



Environmental Impact Assessment Report

Volume 1: Written Statement incl. Non-Technical Summary

For Quintain Developments Ireland Limited

Portmarnock South Phase 1D – 172no. Residential Units, Skylark Park, Permanent Road Connection to Moyne Road & All Associated and Ancillary Site Development Works

In the Townlands of Drumnigh, Maynetown and Portmarnock, Portmarnock, Co. Dublin

Prepared By: -

SLA | **Stephen Little & Associates**
Chartered Town Planners and Development Consultants

26 / 27 Upper Pembroke Street, Dublin 2, D02 X361
Phone: + 353 (1) 676 6507 § Email: info@sla-pdc.com

In Association with: -

Burke Kennedy Doyle Architects, JB Barry & Partners Consulting Engineers, Brady Shipman Martin Built Environment Consultants, John Morris Arboricultural Consultancy, AWN Consulting Ltd., IN2 Design Partnership Ltd., Courtney Deery Archaeological & Cultural Heritage and JAK Consulting Engineers.

NOVEMBER 2021

TABLE OF CONTENTS OF THE ENVIRONMENTAL IMPACT ASSESSMENT REPORT

EIAR VOLUME 1 – WRITTEN STATEMENT, INCLUDING NON-TECHNICAL SUMMARY

- Chapter 1 – Introduction
- Chapter 2 – Non-Technical Summary
- Chapter 3 – Description of Proposed Development
- Chapter 4 – Examination of Alternatives
- Chapter 5 – Population & Human Health
- Chapter 6 – Biodiversity
- Chapter 7 – Land, Soils, Geology & Hydrogeology
- Chapter 8 – Water
- Chapter 9 – Climate (Air Quality & Climate Change)
- Chapter 10 – Climate (Sunlight & Daylight)
- Chapter 11 – Air (Noise & Vibration)
- Chapter 12 – Landscape & Visual Impact Assessment
- Chapter 13 – Material Assets (Transportation)
- Chapter 14 – Material Assets (Waste)
- Chapter 15 – Material Assets (Utilities)
- Chapter 16 – Cultural Heritage (Archaeological & Architectural)
- Chapter 17 – Risk Management (Major Accidents & Disasters)
- Chapter 18 – Summary of Mitigation Measures
- Chapter 19 – Summary of Cumulative Impacts and Interactions
- Chapter 20 – Summary of Residual Impacts
- Chapter 21 – Bibliography

EIAR VOLUME 2 – APPENDICES

- Appendix 3.1 – Development Framework Plan
- Appendix 3.2 – Construction & Environmental Management Plan
- Appendix 6.1 – A Bat and Bird Assessment of the Lands at Portmarnock Proposed for Development and Implications for Resident and Local Bat Fauna
- Appendix 7.1 – 2018 Site Investigation
- Appendix 7.2 – 2006 Site Investigation
- Appendix 9.1 – Ambient Air Quality Standards
- Appendix 9.2 – Dust Management Plan
- Appendix 12.1 – Photomontages
- Appendix 13.1 – Traffic Counts

- Appendix 13.2 – TRICS
- Appendix 13.3 – Modelling
- Appendix 14.1 – Construction & Demolition Waste Management Plan
- Appendix 14.2 – Operational Waste Management Plan
- Appendix 16.1 – Relevant Legislation
- Appendix 16.2 – Glossary of Impact Assessment Methodology
- Appendix 16.3 – Archaeology Impact Assessment Report (Maynetown, Drumnigh & Portmarnock)
- Appendix 16.4 – Geophysical Survey Report