

**30**

**Cumulative impacts of  
interaction between other  
projects and MetroLink**

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## Abbreviations

Acronym	Meaning
ABP	An Bord Pleanála
CEMP	Construction Environmental Management Plan
DANP	Dublin Airport North Portal
DASP	Dublin Airport South Portal
DCC	Dublin City Council
EIA	Environmental Impact Assessment
EIAR	Environmental Impact Assessment Report
EPA	Environmental Protection Agency
EC	European Commission
EU	European Union
FCC	Fingal County Council
GDA	Greater Dublin Area
NTA	National Transport Authority
SHD	Strategic Housing Development
SID	Strategic Infrastructure Development
TII	Transport Infrastructure Ireland

## 30. Cumulative Impacts of Interactions with Other Projects and MetroLink

### 30.1 Introduction

This Chapter considers and assesses the potential for cumulative impacts arising from the MetroLink Project (hereafter referred to as the proposed Project) in association with other developments during the Construction Phase and Operational Phase. In accordance with the requirements of Directive 2014/52/EU of the European Parliament and of the Council of 16 April 2014 amending Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment (i.e. the EIA Directive).

This Chapter should be read in conjunction with Appendix A30.1 (Cumulative Impact Assessment Table Stage 1 & 2) and Appendix A30.2 (Cumulative Impact Assessment Table Stage 3 & 4) of the Environmental Impact Assessment Report (EIAR) which includes the detailed assessment of potential cumulative impacts, and also with Chapters 9 through Chapter 27, and their Appendices, along with Chapter 31 which present related impacts arising from the proposed Project and proposed mitigation measures to ameliorate the predicted impacts.

The cumulative impacts of a development refer to the way in which an environmental resource may be subject to a particular type of impact from more than one proposed development. The impacts from multiple projects may overlap or act in combination at a particular location or upon a particular resource, thereby leading to more significant environmental impacts than if the impacts were considered in isolation.

The European Commission (EC) Guidelines for the Assessment of Indirect and Cumulative Impacts as well as Impact Interactions provide the following definition of cumulative impacts:

*'Impacts that result from the incremental changes caused by other past, present or reasonably foreseeable actions together with the project.'* (EC 1999).

Section 39(2) of the Transport (Railway Infrastructure) Act 2001, as amended by the European Union (EU) (Railway Orders) (Environmental Impact Assessment) (Amendment) Regulations 2021 requires that the applicant shall ensure that:

*'...an environmental impact assessment report, in addition to and by way of explanation or amplification of the specified information referred to in subsection (1), contains any additional information specified in Annex IV to the EIA Directive relevant to the specific characteristics of the particular railway works, or type of railway works, proposed and to the environmental features likely to be affected'*

Annex IV of the EIA Directive sets out the information that a developer is required to include in an EIAR. It includes:

*'the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources.'*

This EIAR goes further than these minimum requirements and, in addition to existing and/or approved projects, considers development plan land allocations in so far as possible. The proposed developments and development plan land allocations that have been considered as part of this cumulative assessment have been identified through consultation with Local Authorities, a desk study involving general internet searches and scrutiny of local planning authority websites. The developments that have been considered are either registered in the planning system, are future major projects that the client and project team are aware of, or form part of land allocations within Development Plans. The following sources have been used:

- An Bord Pleanála website (<http://www.pleanala.ie/index.htm>) – for details of Strategic Infrastructure Developments and Strategic Housing Developments;
- Local authority websites and the development plans for Dublin City and Fingal – for details of allocations and areas for regeneration;
- National Planning Application Database (<https://data.gov.ie/dataset/national-planning-applications>) – for downloadable list of planning applications sent from Local Authorities;
- Projects being planned by the National Transport Authority (the NTA website, (<https://www.nationaltransport.ie/planning-and-investment/transport-investment/projects/>, provides detail) as part of other major transport projects and programmes in accordance with the Transport Strategy for the Greater Dublin Area 2016 – 2035 and draft Strategy for the Greater Dublin Area 2022 - 2042;
- Project Ireland 2040, which combines the National Development Plan and National Planning Framework. (gov.ie - Project Ireland 2040 ([www.gov.ie](http://www.gov.ie)) and its interactive mapper (<https://geohive.maps.arcgis.com/apps/MapSeries/index.html?appid=f05a07c5a0324b1a887cd9d5d7103e22>);
- Transport Infrastructure Ireland website (<https://www.tii.ie/public-transport/projects-and-improvements/>) – to identify major transport projects and programmes;
- The EIA Portal (<https://www.housing.gov.ie/planning/environmental-assessment/environmental-impact-assessment-eia/eia-portal>) maintained by the Department of Housing, Planning and Local Government – for applications for development consent accompanied by an EIAR; and
- Irish Water's website, which includes a page on its projects (<https://www.water.ie/projects/>).

### 30.2 Outline Project Description

A full description of the proposed Project is provided in the following chapters of this EIAR:

- Chapter 4 (Description of the MetroLink Project);
- Chapter 5 (MetroLink Construction Phase); and
- Chapter 6 (MetroLink Operations and Maintenance).

Limits of deviation have been set for the proposed Project and this is addressed in the Wider Effects Report annexed at Appendix A5.19.

Table 30.1 presents an outline description of the key proposed Project elements which are appraised in this Chapter. Diagram 30.1 presents an outline of the main elements of the proposed Construction Phase and Diagram 30.2 presents an outline of the main elements of the Operational Phase of the proposed Project.

**Table 30.1: Outline Description of the Principal Project Elements**

Project Elements	Outline Description
<b>Permanent Project Elements</b>	
<b>Tunnels</b>	<p>It is proposed to construct two geographically separate, single-bore tunnels, using a Tunnel Boring Machine (TBM). Each section of tunnel will have an 8.5m inside diameter and will contain both northbound and southbound rail lines within the same tunnel. These tunnels will be located as follows:</p> <ul style="list-style-type: none"> <li>▪ The Airport Tunnel: running south from Dublin Airport North Portal (DANP) under Dublin Airport and surfacing south of the airport at Dublin Airport South Portal (DASP) and will be approximately 2.3km in length; and</li> <li>▪ The City Tunnel: running for 9.4km from Northwood Portal and terminating underground south of Charlemont Station.</li> </ul>
<b>Cut Sections</b>	<p>The northern section of the alignment is characterised by a shallow excavated alignment whereby the alignment runs below the existing ground level. Part of the cut sections are open at the top, with fences along the alignment for safety and security. While other sections are "cut and cover", whereby the alignment is covered.</p>

