

1 INTRODUCTION

This Environmental Impact Assessment Report (EIAR) presents the assessment of environmental impacts and applicable mitigation measures associated with the development at Parkgate Street, Dublin 8 (hereafter referred to as 'the Proposed Development'). This EIAR for the proposed Project has been prepared on behalf of Ruirside Developments Limited, Usher House, Main Street, Dundrum, Dublin 14. This EIAR accompanies a planning application made to An Bord Pleanála as a Strategic Housing Development.

1.1 Summary of the Proposed Development

Chapter 3: Description of Proposed Development of this EIAR sets out the detailed description of the Proposed Development.

In brief, permission is sought for Strategic Housing Development, with a life of 8 years, at 42A Parkgate Street, Dublin 8, for development comprising:

A 30-storey residential building ('Block A') (c.14,364 sq m gfa), including residential, café/restaurant, replacement office use and ancillary accommodation and works, located in the eastern apex of the site subject of otherwise consented development under ABP-306569-20.

The proposed new Block A building accommodates:

- 198no. 'Build To Rent' residential apartments (73no. studios, 97no. 1-bed, 27no. 2-bed & 1no. 3-bed) from 1st to 27th floors inclusive, including 53no. units with 'winter garden' balconies on the building's eastern elevation.
- Ancillary internal (c.384 sq m) and external (c.255 sq m) residents' private communal amenity areas and facilities, including ground floor reception/concierge area, lounge bars at mezzanine and 9th floors, roof gardens at 9th and 28th floors, and access to other residents' private communal amenity areas within the consented scheme ABP-306569-20.
- 1no. café/restaurant (c.223 sq m) at ground floor. Replacement office floor area (c.595.6 sq m total) accommodated between 1st and 8th floor levels of Block A.
- Ancillary residential bicycle storage (22no. spaces), refuse, circulation and plant, and non-residential back of house and circulation areas at ground and mezzanine floors.
- Building Maintenance Unit (BMU) at roof level.

Ancillary and associated site works and other structural and landscape works are proposed to tie the proposed new Block A building in with the consented development (ABP 306569-20). Proposed amendments to the consented scheme, include:

- At the interface of proposed Block A with the consented Block B2 office building:
 - a reduction by c.909 sq m total of office floor area over 6 floors within the consented Block B2 office building;
 - a reduction by c.35 sq m of external residential amenity and associated minor amendments to landscaping at roof level of consented Block B2; and,
 - localised changes to the northern Parkgate St façade of the consented Block B2 to include a shadow gap at its junction with proposed Block A.
- 16no. additional bicycle parking spaces accommodated within consented Block B1 undercroft area.
- Minor localised amendments to adjoining consented public realm area to tie in with proposed Block A at ground level.

- New telecommunications infrastructure at roof level of consented Block B1, including: 4no. 300mm microwave link dishes mounted on 2no. 2m high steel poles fixed to the consented lift shaft overrun, housed within GRP radio friendly shrouds, to mitigate potential for interference with existing telecommunication channels.

The site within which the proposed works sit, benefits from extant permission for residential-led mixed use strategic housing development under ABP 306569-20 (i.e. the consented development). Permission is not being re-sought for the consented development.

For avoidance of doubt, while the red line site boundary is drawn around the entire planning unit of ABP Ref. 306569-20, the development works for which permission is expressly sought are identified with a green dashed line, within the wider red line planning unit.

The overall site (c.0.82 ha) is principally bounded by Parkgate Street to the north, the River Liffey to the south, an existing electricity substation and the junction of Sean Heuston Bridge and Parkgate Street to the east, existing Parkgate Place office and residential development to the west. The application site includes areas of public footpath and roadway on Parkgate Street and a small landscaped area at the junction of Sean Heuston Bridge and Parkgate Street. There are Protected Structures on site.

1.2 Aim of the EIAR

An EIAR is defined in the “Draft Guidelines on the Information to be contained in Environmental Impact Statements” (EPA, 2017) as: -

“A statement of the effects, if any, which proposed development, if carried out, would have on the environment.”

The preparation of this EIAR is in accordance with Directive 2011/92/EU as amended by Directive 2014/52/EU as outlined under the Draft Guidelines on the Information to be contained in Environmental Impact Statements (EPA, 2017). Within these guidelines is a prescribed range of environmental factors as follows: -

“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 landscape.*
- e) the interaction between the factors referred to in points (a) to (d)”*

In addition, the guidelines quote Article 5(1) of the amending Directive when describing the contents of an EIAR, as follows: -

“the developer shall include at least: -

- a) a description of the project comprising information on the site, design, size and other relevant features of the project.*
- b) a description of the likely significant effects of the project on the environment.*
- c) a description of the features of the project and/or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment.*
- d) a description of the reasonable alternatives studied by the developer, which are relevant to the project and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the project on the environment.*
- e) a non-technical summary of the information referred to in points (a) to (d); and*
- f) any additional information specified in Annex IV relevant to the specific characteristics of a particular project or type of project and to the environmental features likely to be affected.”*

Article 94 of the Planning and Development. Regulations 2001, as amended, provides for the information to be contained in an EIAR as follows:

“94. An EIAR shall take into account the available results of other relevant assessments under European Union or national legislation with a view to avoiding duplication of assessments and shall contain—

