

CHAPTER 1

INTRODUCTION



1.0 INTRODUCTION

1.1 PROPOSED DEVELOPMENT

- 1.1 This Environmental Impact Assessment (EIA) Report has been prepared on behalf of Serendale Ltd. (herein referred as 'the Applicant') to accompany a planning application to An Bord Pleanála (ABP) for the demolition of the existing disused warehouse and ancillary buildings on site and construction of a mixed use scheme on lands at a site located to the north west corner of the Omni Park Shopping Centre, Santry and at Santry Hall Industrial Estate, Swords Road, Dublin 9 D09FX31 and D09HC84.
- 1.2 The location of the Proposed Development is shown in Figure 1.1. The lands primarily comprise the former Molloy & Sherry Warehouse premises and lands generally to the northwest corner of the Omni Park Shopping Centre including existing carpark. The site is located west of Lidl and to the north and east of the IMC Cinema within the Omni Park Shopping Centre and east of Shanliss Avenue.
- 1.3 The application site includes lands within the existing Omni Park Shopping Centre and the primary access is proposed from same. Service access will be from the Swords Road along the access road south of AIB, Swords Road, Santry.
- 1.4 The proposed development comprises:
- 1.5 The demolition of existing buildings (including 2 no. ESB sub stations) and the construction of a mixed use residential (457 apartments) and commercial development ranging in height from 4 to 12 storeys over basement in four blocks, with internal residential amenity space, childcare facility, community building and two retail/café/restaurant units.
- 1.6 The overall residential unit mix proposed comprises: 1 no. studio apartment (c.0.2%), 221 no. 1-bed apartments (c.48%), 211 (c.46%) no. 2-bed apartments and 24 (c.5%) no. 3-bed apartments.
- 1.7 The residential Blocks are broken down as follows:
- Block A: comprises 83 No. units from 4 to 8 storeys in height;
 - Block B: comprises 76 No. units from 4 to 8 storeys in height;
 - Block C: comprises 165 No. units from 9 to 12 storeys in height;
 - Block D: comprises 133 No. units from 10 to 11 storeys in height;
- 1.8 The proposed development will also provide for: 2 no. retail/café/restaurants totalling 430.9 sq.m; 1 no residential amenity space of 604.9 sq.m; 1 no. creche of 225.7 sq.m. (plus playground of 210 sq.m.); and 1 no. community space of 195.3 sq.m.
- 1.9 Public realm improvements and amenity facilities to include:
1. Upgrade of existing footpaths to provide 2 no. new shared surface access routes through the existing Omni Park Shopping Centre development providing direct access for pedestrians and cyclists to the subject development from the Swords Road and Omni Park Shopping Centre.
 2. Provision of a new public plaza to the northeast corner of Omni Park Shopping Centre, providing access to the Swords Road including pedestrian and cyclist access route (as substantially permitted under planning permission ref: ABP-307011-20).

