

1.0 INTRODUCTION AND BACKGROUND

1.1 EIAR and Proposed Development

Golder Associates Ireland Ltd (Golder) have been commissioned to prepare this Environmental Impact Assessment Report (EIAR) on behalf of Atlas GP Ltd, as Developer and Applicant for the Carmanhall Road Strategic Housing Development (SHD), (the 'Proposed Development'), on lands located at the former Avid Technology International site on Carmanhall Road, Sandyford Industrial Estate, Dublin 18, (the 'Site' / 'Application Site'). It represents the findings of an Environmental Impact Assessment (EIA) carried out for the Proposed Development site and supports the overall SHD application for the Proposed Development.

1.2 Context and Description of the Proposed SHD

The Proposed Development is located on the south-western corner of the intersection of Carmanhall Road and Blackthorn Road in the Sandyford Industrial Estate, Dublin 18, (Figure 1.1). The Site is located ca. 8.8 km from Dublin City Centre.

The site was previously occupied by a double storey office building and associated carpark (recently demolished). Carmanhall Road abuts the site's northern boundary and Blackthorn Road abuts the site's eastern boundary. The site immediately south of the subject site is occupied by a four-storey office building and the site immediately west is occupied by a double storey office building. Vehicular access is provided in the north-western corner of the site via a crossover to Carmanhall Road. The site slopes from south to north towards Carmanhall Road.



Figure 1.1: Location and Application Boundary of the Proposed Carmanhall Road SHD.

The Proposed Development comprises:

(i) construction of a Build-To-Rent residential development within a new part six, part eight, part nine, part eleven storey rising to a landmark seventeen storey over basement level apartment building (40,814sq.m) comprising 428 no. apartments (41 no. studio, 285 no. one-bedroom, 94 no. two-bedroom & 8 no. three-bedroom units) of which 413 no. apartments have access to private amenity space, in the form of a balcony or lawn/terrace, and 15 no. apartments have access to a shared private roof terrace (142sq.m) at ninth floor level;

(ii) all apartments have access to 2,600sq.m of communal amenity space, spread over a courtyard at first floor level and roof terraces at sixth, eighth and ninth floor levels, a 142sq.m resident's childcare facility at ground floor level, 392sq.m of resident's amenities, including concierge/meeting rooms, office/co-working space at ground floor level and a meeting/games room at first floor level, and 696sq.m of resident's amenities/community infrastructure inclusive of cinema, gym, yoga studio, laundry and café/lounge at ground floor level. The café/lounge will primarily serve the residents of the development and will be open for community use on a weekly/sessional basis;

(iii) provision of 145 no. vehicular parking spaces (including 8 no. mobility parking spaces, 2 no. club-car spaces and 44 no. electric charging spaces), 5 no. motorcycle parking spaces, bin stores, plant rooms, switch room and 2 no. ESB sub-stations all at ground floor level; provision of bicycle parking (752 no. spaces), plant and storage at basement level; permission is also sought for the removal of the existing vehicular entrance and construction of a replacement vehicular entrance in the north-western corner of the site off Carmanhall Road;

(iv) provision of improvements to street frontages to adjoining public realm of Carmanhall Road & Blackthorn Road comprising an upgraded pedestrian footpath, new cycling infrastructure, an increased quantum of landscaping and street-planting, new street furniture inclusive of bins, benches and cycle parking facilities and the upgrading of the existing Carmanhall Road & Blackthorn Road junction through provision of a new uncontrolled pedestrian crossing; and,

(v) All ancillary works including provision of play equipment, boundary treatments, drainage works - including SuDS drainage, landscaping, lighting, rooftop telecommunications structure and all other associated site services, site infrastructure and site development works. The former Avid Technology International buildings were demolished on foot of Reg. Ref. D16A/0158 which also permitted a part-five rising to eight storey apartment building. The development approved under Reg. Ref. D16A/0158, and a subsequent part-seven rising to nine storey student accommodation development permitted under Reg. Ref. PL06D.303467, will be superseded by the proposed development.

The Site benefits from a previous planning permission for a student accommodation development with an overall gross floor area of 25,459 m² over one block which was proposed to be seven to nine storeys in height.

1.3 Need for an EIAR

EIA is a process undertaken for certain types of development. It provides a means of drawing together the findings from a systematic analysis of the likely significant environmental effects of a scheme to assist planning authorities, statutory consultees and other key stakeholders in their understanding of the impacts arising from the development.

The European Union's 1985 EIA Directive (85/337/EEC) was amended by Directives 97/11/EC, 2003/35/EC and 2009/31/EC, and the Directive and its amendments were codified in 2011 by Directive 2011/92/EU. The current Directive 2014/52/EU amends the 2011 codified Directive but does not replace it.

This amending Directive was transposed into national planning consent procedures in September 2018 through the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018).