Project Elements	Outline Description
<p><b>Tunnel Portals</b></p>	<p>The openings at the end of the tunnel are referred to as portals. They are concrete and steel structures designed to provide the commencement or termination of a tunnelled section of route and provide a transition to adjacent lengths of the route which may be in retained structures or at the surface.</p> <p>There are three proposed portals, which are:</p> <ul style="list-style-type: none"> <li>▪ DANP;</li> <li>▪ DASP; and</li> <li>▪ Northwood Portal.</li> </ul> <p>There will be no portal at the southern end of the proposed Project, as the southern termination and turnback would be underground.</p>
<p><b>Stations</b></p>	<p>There are three types of stations: surface stations, retained cut stations and underground stations:</p> <ul style="list-style-type: none"> <li>▪ Estuary Station will be built at surface level, known as a 'surface station';</li> <li>▪ Seatown, Swords Central, Fosterstown Stations and the proposed Dardistown Station will be in retained cutting, known as 'retained cut stations'; and</li> <li>▪ Dublin Airport Station and all 10 stations along the City Tunnel will be 'underground stations'.</li> </ul>
<p><b>Intervention Shaft</b></p>	<p>An intervention shaft will be required at Albert College Park to provide adequate emergency egress from the City Tunnel and to support tunnel ventilation. Following the European Standard for safety in railway tunnels TSI 1303/2014: Technical Specification for Interoperability relating to 'safety in railway tunnels' of the rail system of the European Union, it has been recommended that the maximum spacing between emergency exits is 1,000m.</p> <p>As the distance between Collins Avenue and Griffith Park is 1,494m, this intervention shaft is proposed to safely support evacuation/emergency service access in the event of an incident. This shaft will also function to provide ventilation to the tunnel. The shaft will require two 23m long connection tunnels extending from the shaft, connecting to the main tunnel.</p> <p>At other locations, emergency access will be incorporated into the stations and portals or intervention tunnels will be utilised at locations where there is no available space for a shaft to be constructed and located where required (see below).</p>
<p><b>Intervention Tunnels</b></p>	<p>In addition to the two main 'running' tunnels, there are three shorter, smaller diameter tunnels. These are the evacuation and ventilation tunnels (known as Intervention Tunnels):</p> <ul style="list-style-type: none"> <li>▪ Airport Intervention Tunnels: parallel to the Airport Tunnel, there will also be two smaller diameter tunnels; on the west side, an evacuation tunnel running northwards from DASP for about 315m, and on the east side, a ventilation tunnel connected to the main tunnel and extending about 600m from DASP underneath Dublin Airport Lands. In the event of an incident in the main tunnel, the evacuation tunnel will enable passengers to walk out to a safe location outside the Dublin Airport Lands.</li> <li>▪ Charlemont Intervention Tunnel: The City Tunnel will extend 360m south of Charlemont Station. A parallel evacuation and ventilation tunnel is required from the end of the City Tunnel back to Charlemont Station to support emergency evacuation of maintenance staff and ventilation for this section of tunnel.</li> </ul>
<p><b>Park and Ride Facility</b></p>	<p>The proposed Park and Ride Facility next to Estuary Station will include provision for up to 3,000 parking spaces.</p>
<p><b>Broadmeadow and Ward River Viaduct</b></p>	<p>A 260m long viaduct is proposed between Estuary and Seatown Stations, to cross the Broadmeadow and Ward Rivers and their floodplains.</p>
<p><b>Proposed Grid Connections</b></p>	<p>Grid connections will be provided via cable routes with the addition of new 110kV substations at DANP and Dardistown. (Approval for the proposed grid connections to be applied for separately but are assessed in the EIAR).</p>
<p><b>Dardistown Depot</b></p>	<p>A maintenance depot will be located at Dardistown. It will include:</p> <ul style="list-style-type: none"> <li>▪ Vehicle stabling;</li> <li>▪ Maintenance workshops and pits;</li> <li>▪ Automatic vehicle wash facilities;</li> </ul>

Project Elements	Outline Description
	<ul style="list-style-type: none"> <li>▪ A test track;</li> <li>▪ Sanding system for rolling stock;</li> <li>▪ The Operations Control Centre for the proposed Project;</li> <li>▪ A substation;</li> <li>▪ A mast; and</li> <li>▪ Other staff facilities and a carpark.</li> </ul>
<b>Operations Control Centre</b>	The main Operations Control Centre (OCC) will be located at Dardistown Depot and a back-up OCC will be provided at Estuary.
<b>M50 Viaduct</b>	A 100m long viaduct to carry the proposed Project across the M50 between the Dardistown Depot and Northwood Station.
<b>Temporary Project Elements</b>	
<b>Construction Compounds</b>	There will be 34 Construction Compounds including 20 main Construction Compounds, 14 Satellite Construction Compounds required during the Construction Phase of the proposed Project. The main Construction Compounds will be located at each of the proposed station locations, the portal locations and the Dardistown Depot Location (also covering the Dardistown Station) with satellite compounds located at other locations along the alignment. Outside of the Construction Compounds there will be works areas and sites associated with the construction of all elements of the proposed Project, including an easement strip along the surface sections.
<b>Logistics Sites</b>	The main logistics sites will be located at Estuary, near Pinnock Hill east of the R132 Swords Bypass and north of Saint Margaret's Road at the Northwood Compound. (These areas are included within the 14 Satellite Construction Compounds).
<b>Tunnel Boring Machine Launch Site</b>	There will be two main tunnel boring machine (TBM) launch sites. One will be located at DASP which will serve the TBM boring the Airport Tunnel and the second will be located at the Northwood Construction Compound which will serve the TBM boring the City Tunnel.