3. Provision of a new public plaza to the northwest corner of existing Omni Park Shopping Centre integrating the proposed development with the existing district centre lands, provision of which shall require amendments to existing carpark layout and a reduction of 104 no. existing commercial car parking spaces.
 4. Public and communal open spaces (incl. 2 no. playgrounds) and internal communal residential amenity for the residential development and private residential amenity in the form of terraces and balconies to all elevations.
- 1.10 The development will include provision of access to a basement via a ramp to be located within the Omni Park Shopping Centre development proximate to the IMC Cinema. The provision of 768 no. bicycle parking spaces (504 at basement and 264 at surface).
- 1.11 The provision of 213 no. basement car parking spaces including 11 No. accessible spaces and 22 No. EV charging points. In addition, 7 no. motorcycle parking spaces are provided at basement.
- 1.12 The development also entails the reconfiguration of existing car parking to the northwest of Omni Park Shopping Centre with a net reduction of 104 no. commercial car parking spaces to allow for the provision of a new public plaza. Reconfiguration shall provide for the provision of 7 no. creche drop-off spaces and 6 no. carshare spaces to facilitate the proposed development.
- 1.13 Emergency services / servicing access to the rear of existing retail premises at Omni Park Shopping Centre from the Swords Road.
- 1.14 Provision of 5 no. ESB Substations including the relocation of an existing substation.
- 1.15 All associated and ancillary site development, demolition and clearance works, hoarding during construction, revisions to car parking within the Omni Park Shopping Centre, soft and hard landscaping, public realm works, public lighting and signage, ancillary spaces, plant including photovoltaic panels, water infrastructure, utilities and services.
- 1.16 This development will hereafter be referred to as the 'Proposed Development'. A full description of the development is provided in Chapter 2 (Description of the Proposed Development).
- 1.17 The subject site comprises a significant portion of Omni Park which is in the control of the applicant. The subject proposal seeks to provide for the delivery of a significant quantum of residential units to provide for an improved balance of uses, without detracting from the primary commercial nature of the lands. An appropriate balance of uses has been lacking in the immediate and wider vicinity, with the Z4 district centre zoned lands comprising 100% commercial use and the surrounding residential context has been historically dominated by 3 bed semi-detached houses. This application seeks to redress this imbalance and provide a truly mixed use district centre. The proposed community facility, retail uses and creche, in conjunction with the residential uses will provide for greater activity throughout the day, ensuring vibrancy and vitality of the District Centre, strengthening its function.



Figure 1.1 Site Location (indicative redline shown) (Source: Google Maps)

1.2 CONTEXT

1.2.1 Legislative Requirements

- 1.18 The requirement for EIA for certain types and scales of development is set out in the EIA Directives (2011/92/EU and 2014/52/EU), European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (the bulk of which came into operation in September 2018), the European Communities (Environmental Impact Assessment) Regulations 1989-2006, Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001-2019. It should be noted that this EIA Report is prepared in accordance with the 2011 EIA Directive (2011/92/EU), as amended by the 2014 EIA Directive.
- 1.19 The EIA Directives list those projects for which an EIA is mandatory (Annex I) and those projects for which an EIA may be required (Annex II). With regard to Annex II projects, Member States can choose to apply thresholds or use case by case examination or a combination of both to assess where EIA is required. In Ireland, a combination of both has been applied.
- 1.20 The project proposed is not listed under Annex I EIA Directives and it is below the relevant threshold as set out in the Planning and Development Regulations 2001-2018 for Annex II projects. The threshold for “*construction of more than 500 dwelling units*” as set out in Part 2 of Schedule 5 (10(b)i) of the Regulations was considered to be most relevant threshold in the context of the Proposed Development in the subject location. The Proposed Development does not exceed this threshold, however it comes close to it and as the applicant has a grant of planning for 324 apartments, a creche and a 81 room aparthotel located within 140m of the proposed development the Applicant has decided to voluntarily prepare an EIA Report.

- 1.21 The main objective of an EIA, as set out in Article 3(1) of the 2014 EIA Directive, is to identify, describe and assess the direct and indirect significant impacts of a project on population and human health, biodiversity, land, soils, water, air and climate, noise and vibration, microclimate (wind), material assets, cultural heritage and the landscape and the interaction between the aforementioned factors. The EIA Report reports on the findings of the EIA process to date and informs the Planning Authority, statutory consultees, other interested parties and the public in general about the likely effects of the project on the environment.

