anticipated that any significant and prolonged emissions or nuisances will arise during the demolition, construction and waste management phases of development. An Air Quality and Climate and Noise and Vibration chapters are provided at Chapters 11 and 12 respectfully.

3.6.9 Risk of Accidents

The Applicant and Design Team have taken all reasonable measures throughout the detailed design stage to minimise the potential of accidents with due consideration of health and safety. A Quality Audit has been prepared by Bruton Consulting Engineers and is submitted as an independent document as part of the planning application.

3.6.10 Secondary Projects

The proposed development subject to this EIAR is not reliant on any secondary projects for the completion the scheme, thus it can be independently constructed and operated.

The *Guidelines on the Information to be contained in Environmental Impact Assessment Reports, Draft 2017* sets out that:

'where very detailed parameters are not available, the project description for the consent process and the EIAR will need to specify the outermost ('not to exceed') environmental parameters of the characteristics of the proposed project. Such parameters might include maximum dimensions, tolerance for variation, maximum emissions, range of

technologies and processes to be employed etc. The EIAR thus examines the 'worst case' effects of the project. The detailed design can then vary within this envelope without rendering the EIA inadequate.'

As noted at Section 3.3.6 of this chapter, there are a number of relevant permitted schemes which will be considered throughout the relevant chapters of the EIAR under 'cumulative impacts' where applicable.

3.7 Phasing

Henry J Lyons Architects have prepared a detailed phasing plan (Dwg. No. SFC-HJL-00-XX-Dr-A-9100) for the proposed development which outlines 5 No. key stages that are to be completed in 2 No. phases over 36 No. months. The construction phase of the development is based on the typical construction timeframes for similar projects.

3.8 Baseline Scenario – Likely Future Receiving Environment

Annex IV(3) of the amended Directive requires:

'A Description of the relevant aspects of the current state of the environment (baseline scenario) and an outline of the likely evolution thereof without implementation of the project as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability of environmental information and scientific knowledge'.

Each chapter will assess the current state of the environment in respect to the relevant topic of the chapter.

3.9 Demolition

The development will include demolition of the existing structures on site. The principle of demolishing the remaining structures on site was established under the previous permissions at the subject site - DLR. Reg. Ref.: D07A/0619 and more recently the SHD permission under ABP Ref.PLo6.301428 (extant). The demolition of existing structures on site will be discussed throughout the EIAR.