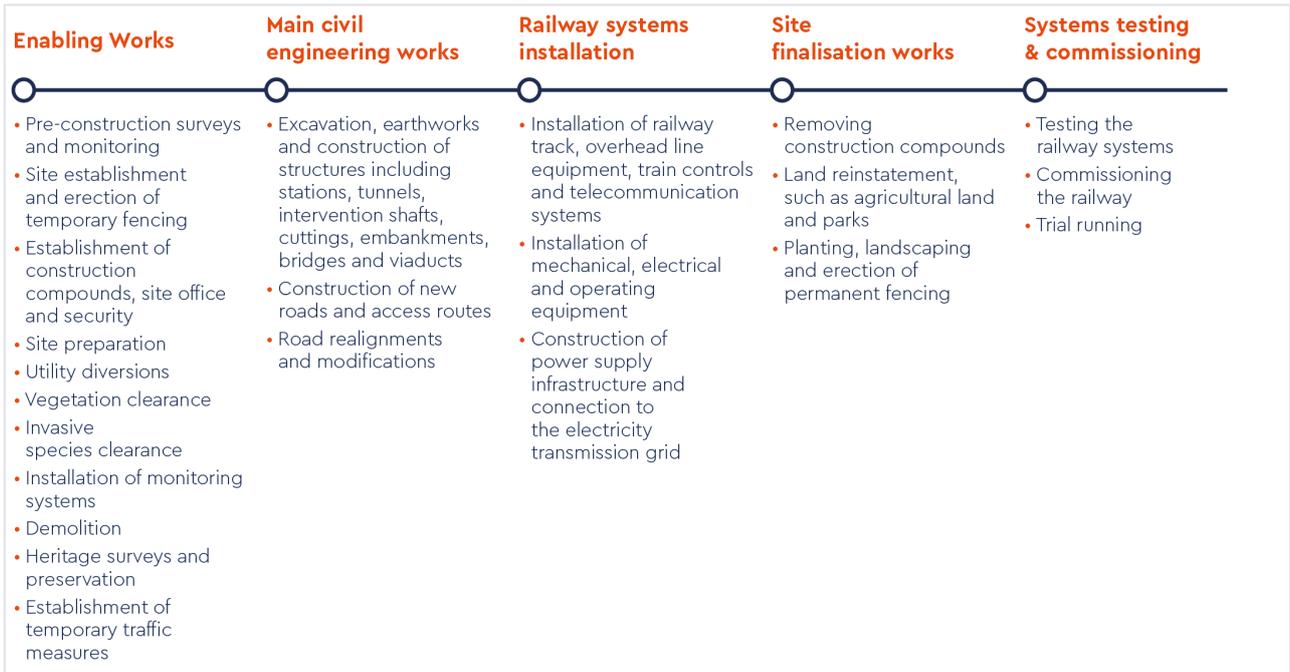


Diagram 30.1: Summary of Key Activities during the Construction Phase of the Proposed Project



Diagram 30.2: Summary of Key Activities during the Operation Phase of the Proposed Project

### 30.3 Methodology and Impact Assessment

The following guidelines and publications were considered in undertaking this assessment:

- Guidelines on the Information to be Contained in Environmental Impact Assessment Reports (EPA 2022);
- Draft Advice Notes for Preparing Environmental Impact Statements (EPA 2015);
- Environmental Impact Assessment of Projects. Guidance on the preparation of the Environmental Impact Assessment Report (EC 2017);
- Guidelines for the Assessment of Indirect and Cumulative Impacts as well as Impact Interactions (EC 1999); and
- Advice Note Seventeen: Cumulative Effects Assessment Relevant to Nationally Significant Infrastructure Projects (UK Planning Inspectorate 2019).

#### 30.3.1 Stage 1 – Identification of Other Developments

The first step in determining cumulative impacts comprised the identification of a long list of other developments which may have the potential to overlap with the proposed Project based on available information.

This involved a desk study of planning applications, development plan documents, relevant development frameworks and any other available sources to identify other developments within a defined zone of influence which may have the potential to interact with the proposed Project.

For the purpose of the proposed Project, the categories of other developments included in the cumulative impact assessment have been taken to include:

- Any approved and still implementable planning applications backdated approximately 10 years from the time the planning search was undertaken (as it was assumed applications dated further in the past than this would have either been completed or are no longer likely to proceed) with the potential for cumulative impact with the proposed Project; and
- Any other major developments that are currently subject to the pre-planning application and preliminary design phases with the potential for cumulative impact with the proposed Project.

Developments or land allocations, whose impacts could foreseeably overlap with the construction or operation of the proposed Project, or where construction impacts may be consecutive but cumulative, were included in the final list. If a project has been granted permission and was deemed to be completed, then this would be considered part of the baseline. This was considered in Appendix A30.1 (Stage 1 & 2 Cumulative Assessment). The most recent search for developments considered in this EIAR was undertaken on 23 May 2022.

It should be noted that the Hammersons Dublin Central Site 2 Project is not included among the developments as at the time of writing planning permission had not yet been obtained but also it is not included in this cumulative impacts assessment to avoid duplication in the assessment. It is noted that there would be a direct interface between these proposed Project and this development and the potential impacts of which have been assessed in the technical chapters within this EIAR.

##### 30.3.1.1 Local Authority Planning Applications

A long list of other developments which have been approved planning by the local authorities was generated using an ArcGIS online database "National Planning Applications" which is published by the Department of Housing, Local Government and Heritage. This database is updated weekly. This long list was divided out into the four Local Authorities of Dublin:

- Dublin City Council (DCC);
- South Dublin County Council (SDCC);
- Fingal County Council (FCC); and
- Dún Laoghaire-Rathdown County Council (DLRCC).

The long list was initially narrowed down to planning applications within a 10-year timeframe of the proposed commencement of the Construction Phase of the proposed Project and was further scrutinised to identify which of the other developments were within the 'Zone of Influence' (Zoi) of the proposed Project.

The Zoi for the purposes of identifying the initial list of other developments for the cumulative impacts assessment was a radius of 1km of the Project Boundary, which is the greatest study area extent identified in the specialist impact assessment chapters of this EIAR. This process is outlined in Diagram 30.3.



**Diagram 30.3: Short-Listing Process for Local Authority Planning Applications**

Developments which were identified as having been refused, or where the planning authority is seeking further information, or which are under appeal, were not included in the assessment.

*30.3.1.2 Major Developments*

A long list of other major developments, including Strategic Infrastructure Developments (SIDs) and Strategic Housing Developments (SHDs) that have approved planning permission by An Bord Pleanála (ABP) and major projects that are in pre-planning phases within a 15km radius of the Project Boundary was developed using the ABP website and the National Transport Authority (NTA) Transport Strategy for the Greater Dublin Area (GDA) 2016 – 2035 (NTA 2016) and draft Transport Strategy for the GDA 2022-2042 (NTA 2022). This greater extent was applied for larger scale major developments, as cumulative impacts may occur over a wider area for larger scale developments and 15km was judged to be proportionate distance to capture potentially significant cumulative impacts. It was considered that the scale and nature of most projects that seek planning permission through local authorities (rather than through ABP) are unlikely to give rise to impacts that would be noticeable above the baseline trends of Dublin's urban environment beyond a distance of 1km and this larger 15km radius was reserved to search for major developments for reasons of proportionality.

*30.3.1.3 Assignment of Tiers*

A 'tier' (1 or 2) was assigned to each of the other developments to indicate the level of certainty associated with its implementation, as detailed in Table 30.2. While the tiers provide an indication of the level of information available on which to base an assessment, the status of planning applications changes through time. Appendix A30.1 provides an indication of the tier of each development at the time of assessment, but some would have subsequently changed and further information on those developments may now be available, which wasn't available at the time of assessment.