1.2.2 Format of the EIA Report

- 1.22 This EIA Report has been prepared in accordance with the requirements of EIA Directives (2011/92/EU and 2014/52/EU). It is prepared in the Grouped Format Structure following the guideline structure set down in the Environmental Protection Agency (EPA) *“Guidelines on the Information to be Contained in Environmental Impact Assessment Reports”* (2022).
- 1.23 The *“Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment”* (August 2018) and the European Commission *Guidance on the preparation of the Environmental Impact Assessment Report* have been considered in the preparation of the EIA report.
- 1.24 Using the Grouped Format Structure, the EIA Report examines each environmental aspect in a separate chapter. Each chapter generally covers the following:
- Receiving Environment;
 - Characteristics of the Proposed Development;
 - Potential Impacts of the Proposed Development;
 - Do-Nothing Scenario;
 - Remedial and Mitigation Measures;
 - Predicted Impacts of the Development; and
 - Residual Impacts.
- 1.25 A Non-Technical Summary of the findings of the EIA Report is provided as a separate document.
- 1.26 A description of projects that have been assessed cumulatively with the proposed development are provided in Chapter 2 of this EIA Report and in supporting planning documentation. Cumulative impacts for each environmental topic are assessed within the relevant specialist chapters of this EIA Report.
- 1.27 Interactions i.e. the interrelationship between each environmental aspect, are also assessed as they occur in each chapter. The final chapter of the EIA Report, Chapter 17 shows where interactions have been identified and how they have been addressed.

1.3 CONSULTATION

- 1.28 AWN, the Applicant and the Proposed Development project team have liaised with the relevant departments of DCC in advance of lodgment of this application. A Section 247¹ meeting was held online with DCC on the 16th March 2021. Officials from DCC and members of the design and developer team attended. A number of specific issues, concerns and suggestions were raised during this meeting and further details regarding

¹ section 247 of the Planning & Development Act, 2000, as amended

how they have been implemented into the design are provided in the Architectural Design Statement which is part of the Planning Application documents.

- 1.29 A Section 6² pre-application meeting was held on the 28th April 2022 with representatives from An Bord Pleanála, DCC and the Applicant. The main focus of the meeting concerned; revisions to the redline boundary to account for the car park area; provision of a Retail Impact Assessment; the proposed design and layout, inter alia mass, scale and height; traffic and transportation, inter alia, public transport, pedestrian and cycling connectivity; and certainty regarding capacity with Irish Water.
- 1.30 In addition, relevant specialist in the Proposed Development project team have liaised with statutory bodies (including the Water Services, Roads/Transportation department of DCC, Irish Water, Eirgrid, ESB, Irish Water) by correspondence during the course of the EIA Report preparation.
- 1.31 AWN and the other respective EIA contributors/authors have incorporated all relevant advice and comments received from consultees into the relevant chapters of this EIA Report.

1.4 CONTRIBUTORS TO THE EIA REPORT

- 1.32 The preparation and co-ordination of this EIA Report has been completed by AWN Consulting in conjunction with specialist subcontractors. Specialist inputs were provided by the following (Table 1.1):

Table 1.1 Roles and Responsibilities in the EIA Report

Role		Company
EIA Project Management		AWN – Sarah Robertson
Engineering Design		EirEng (civil and structural) O'Connor Sutton Cronin (mechanical and electrical)
Architectural Design		John Fleming and Associates
EIA Chapter No.	Chapter Title	Company & Consultant
	Non-Technical Summary	AWN – Input from each specialist
Chapter 1	Introduction	AWN – Sarah Robertson
Chapter 2	Description of the Proposed Development	AWN – Sarah Robertson & Conor McGrath
Chapter 3	Alternatives	AWN – Ashely O'Toole
Chapter 4	Planning and Development Context	AWN – Conor McGrath
Chapter 5	Population and Human Health	AWN – David Doran with specialist input from Alex Ryan and Ciara Nolan
Chapter 6	Land, Soils, Geology & Hydrogeology	AWN – Marcelo Allende
Chapter 7	Hydrology	AWN – Marcelo Allende
Chapter 8	Biodiversity (including AA Screening Report)	Altamar – Bryan Deegan
Chapter 9	Air Quality & Climate	AWN – Ciara Nolan
Chapter 10	Noise & Vibration	AWN – Alex Ryan
Chapter 11	Microclimate	AWN – Dr. Fergal Callaghan
Chapter 12	Landscape and Visual	Murray & Associates – John Ward
Chapter 13	Archaeological, Architectural and Cultural Heritage	IAC – Faith Bailey & Sam Fairhead