The following is stated by the Department of Housing, Planning and Local Government in the Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment, (August 2018):

‘The objective of Directive 2011/92/EU, as amended by Directive 2014/52/EU, is to ensure a high level of protection of the environment and human health, through the establishment of minimum requirements for environmental impact assessment (EIA), prior to development consent being given, of public and private developments that are likely to have significant effects on the environment.’

The EIA Directive (Directive 2011/92/EU, as amended by Directive 2014/52/EU) prescribes a range of environmental factors which are used to organise descriptions of the environment and these factors must be addressed in the EIAR. Article 3(1) of the EIA Directive states 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).*

EIA is mandatory for certain types of projects and for other projects that meet or exceed thresholds as set out in Annexes I and II of the EIA Directive (and Part 1 and Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended).

A review of the Planning and Development Regulations (2001, as amended) Schedule 5 Part 1 thresholds (Developments for the purposes of Part 10), indicates that the Proposed Development is not of a size which requires a mandatory EIA.

Furthermore, with regards to Schedule 5 Part 2 of the Planning and Development Regulations (2001, as amended) the Proposed Development is not classified as an Infrastructure Project under Class 10, as it comprises less than 500 dwelling units, (Class 10(b)(i)); and it does not involve an area greater than 2 hectares within a business district, (Class 10(b)(iv)).

Notwithstanding the above thresholds, and having regard to the specific characteristics and nature of this site, its size, and the quantum of development proposed, an EIAR has been prepared to accompany this SHD application to An Bord Pleanála.

The EIAR for the proposed Carmanhall Road SHD considers the likely significant effects on the receiving environment which may arise during the construction and operation/occupation of the scheme. The EIAR also considers potential cumulative and interacting effects which may arise when considered with other relevant nearby development proposals.

The significance and magnitude of these effects is assessed, and where appropriate, mitigation and monitoring measures are identified for implementation during the respective construction and operation/occupation phases of the scheme.

1.4 The Planning Applicant

The Applicant for the proposed Carmanhall Road SHD Development is Atlas GP Ltd, with a registered address of 8-9 Hanover Street East, Dublin 2, D02 KX94. Atlas GP Ltd are a subsidiary of the Marlet Property Group.

The Marlet Property Group is one of Ireland's largest independently owned property development companies. The Marlet Group possess an extremely diverse property portfolio which includes major mixed-use developments, Build to Rent apartment schemes, student accommodation, hotels and aparthotels.

As an industry leader, Marlet believe that it is a responsibility to provide the safest and healthiest places for people to live, work, and play. Their efforts go beyond the design and construction phase and the materials that are used. Marlet challenge themselves to reduce the environmental footprint and incorporate the latest sustainability innovation into their projects.

Lands within the SHD application boundary are owned by the Applicant, and where relevant, letters of consent have been provided from landowners to enable this application and proposal to proceed.

1.5 Relationship of the EIAR to the Planning Application

The EIAR accompanies the planning application for the Carmanhall Road SHD to An Bord Pleanála. This EIAR includes a separate Non-Technical Summary (NTS), which consists of an easily accessible summary of the EIAR, using non-technical language. The NTS is provided to be understandable to those without a background to the project or the relevant technical disciplines.

The overall SHD application documentation also includes the following:

- Application forms, notices and covering letter;
- Statement of Consistency and Planning Report;
- Social and Community Audit;
- Architectural Design Statement, Plans, Drawings and Quality Statement;
- Landscape Design Statement and Drawings;
- Appropriate Assessment Screening Report;
- Preliminary Construction Management Plan, Construction Environmental Management Plan and Construction Demolition Waste Management Plan;
- Operational Waste Management Plan;
- Daylight/Sunlight Assessment;
- Building Lifecycle and Estate Management Report; and
- Other reporting such as, Design and Engineering Statements, Infrastructure reports, and Flood Risk Assessment.

1.6 EIAR Document and Chapter Structure

The findings of the EIA are set out in this EIAR and comprise the following chapters as set out in Table 1.1.

The responsible parties examining the respective disciplines have also been described in Table 1.1. Relevant competent persons leading each discipline have been identified in Section 1.7.

Table 1.1: Carmanhall Road SHD EIAR Chapter Structure

EIAR Chapter	Chapter Title	Responsibility
1	Introduction and Background	Golder
2	Scope and Methodology	Golder
3	Project Description	Golder
4	Population and Human Health	Golder
5	Ecology and Biodiversity	Golder
6	Land, Soils and Geology	Golder
7	Water	Golder
8	Air Quality and Climate	Golder
9	Noise and Vibration	ITP Energised
10	Cultural Heritage	Golder / Franc Myles (Archaeology & Built Heritage Ltd)
11	Traffic and Transport	AECOM
12	Wind	BFluid
13	Landscape and Visual	Macro Works
14	Material Assets	Golder
15	Interactions, Cumulative and Combined Effects	All appropriate discipline leads
16	Mitigation and Monitoring Measures	All appropriate discipline leads

1.7 EIA Project Team

The choice of team members for each study has been informed by the experience of the relevant lead specialist in their area of technical interest.