**Table 30.2: Tier 1 and Tier 2 Classification for Other Developments**

<b>Tier 1</b>	Under construction	Decreasing level of detail likely to be available 
	Permitted application(s) but not yet implemented	
	Submitted application(s) but not yet determined	
<b>Tier 2</b>	Identified in the relevant Development Plan and Strategies (and emerging Development Plans, with appropriate weight being given as they move closer to adoption) recognising that much information on any relevant proposals will be limited	
	Identified in other plans and programmes (as appropriate) which set the framework for future development consents/approvals, where such development is reasonably likely to come forward.	

**30.3.2 Stage 2 – Shortlisting**

Inclusion or exclusion threshold criteria were applied to the list of other developments from Stage 1 to determine whether they had any potential to give rise to cumulative impacts with respect to the following:

- Temporal Scope – Is there any overlap and potential for interaction due to the timing of construction, operation and decommissioning phases of the 'other development'; and
- Scale and Nature – Due to the scale and nature of the developments, are they likely to interact with the proposed Project to result in a cumulative impact? Statutory definitions and EIA screening thresholds were considered in determining issues of scale (UK Planning Inspectorate 2019).

Professional judgement was used in applying these threshold criteria. The identification and shortlisting process is documented in Table 1 in Appendix A30.1 (Cumulative Impact Assessment Table Stage 1 & 2) of the EIAR. The reasons for excluding any development from further consideration are recorded. Where other developments with the potential to give rise to cumulative impacts were identified, these were taken forward to Stage 3.

**30.3.3 Stage 3 – Information Gathering**

For the shortlisted developments, sufficiently detailed information was compiled to inform the Stage 4 assessment. This included information such as:

- Proposed design and location;
- Proposed programme of construction, operation and decommissioning; and
- Environmental assessments that set out baseline data and effects arising from the other development.

The relevant information was sourced from the websites of relevant local planning authorities and through general internet searches and project team knowledge. Some information was also gathered through consultations with developers (refer to Chapter 8 (Consultation) of the EIAR for further information as to which developers were consulted in relation to the proposed Project).

Figures 30.1 – 30.5 shows the locations of each of the developments taken forward for cumulative impact assessment.

**30.3.4 Stage 4 - Assessment**

The cumulative impacts of the proposed Project with each of the other developments were assessed to a level of detail commensurate with the information that was available at the time of assessment. Where information regarding proposed other developments was limited, these gaps were acknowledged within the assessment and the associated uncertainty in these cases is documented.

There are no prescriptive techniques used in the evaluation of the significance of cumulative impacts. Professional judgement and consideration of standards, guidelines and environmental carrying capacities have been applied to determine whether in-combination impacts give rise to additional levels of significance. The EC and EPA guidelines referenced above were considered.

The significance criteria used to assess likely cumulative impacts considered the capacity of environmental resources and receptors to accommodate changes that are likely to occur. These include:

- The duration of impact (i.e. would it be temporary or permanent);
- The extent of impact (e.g. its geographical area);
- The type of impact (e.g. whether additive (i.e. the loss of two pieces of woodland of 1 hectare (ha), resulting in 2ha cumulative woodland loss)) or synergistic (i.e. two discharges combine to have an effect on a species not affected by discharges in isolation);
- The frequency of the impact;
- The 'value' and resilience of the receptor affected; and
- The likely success of mitigation.

The full results and detail of the assessments are documented in Table 1 and 2 in Appendix A30.2 (Cumulative Impact Assessment Table Stage 3 & 4) of the EIAR. A summary of 'other developments' that were screened in for consideration of potential cumulative impacts with the proposed Project are detailed in Section 30.4 for each environmental aspect, correlating with the EIAR Chapters. Section 30.4 of this Chapter also presents the assessment of likely significant cumulative impacts identified on a topic-by-topic basis.

### 30.4 Potential Cumulative Impacts (Pre-Mitigation)

This section provides a topic-by-topic assessment of likely significant cumulative impacts of the proposed Project in combination with other developments.

#### 30.4.1 Traffic & Transport

The list of 176 'other developments' has been reviewed and assessed in relation to cumulative impacts relevant to Traffic & Transport. A total of 131 other developments were screened out during the Construction and Operational Phases, due to their distance, scale and nature.

The study area for Traffic & Transport is outlined in Section 9.2.1 of Chapter 9 (Traffic & Transport) of the EIAR. A total of 45 other developments were screened in for consideration of potential cumulative impacts with the proposed Project, prior to the implementation of any mitigation measures. These are listed in Table 30.3.

**Table 30.3: Other Developments 'Screened In' for Potential Traffic & Transport Cumulative Impacts with the Proposed Project (Pre-Mitigation)**

Other Development Developer / Name	Short Description	MetroLink Phase
Arora Dublin T2 Limited	410-bedroom hotel, replacement weather radome and temporary construction compound, Dublin Airport.	Construction Phase*/Operational Phase*
Atlas GP Limited	Mixed use development at Apollo House	Construction Phase
Aviva Life & Pensions Ireland Designated Activity Company	Demolition of the existing buildings and the construction of a mixed-use development at Merrion Row and Merrion Court, Dublin 2	Operational Phase*
Balark Trading GP Limited	Demolition of 8-10 Hanover Street East and construction of a build-to-rent residential development	Construction Phase*

Other Development Developer / Name	Short Description	MetroLink Phase
Bindford Limited SHD	205 no. Build to Rent apartments and associated site works at 113 Phibsborough Road, Cross Guns Bridge, Phibsborough, Dublin 7	Construction Phase*/Operational Phase*
Certas Energy Ireland Limited	Installation of a new 40,000L above ground fuel storage tank and associated drainage including a new 10,000 class 1 separator.	Construction Phase
CG Hotels Dublin Airport Limited	Construction of a 1-6 storey extension (over lower ground) to the existing hotel. Radisson Blu Hotel, Corballis Way/East Link Road, Dublin Airport, Swords.	Construction Phase*
CG Hotels Dublin Airport Limited	A new standalone 8-12 -storey (over partial basement) hotel. Radisson Blu Hotel, Corballis Way/East Link Road, Dublin Airport, Swords.	Construction Phase*
Charlemont Regeneration Limited	Construction of a new building comprising 2 retail units, 22 apartment units and communal open space. 17-19 Richmond Street South and 14 Gordon Place, Dublin 2, D02 EF 20.	Construction Phase*
Deck Building Services DAC	Change of use from commercial to residential land use, refurbishment and restoration works to Nos. 42 and 43 Blessington Street and construction of a three-storey apartment building, comprising 6 one-bedroom apartments. 42/43, Blessington Street, Dublin 7.	Construction Phase*
Dublin County Board	A 2-storey extension to the existing single storey sports facility. DCU Sports Grounds, Saint Clare's, Griffith Avenue, Dublin 9, with second access from Ballymun Road	Construction Phase*
Durkan (Brickfield Drive) Limited SHD	282 apartment units in 4 blocks at Brickfield Drive, Crumlin, Dublin 12	Construction Phase
GDA Cycle Network Plan	Various cycle routes planned for the GDA	Construction Phase*/Operational Phase
Grand Parade Property Trading Co. DAC	Refurbishment/alterations to existing 8-storey building and provision of new office building at Charlemont	Construction Phase
Gunn Lennon Fabrication Limited (F21A/0551)	Construction of a light industrial manufacturing unit. GFL site South of Unit 2, Swords Business Park (Mountgorrey), Swords	Construction Phase*
Irish Life Assurance plc.	Development at Irish Life Centre to increase floorspace.	Construction Phase
Irish Water – Greater Dublin Drainage Project	New wastewater treatment plant and associated underground pipelines.	Construction Phase*
JOM Investments Unlimited Company	An extension to the rear of Unit C4 to provide for additional retail warehouse storage area. Unit C4, Gulliver's Retail Park, Northwood Avenue, Santry, Dublin 9.	Construction Phase
Junction upgrades on M1 Motorway	Including other capacity improvements and additional lanes south of Drogheda, where required	Construction Phase*
Kategale Limited	Phase 1 of a 2-phase masterplan for a mixed residential and commercial development in Northwood, Santry	Construction Phase*