- (a) the information specified in paragraph 1 of Schedule 6,*
- (b) any additional information specified in paragraph 2 of Schedule 6 relevant to the specific characteristics of the development or type of development concerned and to the environmental features likely to be affected,*
- (c) a summary in non-technical language of the information required under paragraphs (a) and (b),*
- (d) a reference list detailing the sources used for the descriptions and assessments included in the report, and*
- (e) a list of the experts who contributed to the preparation of the report, identifying for each such expert—*
 - (i) the part or parts of the report which he or she is responsible for or to which he or she contributed,*

- (ii) *his or her competence and experience, including relevant qualifications, if any, in relation to such parts, and*
- (iii) *such additional information in relation to his or her expertise that the person or persons preparing the EIAR consider demonstrates the expert's competence in the preparation of the report and ensures its completeness and quality."*

1.3 EIAR Guidance

This EIAR has been completed in accordance with the requirements as set out in the EIA Directive (2014/52/EU) and relevant guidelines and documentation, including: -

- Draft Guidelines on the Information to be contained in Environmental Impact Statements (EPA, 2017).
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out environmental impact assessment, Department of Housing, Planning and Local Government (August 2018),
- Department of Housing, Planning and Local Government (2018) Circular PL 05/2018 - Transposition into Planning Law of Directive 2014/52/EU amending Directive 2011/92/EU on the effects of certain public and private projects on the environment (the EIA Directive) and Revised Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment.
- Advice Notes for Preparing Environmental Impact Statements Draft (EPA, 2015).
- Guidance on the preparation of Environmental Impact Assessment Report (Directive 2011/92/EU as amended by 2014/52/EU).
- EU Commission's SEA Implementation Guidance from 2003 (Paragraphs 5.25 and 5.26) refer to HH chapter.
- Circular PL 1/2017 – Implementation of Directive 2014/52/EU on the effects of certain public and private projects on the environment (EIA Directive).
- Circular PL 8/2017 – Implementation of Directive 2014/52/EU – Advice on Electronic Notification Requirements.

1.4 The EIAR Process

1.4.1 Introduction

This section demonstrates the process that has been carried out by the Applicant and Design Team in the preparation of this EIAR. As described and shown Figure 1.1, the EIAR forms a part of the EIA process.

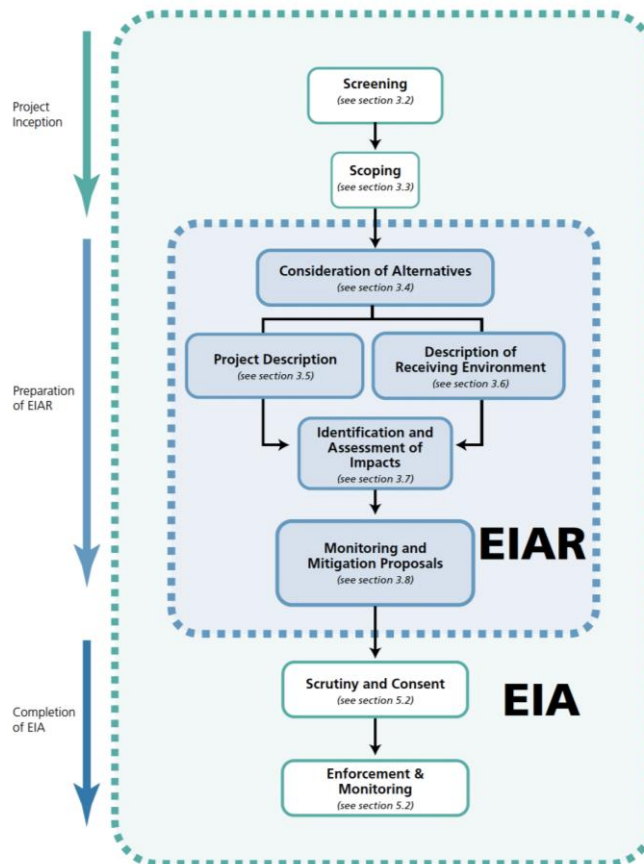


Figure 1.1: EIA Process - Extract from Figure 2.2, page 11 of the Draft EPA Guidelines 2017.

Further explanation of the terms referred to in Figure 1.1 is provided below: -

Screening: -

"The process of assessing the requirement for a project to be subject to Impact Assessment based on project type and scale as well as the significance or environmental sensitivity of the receiving environment."

Scoping: -

"The process of identifying the significant issues which should be addressed by a particular Impact Assessment as well as the means or methods of carrying out the assessment."

Environmental Impact Assessment Report (EIAR): -

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

Environmental Impact Assessment (EIA): -

"The process of examining the anticipated environmental effects of proposed project - from consideration of environmental aspects at design stage, through consultation and preparation of an Environmental Impact Assessment Report (EIAR), evaluation of the EIAR by a Competent Authority, the subsequent decision as to whether the project should be permitted to proceed, encompassing public response to that decision."

Competent Authority Decision

If granting permission, the Competent Authority may attach conditions to the consent. The conditions will typically seek to ensure adherence to mitigation and monitoring measures presented in the EIAR. These may be augmented and modified by the Competent Authority.

If refusing permission, the Competent Authority may cite specific evidence from the EIAR such as the non-conformity of potential impacts with applicable standards, inadequacy of mitigation measures or uncertainty about environmental interactions.

1.5 Need for this EIAR

The process to determine whether an EIA is required for a proposed development is called Screening. This is dependent on the mandatory legislative threshold requirements or the type and scale of proposed development and significance or environmental sensitivity of the receiving environment.

