

15.0 SUMMARY OF IMPACTS

15.1 Introduction

Amongst the purposes of this Environmental Impact Assessment Report is to identify potential negative impacts and ensure mitigation methods are in place to minimise predicted negative impacts. Having assessed the potential for impacts it is concluded that, with appropriate mitigating measures, no significant adverse effects will arise as a result of the development. In addition, there are a number of positive impacts identified. This chapter of the EIAR provides a summary as follows.

15.2 Summary of Positive Impacts

The positive impacts associated with the proposed development may be summarised as follows:

- The proposed development is on lands zoned 'Residential' and 'Neighbourhood Centre'. The development, comprising housing, neighbourhood land uses and open space is entirely consistent with the zoning objective that affects the application site.
- The Eastern Node forms part of the Southern Environs Masterplan Area which has long been identified as an area for expansion of Tullamore.
- The proposed development is accompanied by a Nodal Masterplan to ensure a comprehensive development of the Eastern Node in Tullamore is achieved that will achieve the specific objectives of the Southern Environs Masterplan.
- The proposed development is fully in keeping with National and Regional Planning policy to provide additional residential development in areas contiguous to the existing built up urban settlements.
- The proposed development provides a high quality new residential neighbourhood area with supporting neighbourhood uses and will promote more sustainable modes of transport and the residential density proposed makes efficient use of a zoned.
- The proposed development will improve an existing facilities on Clonminch Road with the introduction of cycle lanes from the application site to the town centre.
- The development will provided additional critical mass to support existing public transport services including the rail service to Tullamore and local bus routes.
- The layout and landscape plan retains existing trees and hedgerows where possible and planting is in keeping with the All-Ireland Pollinator Plan.
- SUDS are designed into the development and have be coordinated with the surface water features detailed in the landscape plan.
- Irish Water have confirmed the proposed development is feasible.

- The proposed development has been assessed with regard to the Lower Tier COMAH establishment William Grant & Sons whiskey distillery and warehouse maturation facility to the south west of the site. All major accident scenarios assessed have no expected impact on the proposed development.
- A Natura Impact Statement accompanies the application. It is not expected that there will be any impacts on the Natura 2000 network as a result of the development proposed.

15.3 Summary of Adverse Impacts without Mitigation and with Mitigation

Below is a summary of potential adverse impacts and the expected effectiveness of mitigation measures proposed. This is done in table format with the characteristic of the proposed development identified, its predicted significant effect without mitigation, with mitigation and the residual effect.

Environmental Factor & Topics	Predicted Impact without mitigation	Predicted Impact with mitigation
<p>Population and Human Health</p> <ol style="list-style-type: none"> 1. Land use and settlement patterns 2. Population and housing supply 3. Employment 4. Community Infrastructure 5. Human Health (including risk of major accident scenarios) 	No adverse impacts predicted	No mitigation required
<p>Biodiversity</p> <p>Construction</p> <ol style="list-style-type: none"> 1. Designated Conservation Areas 2. Habitat Loss 3. Impact to Aquatic Habitats 4. Disturbance to/loss of habitat for terrestrial fauna 5. Impacts to Birds <p>Operation</p> <ol style="list-style-type: none"> 1. Designated Conservation Area 2. Habitat Loss 3. Impacts to terrestrial fauna 	<p>Construction</p> <ol style="list-style-type: none"> 1. Please refer to NIS 2. Negligible to minor 3. Negligible to Minor 4. None 5. Minor <p>Operation</p> <ol style="list-style-type: none"> 6. Please refer to NIS 7. None 8. None 	<p>Construction</p> <ol style="list-style-type: none"> 1. No significant impact 2. Negligible to minor 3. Negligible to Minor 4. None 5. Negligible to minor <p>Operation</p> <ol style="list-style-type: none"> 1. No significant impact
<p>Land, Soils, Geology and Hydrogeology</p> <ol style="list-style-type: none"> 1. Construction 2. Operation 	<ol style="list-style-type: none"> 1. Not significant 2. No Impact 	<ol style="list-style-type: none"> 1. Imperceptible 2. No Impact