Other Development Developer / Name	Short Description	MetroLink Phase
Kategale Limited	Phase 2 of a 2-phase masterplan for a mixed residential and commercial development in Northwood, Santry	Construction Phase*
Kategale Limited	Masterplan for a mixed residential and commercial scheme at Northwood Crescent	Construction Phase*
Luas Finglas	Green Line extension Broombridge to Finglas	Construction Phase*/Operational Phase
Luas Green Line	Capacity Enhancement - Phase 2	Construction Phase/Operational Phase
Luas Lucan	Luas to Lucan	Construction Phase/Operational Phase
Luas Poolbeg	Luas to Poolbeg	Construction Phase/Operational Phase
Metro South	MetroLink extension Charlemont to Sandyford	Operational Phase
National Council for the Blind of Ireland	Single storey building for gym use with glazed link corridor to the eastern side of the existing training building on the northern side of the existing site of P.V. Doyle House, Whitworth Road, Drumcondra, Dublin 9.	Construction Phase*
NTA - BusConnects	Overhaul of current bus system in Dublin region including 12 new proposed bus corridor schemes	Construction Phase/Operational Phase
NTA/Iarnród Éireann - DART+ Programme	Non-tunnel elements	Construction Phase*/Operational Phase
NTA/Iarnród Éireann - DART+ Programme	Tunnel Element (Kildare Line to Northern Line)	Construction Phase*/Operational Phase
October Management Limited (F21A/0100)	A new link road from the roundabout to the south of Lakeshore Drive, Crowcastle, Swords, Co Dublin	Construction Phase*/Operational Phase*
OPW	Construction of a commercial office building at Hawkins Street	Construction Phase
Port Side Investments Limited (F21A/0563)	Amendment to previously permitted development to accommodate three additional buildings. Holywell, Marshallstown, Swords, Co Dublin	Construction Phase*
Private Landowner (3543/21)	Demolition of existing shed and construction of 1 detached two-storey three bedroom mews house. 52A Western Way Dublin 7, D07KV22 (rear of 52 Mountjoy Street)	Construction Phase*
Private Landowner (4184/21)	Demolition of the existing disused single storey building which faces Blessington Court and the construction of a 3 storey building to accommodate 3 no. 2 bed own door apartment units. Rear 3 Blessington Street, Dublin 7	Construction Phase*

Other Development Developer / Name	Short Description	MetroLink Phase
Private Landowner (F20A/0535)	Development of a Petrol Filling Station with amenity building. Holywell Distributor Road, Mountgorry, Swords, Co. Dublin	Operational Phase*
Puddenhill Property Limited SHD	590 apartment units in 4 blocks at Charlestown, Finglas	Construction Phase*
Sanderly Holdings Limited SHD	Demolition of existing vacant motor vehicle showroom and no. 38 Glasnevin Hill, construction of 101 no. apartments and associated site works	Construction Phase*
Strandmount Limited	36-bedroom aparthotel at Charlemont Place	Construction Phase
Tanat Limited	Construction of a new 22 storey landmark office and hotel development at Tara Street	Construction Phase
Trinity College Dublin	Demolition of biochemistry building and redevelopment of site	Construction Phase*
Winchurch Investments Limited	Demolition of the existing two storey mixed-use buildings and construction of new mixed-use development at Phibsborough Road/Eglington Terrace	Construction Phase

### 30.4.1.1 Construction Phase

Twenty-seven of the 46 other developments (as indicated by an asterisk (\*) in the 'MetroLink Phase' column) listed in Table 30.3 were screened in for potential Negative and Significant cumulative impacts, if their Construction Phases were to occur at the same time as the proposed Project. These impacts would be due to the potential for increased volumes of construction vehicles on the road network, with the M1 and M50 Motorways and the N2 National Road mentioned in particular.

Nine of the 46 other developments listed in Table 30.3 were screened in for potential Negative and Moderate cumulative impacts, if their Construction Phases were to occur at the same time as the proposed Project. These were:

- Arora Dublin T2 Limited – due to proximity to Dublin Airport Station, potential increases in traffic flows
- Bindford Limited – due to its proximity to the proposed Glasnevin Station, there is the potential for an increase in vehicles and subsequent delays in this area;
- Charlemont Regeneration Limited – due to potential increases in HGV and traffic flows on R111 (road of medium sensitivity due to its regional status);
- Dublin County Board (4156/21) – due to potential cumulative impact on R108 (road of medium sensitivity due to its regional status);
- Gunn Lennon Fabrication Limited (F21A/0551) – due to potential cumulative impact on traffic flows on Seatown Road East and Seatown Junction;
- National Council for the Blind of Ireland (3288/21) – due to potential cumulative impact on N1 (road of medium sensitivity due to its national status);
- Private landowner (3543/21) – due to potential cumulative impact on N1 (road of medium sensitivity due to its national status);
- October Management Limited – due to impacts on R125/Pinnock Hill works; and
- Private landowner (4184/21) – due to potential cumulative impact on N1 (road of medium sensitivity due to its national status).