Annex I of the EIA Directive 85/337/EC requires as mandatory the preparation of an EIA for all development projects listed therein. Schedule 5 (Part 1) of the Planning & Development Regulations 2001-2018 brought Annex 1 of the EIA Directive directly into Irish planning legislation. The Directive prescribes mandatory thresholds in respect of Annex 1 projects. The EIA Directive provides EU Member States with a discretion in determining the need for an EIA on a case-by-case basis for certain classes of project having regard to the overriding consideration that projects likely to have significant effects on the environment should be subject to EIA.

Schedule 5 (Part 2) of the Planning & Development Regulations 2001 – 2018 sets mandatory thresholds for different project categories. Sub-section 10(b)(iii) and (iv) addresses 'Infrastructure Projects' and requires that the following class of project be subject to EIA: (b)(i) Construction of more than 500 dwelling units. Category 10(b)(iv) refers to 'Urban development which would involve an area greater than 2 hectares in the case of business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.'

The proposed development comprises a new residential development, including 198no. apartment units, café, and ancillary supporting facilities, on an overall site of c. 0.82 Ha. When this figure is added to the 321no. Build-to-Rent apartments that have already been permitted by the Board, the cumulative number of units rises to 519no. units, which exceeds the mandatory EIA threshold. The proposed development includes a building of significant scale, and the site is located within an historically sensitive area within the city centre and immediately beside the River Liffey.

As such, an Environmental Impact Assessment Report is submitted to An Bord Pleanála with this SHD Planning Application.

1.6 EIAR Layout & Structure

The composition of this EIAR has been prepared having regard to the guidance referred to above. The EIAR is laid out in 2 volumes, each containing specific sections as follows: -

- Volume 1: Written Statement, including Non-Technical Summary.
- Volume 2: Appendices.

Following on from the layout, the structure of the EIAR is shown in Table 1.1 below.

Chapter No.	EIAR Chapter Name	Consultant
1	Introduction	Stephen Little & Associates Chartered Town Planners & Development Consultants
2	Examination of Alternatives	Reddy Architecture and Urbanism
3	Description of Proposed Development	Stephen Little & Associates Chartered Town Planners & Development Consultants
4	Construction Strategy	ARUP
5	Planning and Policy	Stephen Little & Associates Chartered Town Planners & Development Consultants
6	Transport	ARUP
7	Air Quality	ARUP
8	Climate (including wind, sunlight and daylight)	ARUP
9	Noise and Vibration	AWN
10	Biodiversity	Moore Group
11	Archaeology and Cultural Heritage	Courtney Deery
12	Architectural Heritage Impact Assessment	ARC
13	Landscape and Visual Impact Assessment	ARC
14	Water	ARUP
15	Land and soils	ARUP
16	Hydrogeology	ARUP
17	Material Assets - Waste Management	AWN
18	Population and Human Health	ARUP
19	Material Assets	ARUP
20	Major Accidents and Disasters	ARUP
21	Cumulative and Interactive Effects	Stephen Little & Associates Chartered Town Planners & Development Consultants
22	Summary of Mitigation, Monitoring and Residual Effects	Stephen Little & Associates Chartered Town Planners & Development Consultants
23	Bibliography	Stephen Little & Associates Chartered Town Planners & Development Consultants with inputs from all other EIAR Consultants.
-	Overall Co-ordination and Management of the EIAR	Stephen Little & Associates Chartered Town Planners & Development Consultants.

Table 1.1: Environmental Impact Assessment Chapters

The relevant experts involved in the preparation of this EIAR can be found in Table 1.2 below.

Name	Years Exp.	Professional Qualifications	Professional Affiliations	Role	Overview
Stephen Little & Associates Chartered Town Planners & Development Consultants					
Eleanor Mac Partlin	23	(B Soc Sc) Bachelor of Social Science; MSc. Urban & Regional Planning	MRTPI, MIPI	EIAR Manager Editorial Responsibility	Eleanor is the Associate Director of Stephen Little and Associates and has significant experience in the management and delivery of complex multidisciplinary projects, with particular experience in Town Planning and EIA.
Niall Connolly	14	BSc Spatial Planning and Environmental Management MA Planning Policy and Practice	-	EIAR Co-ordinator	Niall is a Senior Planner at Stephen Little and Associates, with 13 years professional planning experience - public and private sector - in both Ireland and the UK. He has significant experience in the delivery of complex, mixed use developments and EIA.
Conor Auld	5	BSc Environmental Planning, MSc Urban Design	MIPI	EIAR Co-ordinator. Introduction, Non-Technical Summary,	Conor is an Executive Planner at Stephen Little & Associates, with over 5 years professional experience in town planning, including large scale residential projects requiring environmental impact assessment considerations. Conor is a Member of the Irish Planning Institute.
Niamh Robinson	1	BA Geography, Planning and Environmental Policy MA Regional and Urban Planning	-	EIAR Administration	Niamh is a Planning Consultant with Stephen Little & Associates and has assisted in the coordination of a number of mixed-use developments
ARUP					
Clodagh O'Donovan	26	BE, University College Cork MEngSc, University College Dublin	CEng, FIEI, FConsEI, MCIWEM, C.WEM	Population & Human Health Major Accidents & Disasters Material Assets	Clodagh is the Planning Service Team Lead for Arup Ireland. Clodagh has significant experience in the management and delivery of complex multidisciplinary projects, with particular experience in the EIA, AA and statutory consent process.
Ailsa Doyle	5	BSc. Environmental Planning and Management	PIEMA		Ailsa has a BSc in Environmental Planning and Management and has been working in the capacity of Environmental Consultant for four