² section 6 of the Planning & Development (Housing) and Residential Tenancies Act, 2016

Role		Company
Chapter 14	Traffic & Transportation	NRB – Eoin Reynolds
Chapter 15	Material Assets	AWN – Sarah Robertson
Chapter 16	Waste Management (including Resource and Waste Management Plan, and Operational Waste Management Plan)	Eireng – Thomas Byrne
Chapter 17	Interactions- Interrelationship between the Aspects	AWN – Sarah Robertson

Project Manager/EIA Co-ordinator/Selected Chapters, Sarah Robertson. Sarah is a Senior Environmental Consultant in AWN Consulting with responsibility for IED licence applications, GMM and DAFM ABP certificates. She also provides EIAR management and specialist input to EIAR chapters. Sarah has over ten years experience working in the environmental field in impact assessment, EIAR management, environmental masterplans, urban planning, waste management, specialist ecological surveys, AA screening and Natura Impact Statements. Sarah holds a BA. Hons (mod Science), MSc. and a Diploma in Environmental Engineering, and has worked in Ireland, the UK, and the USA.

Description of Proposed Development/Planning and Dev Context, Conor McGrath. Conor McGrath is a Senior Environmental Consultant with AWN Consulting with ongoing roles in waste management, environmental licensing, site investigation and environmental impact assessment. Conor is a Chartered Environmentalist and has 10 years' consultancy experience in the Irish and UK environmental industry. Conor is a Full Member of the Institution of Environmental Sciences (MIEnvSc) and is a Full Member of the International Association of Hydrogeologists. Conor has completed numerous waste management strategies for residential, commercial, and industrial developments and has experience in waste licensing, environmental impact assessments and IE licence applications.

Alternatives, Ashley O'Toole. Ashley is a Senior Environmental Consultant in AWN Consulting. Ashley is a Chartered Waste Manager with the Chartered Institute of Waste Management and a Practitioner Member of the Institute of Environmental Management and Assessment. She has ongoing roles in environmental assessment, licensing, waste management, site investigation and environmental compliance. Ashley has extensive experience in project management and co-ordination of regulatory environmental compliance requirements such as Industrial Emissions Licence applications, Dump at Sea Permit and Foreshore Licence applications, Waste Permit applications, Environmental Impact Assessment Reports, Operational Waste Management Plans, contaminated land site investigations and environmental due diligence assessments.

Population & Human Health, David Doran. David is an Environmental Consultant in AWN Consulting with ongoing roles in waste management, writing EIAR chapters and project management. David has a BA (Mathematical Studies and Geography) from UCD and a MSc (Environmental and Energy Management) from University of Twente.

Land, Soils, Geology, Hydrogeology & Hydrology, Marcelo Allende. Marcelo is an Environmental Consultant at AWN with over 15 years of experience in Environmental Consulting and water resources. Marcelo holds a degree in Water Resource Civil Engineering from the University of Chile. He has worked on a wide range of projects

including multi-aspect environmental investigations, groundwater resource management, hydrological and hydrogeological conceptual and numerical modelling, Due Diligence reporting, surface and groundwater monitoring and field sampling programmes on a variety of brownfield and greenfield sites throughout Ireland as well as overseas in Chile, Argentina, Peru and Panama.

Biodiversity/Appropriate Assessment, Bryan Deegan. Bryan Deegan is the managing director of Altemar. Bryan is an environmental scientist and marine biologist with 26 years' experience working in Irish terrestrial and aquatic environments, providing services to the State, Semi-State and industry. Bryan Deegan (MCIEEM) holds a MSc in Environmental Science, BSc (Hons.) in Applied Marine Biology, NCEA National Diploma in Applied Aquatic Science and a NCEA National Certificate in Science (Aquaculture). Bryan Deegan carried out all elements of this Appropriate Assessment Screening.