Fourteen of the 46 other developments listed in Table 30.3 were screened in for potential Negative and Slight cumulative impacts, if their Construction Phases were to occur at the same time as the proposed Project. Using appropriate mitigation measures these would have no residual impacts. These include:

- Grand Parade Property Trading Co. due to impacts on public transport and road networks;
- OPW due to additional construction vehicles on the network;

- Strandmount Limited due to additional construction vehicles on the network;
- Atlas GP Limited due to additional construction vehicles on the network;
- Tanat Limited due to additional construction vehicles on the network and access to development being required during Construction Phase;
- Durkan (Brickfield Drive) Limited SHD due to potential conflicts with Heavy Goods Vehicle (HGV) routes from Charlemont. However, associated vehicles should be minimal;
- Winchurch Investments Limited SHD due to its proximity to Mater Station, and the associated closures that will be required on Eccles Street during the Construction Phase could impact access in the areas, if Construction Phases were to overlap;
- Certas Energy Ireland Limited due to potential increase in HGVs on T2 Departures road;
- Two development proposal by CG Hotels Dublin Airport Limited due to potential increases in HGVs on T2 Departures road;
- JOM Investments Unlimited Company due to increase in traffic flows/HGVs at Gulliver's Retail Park and R108/Northwood Avenue;
- Irish Life Assurance plc due to potential increase in HGVs routing to and from M1 Motorway
- Greater Dublin Drainage Project due to additional construction vehicles on the network and haul routes to Huntstown Quarry; and.
- BusConnects due to additional construction vehicles on the network.

### 30.4.1.2 Operational Phase

Nine other developments, as listed in Table 30.3 screened in for Positive and Slight cumulative impacts on traffic levels in the GDA and on the provision of more sustainable transport options during their Operational Phases. The cumulative impacts associated with operation of the following developments were assessed quantitatively within the traffic modelling scenarios. These are detailed in Chapter 9 (Traffic & Transport) and the Scheme Traffic Management Plan (STMP) (Appendix A9.5) of the EIAR.

- NTA – BusConnects;
- NTA/Iarnród Éireann - DART+ Programme (non-tunnel elements);
- NTA/Iarnród Éireann - DART+ Programme (Tunnel Element (Kildare Line to Northern Line));
- Luas Green Line Phase 2 Capacity Enhancements;
- Luas Finglas;
- Luas Lucan;
- Luas Poolbeg;
- Metro South;
- GDA Cycle Network Plan.

Five other developments, as listed in Table 30.3 screened in for potential Negative and Moderate cumulative impacts during their Operational Phase (denoted by a \* in the MetroLink Phase column). These include:

- Bindford Limited due to potential pedestrian congestion on Prospect Road due to the proposed Glasnevin Station location and the increased population within the catchment as a result of this residential development;
- Aviva Life & Pensions Ireland Designated Activity Company due to potential to interrupt desire lines for increased volumes of pedestrians when the proposed St Stephen's Green Station is operational, which will reduce pedestrian comfort levels;
- October Management Limited due to potential of increased volume of pedestrians in this area using the signalised junction to access the proposed Project;
- Arora Dublin T2 Limited due to potential for the vehicle entrance to a proposed hotel conflicting with pedestrian movements between the proposed Dublin Airport Station and the office lands to the east of terminals and Dublin Airport; and
- Private Landowner (F20A/0535) due to potential conflict between pedestrians for Swords Station and traffic using the proposed petrol station.

### 30.4.2 Human Health

The list of 176 'other developments' has been reviewed and assessed in relation to cumulative impacts relevant to Human Health. A total of 167 other developments were screened out during the Construction and Operational Phases, due to their distance, scale and nature.

The study area for human health is outlined in Section 10.3.1 of Chapter 10 (Human Health) of the EIAR. A total of 11 other developments were screened in for potential cumulative impacts with the proposed Project, prior to the implementation of any mitigation measures. These are listed in Table 30.4.

**Table 30.4: Other Developments 'Screened In' for Potential Human Health Cumulative Impacts with the Proposed Project (Pre-Mitigation)**

Other Development Developer/Name	Short Description	Phase
NTA - BusConnects	Overhaul of current bus system in Dublin region including 12 new proposed bus corridor schemes	Operational Phase
NTA/Iarnród Éireann - DART+ Programme	Non-tunnel elements	Operational Phase
NTA/Iarnród Éireann - DART+ Programme	Tunnel Element (Kildare Line to Northern Line)	Operational Phase
Luas Green Line	Capacity Enhancement - Phase 2	Operational Phase
Luas Finglas	Green Line extension Broombridge to Finglas	Operational Phase
Luas Bray	Extension of Luas Green Line to Bray	Operational Phase
Luas Lucan	Luas to Lucan	Operational Phase
Luas Poolbeg	Luas to Poolbeg	Operational Phase
Metro South	MetroLink extension Charlemont to Sandyford	Operational Phase
GDA Cycle Network Plan	Various cycle routes planned for the GDA	Operational Phase
Fingal County Council	R132 Connectivity Project. A proposal to improve connectivity for pedestrians and cyclists across and along the R132.	Operational Phase

#### 30.4.2.1 Construction Phase

During the Construction Phase, the developments with potential to result in a cumulative impact with the proposed Project, in relation to human health, are those identified in the Airborne Noise and Vibration, Groundbourne Noise and Vibration and Air Quality assessments. However the likely health effects relate to psychological responses, which are difficult to predict for the reasons set out in Section 10.5 of Chapter 10 (Human Health) of the EIAR. There is a likelihood that the cumulation of construction activities between the proposed Project and other developments would lead to annoyance and may precipitate complaints. However it is unlikely that the cumulative effect on health would be greater than for the proposed Project in isolation given the temporary nature of impacts. On this basis the cumulative health effect is assessed as Negative, Not Significant, Temporary.

#### 30.4.2.2 Operational Phase

All of the 11 other developments listed in Table 30.4 were screened in for potential Positive and Slight human health impacts for the Operational Phase, in terms of increasing access to public transport and decreasing health inequalities.

### 30.4.3 Population & Land Use

The list of 176 'other developments' has been reviewed and assessed in relation to cumulative impacts relevant to Population & Land Use. A total of 100 other developments were screened out for potential

cumulative impacts during the Construction and Operational Phases, due to their distance, scale and nature.

The study area for population is outlined in Section 11.3.1 of Chapter 11 (Population & Land Use) of the EIAR. A total of 78 other developments were screened in for potential cumulative impacts with the proposed Project, prior to the implementation of any mitigation measures. These are listed in Table 30.5.