					years. Ailsa has assisted in the coordination of a number of Environmental Impact Assessments in this time, and has developed a speciality in Strategic Environmental Assessment.
Cloragh Byrne	10	BSc(Eng), ME – Structural Engineering with Architecture, UCD	CEng MIEI	Construction	Cloragh is a Structural Engineer at Arup with broad experience in the design and delivery of a wide range of Structural and Civil Engineering projects from Masterplanning through to completion.
Tiago Oliveira	22	Licenciatura (5-year degree) in Geography and Urban Planning	CMILT, Member of Academy of Urbanism, MTPS	Transport	Tiago is an Associate Director at Arup in Dublin, who is involved in various transportation projects, and provides traffic and transportation advice for a number of projects in which Arup is involved in Ireland and elsewhere in the world. Tiago has experience in different areas of Transport Planning, including Traffic and Transportation Assessments, Masterplanning, Streetscape Design, Sustainable Transport and Transport Strategies. He holds a Licenciatura (5-year degree) in Geography and Urban Planning.
Sinead Whyte	24	BSc, MSc – Experimental Physics, 1996 Diploma Acoustics and Noise Control, 2009	MCIWEM, IOA	Air Quality	Sinéad Whyte is an Environmental Scientist, an Associate and Senior Environmental Consultant with Arup in Dublin. Since joining Arup in 2000, Sinéad has taken on the role of Project Manager for a wide variety of environmental assessments of plans and projects.
Cormac McKenna	7	BSc Civil Engineering MSc Environmental Engineering	MIEI	Climate (incl. Wind, Sunlight & Daylight)	Cormac holds an M. Sc in Environmental Engineering and has over 6 years' experience working in the Environmental Consulting group in Arup. Cormac has specialist expertise in noise modelling, air dispersion modelling and has

					contributed to a range of Environmental Impact Assessments and Industrial Emissions licence applications of major projects.
Kevin Barry	16	BE Civil & Environmental Engineering MEngSc Civil & Environmental Engineering Chartered Engineer	CEng MIEI	Water	Kevin Barry is a Senior Chartered Engineer working at Arup in the Dublin office as a senior member of the water team. Kevin has significant experience of flood risk management in Ireland, and has undertaken a significant number of flood risk assessment studies to support the planning applications of various developments for a range of clients across both the public and private sector.
Eoin Wyse	15	BSc (Hons)	EurGeol, PGeo	Land and Soil Hydrogeology	Eoin is a Senior Engineer in the Applied Geology sub-group of the Ground Engineering group at Arup. Eoin has experience in a number of contaminated land projects and has particular skills in ground investigation, risk assessment, waste categorisation and Environmental Risk Assessment.
Reddy A+U					
Rob Keane	26	B Arch UCD 1994 PSDP RIAI Accredited 2012	MRIAI, RIBA,	Alternatives	Rob Keane is a registered Architect with the RIAI, Managing Director of Reddy Architecture and Urbanism with 25 years' experience in practice on large mixed use schemes in Dublin, London, Paris and Berlin. Rob has particular experience in the delivery of successful urban regeneration projects in Dublin.
AWN Consulting					
Leo Williams	5.5	BAI, MAI Mechanical & Manufacturing Engineering - Trinity College Dublin Diploma in Acoustics and Noise Control – Institute of Acoustics	Associate Member - Institute of Acoustics	Noise & Vibration	Leo is an Acoustic Consultant for AWN Consulting and has extensive experience in environmental noise impact assessment, in particular industrial/ manufacturing and renewable energy noise sources. He has experience in room and building acoustics

					modelling and assessment.
Chonail Bradley	7	BEnvSc	AssocMCIWM	Material Assets - Waste Management	BSc (Environmental Science) and is a Graduate Member of the Institute of Waste Management (AssocCIWM). He is a Senior Environmental Consultant in AWN and has over 7 years' experience in environmental consultancy experience with 5+ years in waste management. He has helped coordinate and prepare multiple specialist inputs and EIAR chapters including the Waste Management Chapters, Operational and C&D Waste Management Plans for numerous EIA/EIARs.
ARC					
Bill Hastings	50	B.Arch UCD 1970, 1st Honours Fellow of the RIAI RIAI accredited Grade 1 Conservation Architect Former Lecturer in Architecture, University College Dublin	Member of ICOMOS Ireland Member of the ICOMOS National Scientific Committee on Cultural Tourism	Landscape & Visual Impact Assessment Architectural Heritage Impact Assessment	Bill is an architect, Fellow of the Royal Institute of the Architects of Ireland and RIAI Grade 1 accredited Conservation Architect, with fifty years' experience working in architecture and architectural services. He has particular experience in conservation, measured survey and recording, digital modelling & photomontage and environmental impact assessment.
IN2					
Graeme Parker	18	Tech Eng Dip BEng MSc CEng	CEng MIEI	Climate (Daylight and Sunlight)	Graeme holds an MSc in Energy Management, and brings this expertise to bear on this project. With over 18 years' experience, working on low energy building services solutions, Graeme has contributed to numerous award winning sustainably designed projects.
William O'Donnell	14	B. Eng, DIT	C.Eng. CIBSE, C.Eng. MIEI	Climate (Daylight and Sunlight)	William has extensive experience in environmental modelling and in particular in carrying out analysis for both wind and sunlight/daylight. As a board member of the Irish Green Building Council,