Air Quality & Climate, Ciara Nolan. Ciara Nolan is an Environmental Consultant in the Air Quality section of AWN. She holds a BSc in Energy Systems Engineering from University College Dublin and has also completed an MSc in Applied Environmental Science at University College Dublin. She is an Associate Member of the Institute of Air Quality Management. She specialises in the fields of ambient air monitoring, indoor air monitoring and EIA.

Noise & Vibration, Alex Ryan. Alex Ryan (Acoustic Technician) holds a BA, BAI and MAI in Mechanical and Manufacturing Engineering from Trinity College Dublin. At master's level, he specialised in aircraft noise reduction using aeroacoustic simulations. He is an associate member of the Institute of Acoustics. He has experience in the measurement and assessment of environmental noise including the preparation of noise and vibration impact assessments and EIARs (noise and vibration chapter). Furthermore, he has experience in acoustic measurement relating to environmental projects, infrastructure projects, wind farms and building acoustics.

Microclimate, Dr. Fergal Callaghan. Fergal is a Director of AWN with responsibility for Licensing. He undertakes consultancy in all aspects of environmental licensing, EIAR and water quality, wastewater and sludge treatment with respect to water quality input to EIA. Extensive experience of soils assessment and contaminated land assessment, including site investigation strategies and risk assessment. Extensive experience of the impact of the Seveso III directive on the planning process. B.Sc. (Industrial Biochemistry) and Ph.D. Chemical Engineering (Waste and Wastewater Treatment). A Chartered Waste Manager (MCIWM), Associate Member of The Institution of Chemical Engineers (AMICHEME), Member of the Environmental Protection Subject Group, IChemE, Graduate Member of The Chartered Institute of Water and Environmental Management, a Member of the IChemE Water Group, a Member of the International Water Association (IWA) and a Member of the European Water Association. 27 years engineering and consultancy experience in the Irish, UK and European environmental industry.

Landscape and Visual, John Ward. John Ward (B.Agr.Sc.(L.Hort) MLArch, MILI). John has been in practice since 1993 and is the Principal landscape architect at Murray & Associates. He holds a Master's Degree in Landscape Architecture from University College Dublin (1993) and is a full Corporate Member of The Irish Landscape Institute.

Archaeology, Faith Bailey. Faith Bailey is a Senior Archaeologist and Cultural Heritage Consultant with IAC Ltd. She holds an MA in Cultural Landscape Management (archaeology and built heritage) and a BA in single honours archaeology

from the University of Wales, Lampeter. She is a licence eligible archaeologist and has over 13 years' experience working in commercial archaeology. Faith joined IAC in 2004 and in her capacity as Senior EIA Archaeologist, she has been responsible for the production and delivery of a large number of archaeological and built heritage desk top assessments, surveys, EIA, masterplans, LAP/SEA and management plans associated with all sectors of development in the Republic and Northern Ireland.

Archaeology, Sam Fairhead. Sam Fairhead is an Archaeological Consultant with IAC Ltd. Sam is an experienced professional with 11 years work experience in archaeological fieldwork and has excellent working knowledge of the theory and practice of field archaeology. As a Project Officer Sam's responsibilities included managing fieldwork teams of up to 25 archaeologists on excavations, and liaising closely with clients, contractors and statutory authorities. Sam has extensive experience in post excavation and report writing.

Traffic & Transportation, Eoin Reynolds, C.Eng., MIEI. Eoin Reynolds is a Chartered Engineer, a member of Engineers Ireland and a member of the Institution of Highways and Transportation. Eoin has over 30 years experience in a wide range of civil engineering projects. He specialises in the field of Traffic Impact Assessment & Transportation Assessment and Road Safety. Eoin is a Chartered Member of both Engineers Ireland and the Institution of Highways & Transportation. Eoin provides advice to both private and public sector clients on all aspects of roads, traffic and transportation. He is expert in the use of Traffic Engineering Modelling Software (TRICS, ARCADY, PICADY, LINSIG, TRANSYT, Micro-simulation and TRIPS).