**Table 30.5: Other Developments ‘Screened In’ for Potential Population & Land Use Cumulative Impacts with the Proposed Project (Pre-Mitigation)**

Other Development Developer/Name	Short Description	MetroLink Phase
A Star Backpackers Limited	96-bedroom contemporary tourist hostel in existing and new buildings at Sackville Place and Marlborough Street, Dublin 1.	Construction Phase**
Abbey Cottages Limited	Development of 119 room hotel at 35/36, Abbey Street Upper	Construction Phase
Abbey Cottages Limited	11 storey (over basement) 151 room hostel at Abbey Street Upper	Construction Phase
Adwood Limited. SHD	1,034 residential units, retail and commercial unit in townlands of Kilcarbery, Corkagh Demesne, Deansrath and Nangor, Co. Dublin	Construction Phase**
Alphabet ABC Properties Limited SHD	397 bedspace shared living residential development at Cork Street, Dublin 8	Construction Phase**
Arora Dublin T2 Limited	410 bedroom hotel, replacement weather radome and temporary construction compound, Dublin Airport.	Construction Phase*/Operational Phase*
Atlas GP Limited	Mixed-use development at Apollo House	Construction Phase
Aviva Life & Pensions Ireland Designated Activity Company	Demolition of the existing buildings and the construction of a mixed-use development at Merrion Row and Merrion Court, Dublin 2	Construction Phase
Balark Trading GP Limited	Demolition of 8-10 Hanover Street East and construction of a build-to-rent residential development	Construction Phase**
Barry Ward	Construction of a new Operations Depot and Civic amenity Site at St Margaret's Road	Construction Phase
Bartra ODG Limited SHD	1,074 residential units in 8 blocks at O'Devaney Gardens, Dublin 7	Construction Phase**
Bindford Limited SHD	205 no. Build to Rent apartments and associated site works at Phibsborough Road, Cross Guns Bridge, Phibsborough, Dublin 7	Construction Phase*/**
Carrey Issuer DAC SHD	413 Build to Rent apartments at Newmarket Street, Dublin 8	Construction Phase**
Certas Energy Ireland Limited	Installation of a new 40,000L above ground fuel storage tank and associated drainage including a new 10,000 class 1 separator.	Construction Phase
CG Hotels Dublin Airport Limited	Construction of a 1-6 storey extension (over lower ground) to the existing hotel. Radisson Blu Hotel, Corballis Way/East Link Road, Dublin Airport, Swords.	Construction Phase
CG Hotels Dublin Airport Limited	A new standalone 8-12 -storey (over partial basement) hotel. Radisson Blu Hotel, Corballis Way/East Link Road, Dublin Airport, Swords.	Construction Phase
Charlemont Regeneration Limited	Construction of a new building comprising 2 retail units, 22 apartment units and communal	Construction Phase*

Other Development Developer/Name	Short Description	MetroLink Phase
	open space. 17-19 Richmond Street South and 14 Gordon Place, Dublin 2, D02 EF 20.	
Cosgrave Developments SHD	331 number apartments, Northwood Avenue, Santry	Construction Phase
CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DRI Fund	1,614 no. Build to Rent apartments, and associated site works. Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9	Construction Phase**
DAA – North Runway Project	Construction on airport lands of a new runway	Operational Phase
DBTR-SCRI Fund a Sub-Fund of the CWTC Multi Family ICAV SHD	Demolition of all buildings excluding the original fabric of the former Player Wills Factory at South Circular Road, Dublin 8 and construction of 492 no. Build to Rent apartments, 240 no. Build to Rent shared accommodation	Construction Phase**
Deck Building Services DAC	Change of use from commercial to residential land use, refurbishment and restoration works to Nos. 42 and 43 Blessington Street and construction of a three-storey apartment building, comprising 6 one-bedroom apartments. 42/43, Blessington Street, Dublin 7.	Construction Phase*
Derryroe Limited SHD	105 apartments and aparthotel extension at Ballsbridge, Dublin 4	Construction Phase**
Dublin County Board	A 2-storey extension to the existing single storey sports facility. DCU Sports Grounds, Saint Clare's, Griffith Avenue, Dublin 9, with second access from Ballymun Road	Construction Phase
Dublin City University SHD	1,240 student bed spaces on DCU campus, Glasnevin, Dublin 9	Construction Phase
Dwyer Nolan Developments Limited SHD	129 apartments in 5 blocks at Balbutcher Lane, Ballymun	Construction Phase**
EWR Innovation Park Limited SHD	336 apartments in 6 blocks at East Wall Road, Dublin 3	Construction Phase**
Fingal County Council	R132 Connectivity Project. A proposal to improve connectivity for pedestrians and cyclists across and along the R132.	Construction Phase**
Fitzwilliam Real Estate Development Limited	Development of a hotel in vicinity of Arnott's, Henry Street	Construction Phase
GA Development ICAV	Mixed use development at the Dublin Institute of Technology, Dublin 8	Operational Phase
GDA Cycle Network Plan	Various cycle routes planned for the GDA	Operational Phase
Glenveagh Living Limited SHD	Demolition of all the structures on the site and construction of 702 no. Build to Rent residential units at Castleforbes Business Park, Sheriff Street Upper and East Road, Dublin 1	Construction Phase**
Grand Parade Property Trading Co. DAC	Refurbishment/alterations to existing 8-storey building and provision of new office building at Charlemont	Construction Phase/Operational Phase
Gunn Lennon Fabrication Limited (F21A/0551)	Construction of a light industrial manufacturing unit. GFL site South of Unit 2, Swords Business Park (Mountgorrey), Swords	Construction Phase

Other Development Developer/Name	Short Description	MetroLink Phase
Irish Life Assurance plc	Development at Blocks 3A and 3B of the Irish Life Centre (and their associated garden areas) at the Irish Life Centre, 1 Abbey Street Lower, Dublin 1	Construction Phase*
Irish Water – Greater Dublin Drainage Project	New wastewater treatment plant and associated underground pipelines.	Construction Phase**
Irish Water Ringsend Wastewater Treatment Plant Upgrade Project	Upgrade to existing Wastewater Treatment Plant	Construction Phase**
Ironborn Real Estate Limited SHD	445 no. Build to Rent apartments at Stepside, Dublin 18	Construction Phase**
JOM Investments Unlimited Company	An extension to the rear of Unit C4 to provide for additional retail warehouse storage area. Unit C4, Gulliver's Retail Park, Northwood Avenue, Santry, Dublin 9.	Construction Phase
Kategale Limited	Phase 1 of a 2-phase masterplan for a mixed residential and commercial development in Northwood, Santry	Construction Phase*
Kategale Limited	Phase 2 of a 2-phase masterplan for a mixed residential and commercial development in Northwood, Santry	Construction Phase*
Luas Finglas	Green Line extension Broombridge to Finglas	Construction Phase*/Operational Phase
Luas Poolbeg	Luas to Poolbeg	Operational Phase
Mater Misericordiae University Hospital	Construction of a 4-storey clinical extension	Construction Phase
Metro South	MetroLink extension Charlemont to Sandyford	Operational Phase
MKN Developments Limited. SHD	278 no. apartments at Forest Road, Swords, Co. Dublin	Construction Phase**
National Council for the Blind of Ireland	Single storey building for gym use with glazed link corridor to the eastern side of the existing training building on the northern side of the existing site of P.V. Doyle House, Whitworth Road, Drumcondra, Dublin 9.	Construction Phase
NTA - BusConnects	Overhaul of current bus system in Dublin region including 12 new proposed bus corridor schemes	Construction Phase*/** /Operational Phase
NTA/Iarnród Éireann - DART+ Programme	Non-tunnel elements	Construction Phase/Operational Phase
NTA/Iarnród Éireann - DART+ Programme	Tunnel Element (Kildare Line to Northern Line)	Construction Phase/Operational Phase
October Management Limited (F21A/0100)	A new link road from the roundabout to the south of Lakeshore Drive, Crowcastle, Swords, Co Dublin	Construction Phase
Oldtown-Mooretown Western Distributor Link Road		Operational Phase
Omni Park Shopping Centre Consortium SHD	324 apartments at Swords Road, Dublin 9	Construction Phase**
OPW	Construction of a commercial office building at Hawkins Street	Construction Phase