					William helps to shape environmental policy for the construction industry. William is also an accredited LEED AP and BREEAM International Assessor.
Moore Group					
Ger O'Donoghoe	25+	B.Sc. – Applied Freshwater & Marine Biology M.Sc. – Environmental Science		Biodiversity	Ger has over 25 years' experience as an environmental consultant with particular experience in the planning and management of Environmental Impact Assessments. His primary role in Moore Group is as Principal Ecologist in the management and compilation of Environmental Impact Assessment Reports and undertaking Ecological Impact Assessments of the terrestrial and aquatic environments of any particular development.
Courtney Deery					
Clare Crowley	21	B.A. (Hons) – Archaeology & Geography PhD - Archaeology		Archaeology & Cultural Heritage	Dr Crowley has over 20 years' experience in the fields of archaeology, built heritage and cultural heritage. Dr Crowley has considerable experience in the management of the cultural heritage component of EIAs for road schemes and motorway service areas.

Table 1.2: List of EIAR Experts

The competence and experience of each of the above experts will be described in the individual chapters.

1.7 Structure of Each Environmental Topic

Each environmental topic (Chapters 6 – 20) of this EIAR has been structured in accordance to the EPA Draft Guidelines 2017, under the headings below.

1.7.1 Introduction

All of the relevant introductory text and descriptions for the Chapter are located under this Section.

1.7.2 Methodology

An outline of the methodology employed in the assessment, including where possible a reference to the EPA guidelines.

1.7.3 Receiving Environment (Baseline Situation)

Existing Environment relevant to the environmental factor being assessed for this project.

A dynamic description of the specific environment into which the proposal will fit, taking account of other developments likely to occur. The particular aspects of the environment, for each topic, are discussed in terms of their context, character, significance and sensitivity.

1.7.4 Characteristics of the Proposed Development

Detailed descriptions / descriptions outside the scope of the relevant environmental factors are not included in every chapter. This is provided in the main project description under Chapter 3: Description of Proposed Development.

1.7.5 Potential Impacts of the Proposed Development

The potential impact of the proposed development includes a general description of the possible types of impacts that projects of this kind would be likely to produce, for Demolition, Construction and Operational Phases.

This includes a consideration of the 'Do-Nothing' impact. The 'Do-Nothing' impact describes the environment, as it would be in the future if no development of any kind were carried out.

Potential impacts without mitigation measures are considered in this section: -

- Construction and Operational Phase Impacts.
- Operational Phase Impacts.
- Do-nothing impacts.

1.7.6 Mitigation Measures

A description of any specified remedial or reductive measures considered necessary, resulting from the assessment of potential impacts.

A description of any post development monitoring of effects on the environment which might be necessary, covering the monitoring methods and the agencies responsible for their implementation.

Where required, a description of reinstatement measures and the agencies responsible for their implementation.

1.7.7 Predicted Impact of the Proposed Development

An assessment of the specific impacts of the subject proposal on the environment, as found by expert analysis and judgment, having regard to the receiving environment, the characteristics of the proposal, the potential impacts and any mitigation measures.

The predicted impacts, for both demolition and construction and operational stages, are assessed having regard to their character, magnitude, duration, consequences and significance.

A 'Worst Case' impact is also considered for both the construction and operational phases of the development: -

- Construction Phase.
- Operational Phase.
- Worst Case impact.
- Interactions.

- Cumulative.

Interactions and Cumulative Impacts are examined under Chapter 21: Summary of Cumulative and Interactive Effects.

1.7.8 Monitoring

Required where impact pre-mitigation is potentially significant. Allows for assessment of effectiveness of mitigation measures.

1.7.9 Difficulties Encountered

Required where impact pre-mitigation is potentially significant.

1.7.10 Bibliography

A list of reference material used in compiling each chapter is provided in Chapter 23: Bibliography.

1.7.11 Consultations

A list of consultations held in the course of the preparation of the EIAR, including the following details:

- Agency / Body.
- Date of Consultation.
- Nature of Consultation (i.e. meeting, email, phone call).

The EIAR team has engaged in consultations, where necessary, with the relevant authorities. It has also engaged with the Design Team. The outcome of this engagement has been identified where relevant in the preparation of each EIAR Chapter.

We refer also to Section 1.9: Public & Stakeholder Public & Stakeholder Consultation , below.

1.8 Assessment of Impacts

Clarity of method, language and meaning are vital to accurately explain the full range of effects. Adherence to a systematic method of description can be of considerable assistance in this matter.

The relevant terms listed in the table below can be used to consistently describe specific effects. All categories of terms do not need to be used for every effect.

1.8.1 Quality of Effects

With regards to the '**Quality of Effects**', it is crucial that any such effects are clearly identified, especially to non-specialist readers.

These effects which may occur can be characterised into 3 types: positive, negative or neutral.

Firstly, if the proposed element of the project improves the quality of the receiving environment it is seen as a Positive Effect.

Secondly, where such a change does not affect the quality of the receiving environment it can be described as a Neutral Effect.

Finally, Negative /Adverse Effects can be described as a change, which reduces the quality of the environment.