Waste Management. This chapter was prepared by Thomas Byrne of EirEng Consulting Engineers. Thomas is a Civil Project Engineer with eight years' experience working in the field of civil engineering in Ireland and the UK.

1.5 DESCRIPTION OF EFFECTS

The quality, magnitude and duration of potential effects are defined in accordance with the criteria provided in the EIA Report Guidelines 2022 as outlined in Table 1.2.

Table 1.2. Description of Effects as per EPA Guidelines (2022)

Characteristic	Term	Description
Quality of Effects	Positive	A change which improves the quality of the environment
	Neutral	No effects or effects that are imperceptible, within normal bounds of variation or within the margin of forecasting error.
	Negative/Adverse	A change which reduces the quality of the environment
Describing the Significance of Effects ³	Imperceptible	An effect capable of measurement but without significant consequences
	Not significant	An effect which causes noticeable changes in the character of the environment but without significant consequences

³ For the purposes of facilitating the Competent Authority in conducting Environmental Impact Assessment as defined by Annex 1 of the EU Directive, the terms "imperceptible effects", "not significant effects", "slight effects", and "moderate effects" used within this report, while exhibiting varying degrees of impact, are all considered to be without significant consequence.

	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 baseline 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 significantly alters most of a sensitive aspect of the environment.
	Profound Effects	An effect which obliterates sensitive characteristics
Describing the Extent and Context of Effects	Extent	Describe the size of the area, the number of sites, and the proportion of a population affected by an effect.
	Context	Describe whether the extent, duration, or frequency will conform or contrast with established (baseline) conditions (is it the biggest, longest effect ever?)
Describing the Probability of Effects	Likely Effects	The effects that can reasonably be expected to occur because of the planned project if all mitigation measures are properly implemented.
	Unlikely Effects	The effects that can reasonably be expected not to occur because of the planned project if all mitigation measures are properly implemented.
Describing the Duration and Frequency of Effects	Momentary Effects	Effects lasting from seconds to minutes
	Brief Effects	Effects lasting less than a day
	Temporary Effects	Effects lasting less than a year
	Short-term Effects	Effects lasting one to seven years.
	Medium-term Effects	Effects lasting seven to fifteen years
	Long-term Effects	Effects lasting fifteen to sixty years
	Permanent Effects	Effects lasting over sixty years
	Reversible Effects	Effects that can be undone, for example 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)
Describing the Type of Effects	Indirect Effects (a.k.a secondary or Off-site effects)	Effects 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 insignificant effects, including effects of other projects, to create larger, more significant effects.
	'Do Nothing' Effects	The environment as it would be in the future should the subject project not be carried out
	'Worst case' Effects	The effects arising from a project in the case where mitigation measures substantially fail
	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 Sox and NOx to produce smog)

1.6 ADDITIONAL ASSESSMENTS REQUIRED

This section addresses the additional approvals and assessments required under other EU Directives and legislation.

- **Appropriate Assessment Screening Report** – a screening report has been completed for the Proposed Development, as required under the Habitats and Birds Directive (92/43/EEC and 79/409/EEC) and is included as Appendix 8.1. of this EIA Report; and
- **Flood Risk Assessment** - A Stage 1 Flood Risk Assessment has been undertaken for the site and is appended to Chapter 7 Hydrology as Appendix 7.2.

1.7 FORECASTING METHODS AND DIFFICULTIES IN COMPILING THE SPECIFIED INFORMATION

Forecasting methods and evidence used to identify and assess the significant effects on the environment for each environmental aspect are set out in each chapter.

There were no significant difficulties in compiling the specified information for this EIA Report. Any issues encountered during the assessment of individual factors are noted within the relevant chapters.