Environmental Factor & Topics	Predicted Impact without mitigation	Predicted Impact with mitigation
Hydrology 1. Construction 2. Operation	1. Not significant 2. Not significant	1. Imperceptible 2. Imperceptible
Air Quality & Climate Construction 1. Air Quality 2. Climate 3. Air Quality and Human Health Operation 1. Air Quality 2. Climate 3. Human Health	Construction 1. Not significant 2. Imperceptible 3. Imperceptible Operation 1. Imperceptible 2. Not significant 3. Not significant	Construction 1. Insignificant 2. Imperceptible 3. No mitigation required Operation 1. No mitigation required 2. No mitigation required 3. No mitigation required
Noise, Vibration & Inward Impact Construction 1. Noise – Traffic 2. Noise – Construction Activity 3. Vibration Operation 1. Noise – Traffic 2. Noise - Built Services 3. Noise - Car Parking 4. Noise – Crèche playground 5. Vibration	Construction 1. Not Significant 2. Significant - Short Term 3. Significant – Short Term Operation 1. Not significant 2. No impact 3. Not significant 4. Not significant 5. Not significant	Construction 1. No mitigation required 2. Moderate – Short Term 3. Significant – Short Term Operation 1. No mitigation required 2. No mitigation required 3. No mitigation required 4. No mitigation required 5. No mitigation required

Environmental Factor & Topics	Predicted Impact without mitigation	Predicted Impact with mitigation
Material Assets – Traffic 1. Construction 2. Operation	1. Short term negative 2. Slight	1. Slight 2. Not significant
Material Assets – Waste Management 1. Construction Phase 2. Operation Phase	1. Not significant 2. Not significant	1. Imperceptible 2. Imperceptible
Material Assets – Built Services Construction 1. ESB Supply 2. Gas Supply 3. Telecommunications Operation 1. ESB Supply 2. Gas Supply 3. Telecommunications	Construction 1. Imperceptible 2. Not significant 3. Not significant Operation 1. Imperceptible 2. Imperceptible 3. Imperceptible	Construction 1. Imperceptible 2. Not significant 3. Not significant Operation 1. No mitigation required 2. No mitigation required 3. No mitigation required
Cultural Heritage including Archaeology 1. Construction 2. Operation	1. Direct – Negative - Permanent 2. No impact	1. Imperceptible 2. No mitigation required
Landscape 1. Construction 2. Operation	1. Moderate 2. Imperceptible	1. Slight 2. No mitigation required

Table 15.1

15.4 Summary of Interactions

All environmental factors are inter-related to some extent. This section draws attention to significant interaction and interdependencies in the existing environment.

Where there are interactions between environmental factors these have been discussed under each chapter heading

Interaction	Population and Human Health	Biodiversity	Land, Soils Geology	Hydrology	Air Quality & Climate	Noise & Vibration	Landscape	Material Assets – Traffic & Built Services	Material Assets - Waste	Cultural Heritage
Population and Human Health	Strong Interaction	Some Interaction	Weak Interaction	Weak Interaction	Strong Interaction	Strong Interaction	Weak Interaction	Strong Interaction	Strong Interaction	Weak Interaction
Biodiversity	Some Interaction	Strong Interaction	Strong Interaction	Some Interaction	Some Interaction	Weak Interaction	Strong Interaction	Some Interaction	Weak Interaction	Weak Interaction
Land, Soils & Geology	Weak Interaction	Strong Interaction	Strong Interaction	Strong Interaction	Some Interaction	Weak Interaction	Some Interaction	Weak Interaction	Some Interaction	Strong Interaction
Hydrology	Weak Interaction	Some Interaction	Strong Interaction	Strong Interaction	Weak Interaction	Weak Interaction	Weak Interaction	Some Interaction	Some Interaction	Weak Interaction
Air Quality & Climate	Strong Interaction	Some Interaction	Some Interaction	Weak Interaction	Strong Interaction	Weak Interaction	Weak Interaction	Strong Interaction	Weak Interaction	Weak Interaction
Noise & Vibration	Strong Interaction	Weak Interaction	Weak Interaction	Weak Interaction	Weak Interaction	Strong Interaction	Weak Interaction	Strong Interaction	Weak Interaction	Weak Interaction
Landscape	Weak Interaction	Strong Interaction	Some Interaction	Weak Interaction	Weak Interaction	Weak Interaction	Strong Interaction	Some Interaction	Weak Interaction	Some Interaction
Material Assets – Traffic & Built Services	Strong Interaction	Some Interaction	Weak Interaction	Some Interaction	Strong Interaction	Strong Interaction	Some Interaction	Strong Interaction	Weak Interaction	Weak Interaction
Material Assets - Waste	Strong Interaction	Weak Interaction	Some Interaction	Some Interaction	Weak Interaction	Weak Interaction	Weak Interaction	Weak Interaction	Strong Interaction	Weak Interaction
Cultural Heritage	Weak Interaction	Weak Interaction	Strong Interaction	Weak Interaction	Weak Interaction	Weak Interaction	Some Interaction	Weak Interaction	Weak Interaction	Strong Interaction
Key:										
Weak Interaction		Weak Interaction								
Some Interaction		Some Interaction								
Strong Interaction		Strong Interaction								

Table 15.2