1.8.2 Describing the Significance of Effects

In terms of ‘Describing the Significance of Effects’, it is outlined under the Draft EPA Guidelines (2017) that such effects are specific to each different environmental topic.

The EIAR Guidelines state that in the absence of specific definitions, there are 7 potential useful definitions set out under Table 1.3.

Type of Effects	Description of Effect
Imperceptible	An effect capable of measurement but without noticeable consequences.
Not significant	An effect which causes noticeable changes in the character of the environment but without noticeable consequences.
Slight Effects	An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.
Moderate Effects	An effect that alters the character of the environment in a manner that is consistent with existing and emerging trends.
Significant Effects	An effect which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment.
Very Significant	An effect which, by its character, magnitude, duration or intensity alters the majority of a sensitive aspect of the environment.
Profound Effects	An effect which obliterates sensitive characteristics.

Table 1.3: Describing the Significance of Effects

1.8.3 Describing the Extent and Context of Effects’

When ‘**Describing the Magnitude of Effects**’, the characteristics of which should address the: Extent (i.e. Describe the size of the area, the number of sites, and the proportion of a population affected by an effect), Duration (i.e. time period, please refer to Section 5 below for more detail), Frequency (i.e. its recurrence) and Context (i.e. whether the foregoing magnitudes will conform or contrast with established baseline conditions).

1.8.4 Describing the Probability of Effects’

In ‘**Describing the Probability of Effects**’, a clear description of effects as outlined above enables the Competent Authority (An Bord Pleanála) to decide the balance of risk over advantages when making a decision. The probability is broken into 2 no. types.

The Likely Effects in so far as: The effects can reasonably be expected to occur as a result of the planning project if all mitigation measures are properly implemented;

The Unlikely Effects in so far as: The effects that can reasonably be expected not to occur because of the planned project if all mitigation measures are properly implemented.

1.8.5 Describing the Duration and Frequency of Effects

In describing the Duration of Effects, it is crucial to acknowledge that different environmental topics have varying concepts of ‘Duration’. Therefore, it is acknowledged under EIAR Draft Guidelines 2017, that the following timescales as shown under Table 1.4 below provides a broad definition of useful times: -

Description of Effect	Timescale for each effect
Momentary Effects	Seconds to Minutes
Brief Effects	Less than a day
Temporary Effects	Less than a year

Short-term Effects	Lasting 1 to 7 years
Medium-term Effects	Lasting 7 to 15 years
Long-term Effects	Lasting 15 to 60 years
Permanent Effects	Lasting over 60 years
Reversible Effects	Effects that can be undone, through remediation or restoration.
Frequency of Effects	Describe how often the effect will occur (once, rarely, occasionally, frequently, constantly – or hourly, daily, weekly, monthly, annually)

Table 1.4: Describing the Duration and Frequency of Effects

1.8.6 Describing the Types of Effects

Under the Guidelines, there are 8 different types of inter-related effects which can be used to describe the types of effects, as outlined below: -

- **'Indirect Effects'** (also referred to as Secondary Effects) – impacts on the environment, which are not a direct result of the project, often produced away from the project site or because of a complex pathway.
- **'Cumulative Effects'** – The addition of many minor or significant effects of other projects, to create larger, more significant effects.
- **'Do Nothing Effects'** – The environment as it would be in the future should no project of any kind be carried out.
- **'Worst case Effects'** – The effects arising from a project in the case where mitigation measures substantially fail. It can also be a worst case assumption where there is uncertainty in the assessment or in the effectiveness of mitigation measures.
- **'Indeterminable Effects'** – When the full consequences of a change in the environment cannot be described.
- **'Irreversible Effects'** – When the character, distinctiveness, diversity or reproductive capacity of an environment is permanently lost.
- **'Residual Effects'** – The degree of environmental change that will occur after the proposed mitigation measures have taken effect.
- **'Synergistic Effects'** – Where the resultant effect is of greater significance than the sum of its constituents, (e.g. combination of SO_x and NO_x to produce smog).

1.8.7 Determining Significance

The above Sections 1.8.1 – 1.8.6 above provide a helpful guide in determination of the significance of the impact. The language described in the above Sections has been used in the preparation of this EIAR.

Figure 1.2, below, taken from the EPA Draft Guidelines (2017) illustrates how the character of a predicted impact to the sensitivity of the receiving environment can determine the significance of the impact.