In accordance with Article 5(3)(a) of the EIA Directive, (*'the developer shall ensure that the environmental impact assessment report is prepared by competent experts'*), an EIA project team has been chosen that are sufficiently qualified and experienced to be deemed "competent experts" in the preparation of the required inputs into the EIAR.

The team of EIA technical specialists is presented in Table 1.2.

Table 1.2: Carmanhall Road SHD EIA Project Team

EIAR Chapter	Discipline	Lead Specialist	Qualifications	Accreditations	Years of professional Experience
1	Introduction and Background	Kevin McGillycuddy	BA (Mod) Botany MSc Environmental Science	Practitioner Member of the Institute of Environmental Management and Assessment	8+
2	Scope and Methodology				
3	Project Description				
4	Population and Human Health				
14	Material Assets				

EIAR Chapter	Discipline	Lead Specialist	Qualifications	Accreditations	Years of professional Experience
5	Ecology and Biodiversity	Freddy Brookes	MSc Aquatic Ecosystem Management	Member of the Chartered Institute of Ecology and Environmental Management (MCIEEM) Member of the Institute of Fisheries Management (MIFM)	13+
6 7	Land, Soils and Geology Water	Anna Goodwin Steve Mustow	MSc Geology MSc Hydrogeology PhD Biology MSc Aquatic Resource Management BSc Biology	Chartered Geologist (Geological Society of London) and European Geologist. Fellow of the Chartered Institution of Water & Environmental Management (FCIWEM), Member of the Chartered Institute of Ecology & Environmental Management (MCIEEM), Chartered Environmentalist (CEnv), Chartered Water & Environmental Manager (CWEM), IEMA Principal EIA Practitioner.	16+ 30+
8	Air Quality and Climate	Rachel Lansley	MSc Environmental Monitoring and Analysis, BSc Physical Geography	Chartered Scientist (CSci), Member of the Institution of Environmental Sciences (IES) Member of the Institute of Air Quality Management (IAQM)	13+
9	Noise and Vibration	Simon Waddell (ITP Energised)	BSc (Hons.) Environmental Geoscience PG Dip Acoustics and Noise Control	Member of Institute of Acoustics (MIOA)	10+
10	Cultural Heritage (Cultural Heritage Impact Assessment) Archaeology Impact Assessment (Appendix 10.2)	Conor Ryan Franc Myles (Archaeology & Built Heritage Ltd)	BA (Joint Hons.) Archaeology and Geography Masters in Urban and Building Conservation	Associate of the Chartered Institute for Archaeologists (ACIfA) Member of the Institute of Archaeologists of Ireland	6+ 25+
11	Traffic and Transport	Zachary Cave (AECOM)	BEng (Hons) Civil Engineering	Member of the Institute of Engineers Ireland Member of the Transport Planning Society	2+
12	Wind	Cristina Paduano (B Fluid)	PhD Mechanical Eng. MSc Aerospace Eng.	CEng MIEI	15+

EIAR Chapter	Discipline	Lead Specialist	Qualifications	Accreditations	Years of professional Experience
13	Landscape and Visual	Richard Barker (Macro Works)	MLA, PG Dip Forestry, BA Env	Corporate Member Irish Landscape Institute	16+
15	Interactions, Cumulative and Combined Effects	All appropriate discipline leads			
16	Mitigation and Monitoring Measures	All appropriate discipline leads			
	EIAR Senior Review	Steve Mustow (qualifications, accreditations and years of experience as above)			

1.8 Transboundary Impacts

Transboundary project impacts are those which are likely to cause significant effects on the environment or significant adverse impact across at least two countries' administrative areas. These 'transboundary' projects are likely to have significant environmental effects in each, and involve many stakeholders (national, regional and local authorities, NGOs, the public).

Given the nature and scale of the proposed residential development, located in Sandyford, within the Dún Laoghaire Rathdown County Council administrative area, it is considered that there will be no transboundary environmental impacts.

1.9 Difficulties Encountered in Preparing the EIA

Final details of the construction program and methodology will be determined by the Main Contractor. These details will be confirmed in the Main Contractor's final Construction Management Plan and in consultation with the planning authority and relevant stakeholders.

Other details of the development may be revised prior to the final planning permission grant of the development, again in agreement with the Dún Laoghaire Rathdown County Council.

Conservative assessments and construction good practice methods/mitigations have been applied where information concerning the construction methodology or program could not be fully determined.