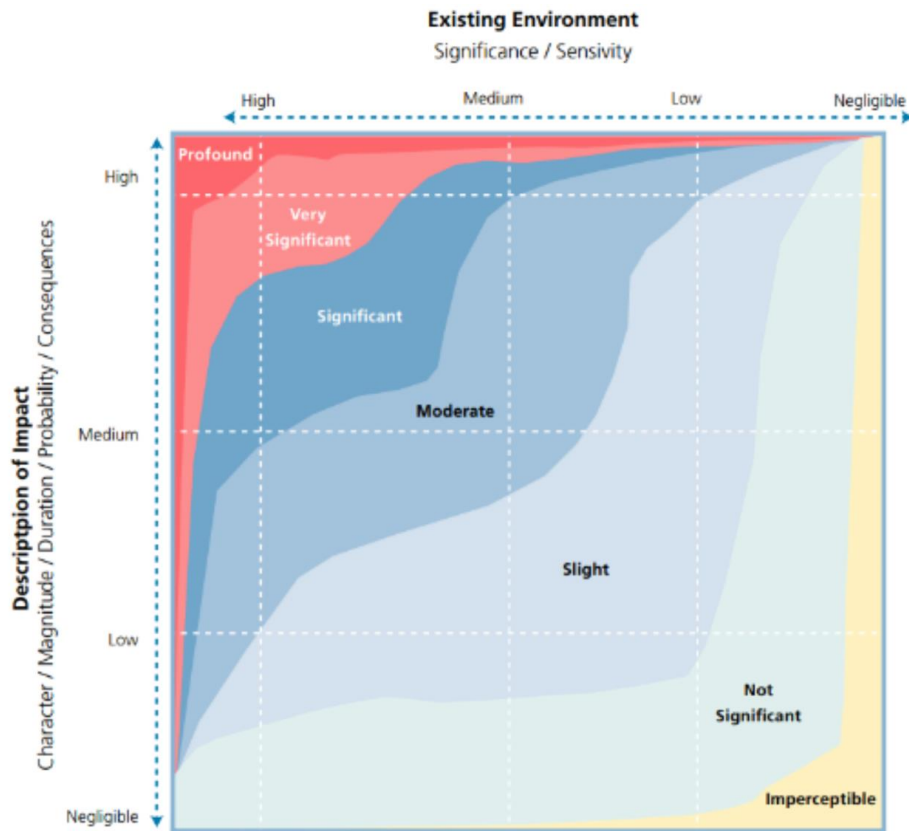


Figure 1.1: Chart showing typical classifications of the significance of impacts (Figure 3.5, Draft EPA Guidelines 2017, page 53).

1.9 Public & Stakeholder Consultation

Public participation and consultation is an integral part of the new Strategic Housing Development process as outlined in the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, and the Planning and Development (Strategic Housing Development) Regulations 2017.

The structure, presentation and the non-technical summary of the EIAR document, as well as the arrangements for public access, all facilitate the dissemination of the information contained in the EIAR. The core objective is to ensure that the public and local community are aware of the likely environmental impacts of projects prior to the granting of consent.

1.9.1 Prior Consultation in Respect of Proposed Strategic Housing Development

1.9.1.1 An Bord Pleanála Pre-Application Consultation

A Pre-Application Consultation Meeting was held on 15 April 2021 under Section 6 the SHD Act. This was attended by representatives from the Board, Dublin City Council (DCC), the Applicant and its Design Team.

Broadly, the following issues were discussed at the tripartite meeting: -

- Development strategy for Block A to have regard to planning history, architectural design/materiality, ground floor uses/animation, unit mix, open space/recreational amenity provision.
- Residential Amenity.
- Transportation.

- Drainage .
- Other matters to be addressed in the SHD application to include: micro-climate; Building Lifecycle Report; childcare assessment; CGIs/visualisations/cross section.
- EIAR and procedural matters relating to extent of proposal.

The Board in its formal Opinion, dated 23 April 2021, listed specific information that should be submitted with this SHD application.

A response to the Board Opinion is included at Section 6 of the Planning Report and Statement of Consistency, prepared by Stephen Little & Associates. This includes cross references to the relevant plans and particulars submitted with the SHD application that further describe, illustrate and/or analyse the proposed development.

We draw the Board's attention also to the Response Document, prepared by Reddy Urbanism and Architecture in association with Glenn Howells Architects, which describes and illustrates the architectural design response to issues raised by An Bord Pleanála at pre-application consultation stage and in its Opinion dated 23 April 2021.

1.9.1.2 Section 247 Consultation with Dublin City Council

Prior to the formal Pre-Application Consultation with An Bord Pleanála, a series of preliminary and formal Section 247 meetings and other 'without prejudice' pre-planning consultation took place with Dublin City Council, between August and November 2020.

Minutes of these 'without prejudice' meetings were provided to the Board at pre-application consultation by DCC, for its information.

We set out below the Applicant's interpretation of the issues discussed with DCC at these meetings.

1.9.1.3 Section 247 Meeting No. 1 – 27 August 2020

A formal Section 247 meeting held on 27 August 2020 was attended by the following planning officers of the Planning Authority:

- Mary Conway Deputy City Planner
- Rhona Naughton, Senior Planner
- Kieran Sweeny, Senior Executive Planner

An initial presentation by the applicant revisited the principles of the split decision of ABP-306569-20 and the proposed architectural design concept for the new Block A residential building. This meeting explored a number of the fundamental principles associated with the redesign of proposed Block A at this site, including:-

- Building form,
- Height,
- Materiality,
- Interface with the consented office building (Block B2),
- Residential quality and adaptability, and
- Private and communal amenity spaces.

The building form options for the proposed tower were presented. DCC welcomed the revised proposal in principle and selected its preferred building form option, having regard to the expert design advice offered by the Applicant's design team. A second meeting was convened in order to further explore the further work up of the preferred building design option, building expression and

materiality, ground floor uses and activation around the base / public realm (streets and spaces) and its relationship with the river wall and walkway.

1.9.1.4 Meeting No. 2. – 10 November 2020

This meeting was attended by the following officials of the Planning Authority:

- Mary Conway Deputy City Planner
- Rhona Naughton, Senior Planner
- Kieran Sweeny, Senior Executive Planner

The Applicant presented the preferred building form option for the proposed residential tower. Further detail and design solutions were presented to DCC in respect of the building design components, at the base, middle and crown/lantern; building expression and materiality; Block A interface with consented Block B2 office building and adjoining public realm; residential unit quality and adaptability; and, private and communal residential amenity spaces and accessibility.

Other issues discussed included:-

- Impact of the proposed building on the riverside walk (space, animation, movement and security along the route around the base of Block A).
- Interconnectivity with residential amenities located in the consented scheme.
- The design of winter gardens as the preferred approach to private open space provision to proposed apartments on the eastern elevation.
- Glazing treatment to reduce potential for visual clutter associated with residential use within the apartment units.

The valued feedback from Dublin City Council greatly influenced the design approach to proposed Block A and its interface with the consented scheme, which was then subject of the pre-application consultation submission to the Board and follow up tripartite meeting on 15 April 2021.

1.9.1.5 DCC Housing Department – Part V Consultation

A Part V proposal was presented, without prejudice, to the DCC Housing Department, prior to the making of this SHD application. We refer to the validation letter from DCC, dated 4 December 2020, as evidence that an acceptable proposal has been initiated.

The SHD application is accompanied by a Part V Proposal Letter, and drawing no. PGATE-RAU-ZZ-ZZ-DR-A-GAP-31140, prepared by Reddy Architecture and Urbanism. Cost estimates relating to this proposal, to the level of detail commensurate with this stage of the Part V process having regard to Circular Letter 10/2015, have been provided to the Board with this application.

We acknowledge that the ultimate agreement with regard to Part V is dependent: (a) upon receipt of a final grant of permission; and (b) upon site value at the time the Permission is granted; neither of which can be confirmed at this time.

1.9.1.6 Other Consultation

Irish Water

Arup Consulting Engineers engaged in consultation meetings with Irish Water. This was supplemented by email and telephone communications.

In addition, Arup Consulting Engineers submitted a Pre-Connection Enquiry to Irish Water. Enclosed with the SHD application is a 'Confirmation of Feasibility Statement', dated 14 October 2020, and a Statement of Design Acceptance, dated 12 December 2021, both received from Irish Water.

We refer the Board to the 'Engineering Statement Report' prepared by Arup Consulting Engineers for further details.

Transport Infrastructure Ireland

Arup Consulting Engineers have engaged in consultation with Transport Infrastructure Ireland (TII) and the DCC Transport and Planning Division on matters concerning transportation facilities, and potential additional impact on pedestrian, cycle, bus, LUAS and vehicular movement and infrastructure, associated with proposed Block A in the context of the ABP-306569-20 consented scheme.

Irish Aviation Authority

Stephen Little and Associates consulted with the Irish Aviation Authority (IAA) on the development proposal for a 30-storey building at this site. The IAA responded by letter dated 9 April 2021 (enclosed with the application) setting out its requirements.

1.9.2 Submissions in relation to the EIAR

Statutory / Public Consultation

This EIAR and application will be available for inspection free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such a copy) during public opening hours excluding Bank Holidays at the following location: -

- The Offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1.
- The Offices of Dublin City Council, Civic Offices, Wood Quay, Dublin 8.

The application and EIAR may also be viewed at/downloaded from the following website:

www.parkgatestreetshd2.com

Prescribed Bodies

A number of Prescribed Bodies have been issued with a copy of the planning application prior to lodgement of the application with An Bord Pleanála. A list of such Bodies outlined by the Board is as follows: -

- Minister for Housing, Local Government and Heritage
- Inland Fisheries Ireland
- Irish Aviation Authority
- An Taisce
- Heritage Council
- Failte Ireland
- An Comhairle Ealaíonn
- National Transport Authority.
- Transport Infrastructure Ireland.
- Irish Water.
- Dublin City Childcare Committee.

A schedule list of the Prescribed Bodies issued with a copy of the planning application and a copy of such letter is enclosed with the Planning Application documentation.

EIAR Portal

As of the 1 September 2018, there is an obligation on the applicant, where an EIAR has been prepared, to submit the relevant information to the EIA Portal.

The applicant has submitted an application form, a copy of the public notice and a Site Location Plan to the Department of Housing, Heritage and Local Government.

A copy of this submission and acknowledgement receipt issued by the Department of Housing Heritage and Local Government accompanies the planning application.

1.10 Statement of Difficulties Encountered

No exceptional difficulties were experienced in compiling the necessary information for the proposed development. Where any specific difficulties were encountered these are outlined in the relevant chapter of the EIAR.

1.11 Forecasting Methods Used

The methods employed to forecast the effects on the various aspects of the environment are standard techniques used by each of the particular individual disciplines.

The general format followed was to identify the receiving environment, to add to that a project of the 'loading' of the proposed development on the various aspects of the environment considered, to put forward amelioration measures as necessary to lessen or remove a potential impact, and thereby to arrive at a net predicted impact.

1.12 Quotations

EIAR's by their nature contain statements about the proposed development, some of which are positive and some less than positive. Selective quotation or quotations out of context can give a misleading impression of the findings of the study.

Therefore, the study team urge that quotations should, where reasonably possible, be taken from the conclusions of specialists' section or from the non-technical summary and not selectively.

1.13 Errors

While every effort has been made to ensure that the content of this EIAR document is error free and consistent there may be instances in this document where typographical errors and / or minor inconsistencies do occur.

It is considered that typographical errors and / or minor inconsistencies are unlikely to have any material impact on the overall findings and assessment contained in this EIAR.