Other Development Developer/Name	Short Description	MetroLink Phase
Orchid Residential Limited SHD	Demolition of an existing building and hard surface parking area and the construction of 239 no. student bedspaces at Goatstown Road, Dublin 14	Construction Phase**
Oxley Holdings Limited Ardstone Homes SHD	Commercial development (3 blocks) at the rear of Connolly Station, Sheriff Street Lower, Dublin 1.	Construction Phase**
Oxley Holdings Limited SHD	741 Build to Rent apartments at Sheriff Street Lower, Dublin 1	Construction Phase**/Operational Phase
Phibsborough Shopping Centre Limited	Construction of an extension to the existing Phibsborough Shopping Centre with student accommodation and a 3-4 storey setback block for mixed use	Construction Phase/Operational Phase
Phibsborough Shopping Centre Limited SHD	321 no. Build to Rent shared accommodation bed spaces at Phibsborough Shopping Centre and North Circular Road, Dublin 7	Construction Phase**
Port Side Investments Limited (F21A/0563)	Amendment to previously permitted development to accommodate three additional buildings. Holywell, Marshallstown, Swords, Co Dublin	Construction Phase
Private Landowner (4184/21)	Demolition of the existing disused single storey building which faces Blessington Court and the construction of a 3 storey building to accommodate 3 no. 2 bed own door apartment units. Rear 3 Blessington Street, Dublin 7	Construction Phase
R126 Donabate Relief Road	R132 to Portrane Demesne	Operational Phase
Roseberry Investments Limited SHD	124 apartments in 2 blocks at Swords Road, Dublin 9	Construction Phase**
Ruirside Developments Limited SHD	245 apartments in 3 blocks at Finglas Road, Dublin 11	Construction Phase**
Sanderly Holdings Limited SHD	Demolition of existing vacant motor vehicle showroom and no. 38 Glasnevin Hill and construction of 101 no. apartments	Construction Phase**
Sandford Living Limited	671 Build to Rent apartments, creche and associated site works. Milltown Park, Sandford Road, Dublin 6	Construction Phase**
Seven Cabra Real Estate Limited SHD	485 residential units in 9 blocks at Cabra, Dublin 7	Construction Phase**
Strandmount Limited	36-bedroom aparthotel at Charlemont Place	Construction Phase/Operational Phase
Summix FRC Developments Limited SHD	368 student bed spaces in 3 blocks at Brewery Block, Dublin 8	Construction Phase**
Swords Relief Road at Lord Mayors		Operational Phase
Tanat Limited	Construction of a new 22 storey landmark office and hotel development at Tara Street	Construction Phase*/Operational Phase
The Donnybrook Partnership SHD	148 apartments at Donnybrook, Dublin 4	Construction Phase**
The Park Shopping Centre Limited SHD	Demolition of the existing Park Shopping Centre and nos. 42-45 Prussia Street,	Construction Phase**

Other Development Developer/Name	Short Description	MetroLink Phase
	construction of 175 no. residential units (3 no. houses, 29 no. Build to Rent apartments and 584 no. student bedspaces)	
Trinity College Dublin	Demolition of biochemistry building and redevelopment of site	Construction Phase/Operational Phase
Viridis Real Estate Services Limited and Prussia Properties Limited	Demolition of industrial sheds and workshops, construction of 236 no. student bedspaces and associated site works. 3 Blocks 5-7 storeys. Prussia Street, Dublin 7.	Construction Phase**
Winchurch Investments Limited	Demolition of the existing buildings and construction of new mixed-use development at Phibsborough Road/Eglinton Terrace	Construction Phase
Winterbrook Homes Limited SHD	231 residential apartment units in 5 blocks at Mount St Mary's, Dundrum Road, Dublin 14	Construction Phase**
Winterbrook Homes Limited SHD	231 residential apartment units in 5 blocks at Mount St Mary's, Dundrum Road, Dublin 14	Construction Phase**

### 30.4.3.1 Construction Phase

Eight of the 78 other developments listed in Table 30.5 (as indicated by an asterisk (\*) in the 'MetroLink Phase' column) were screened in during the Construction Phase, as the scale of these developments across the region have the potential to result in a negative cumulative impact on journey amenity of the population and accessibility of social infrastructure, should these developments be constructed concurrently with the proposed Project. If construction periods overlap, there may be potential Significant Negative impacts on the surrounding road network in terms of additional vehicles which have the potential to cause delays. This could result in severance affecting business operations, local communities, social infrastructure and residential amenity within the study area.

Thirty-five of the other 78 developments listed in Table 30.5 (as indicated by a double asterisk (\*\*)) in the 'MetroLink Phase' column) were screened in for potential Not Significant Positive direct and indirect economic effects as a result of an increase in construction employment opportunities if Construction Phases were to occur concurrently.

Thirty-three of the other developments listed in Table 30.5 were screened in for potential Significant and Negative local environmental amenity and accessibility impacts relating to traffic.

### 30.4.3.2 Operational Phase

The DAA North Runway Project was screened in as it has the potential to result in a Positive and Slight cumulative impact with the proposed Project in terms of access to transport facilities and the promotion of increased growth in the GDA during their Operational Phases.

Nine other developments as listed in Table 30.5 were screened in for potential Positive and Slight population health impacts for the Operational Phase, in terms of increasing access to, and provision of, better sustainable public transport options.

The Arora Dublin T2 Project was screened in as it has a potential Negative and Long Term cumulative impact with the proposed Project as there is potential for the vehicle entrance to a proposed hotel to conflict with pedestrian movements between the proposed Dublin Airport Station and the office lands to the east of terminals and Dublin Airport.

### 30.4.4 Electromagnetic Interference

The list of 176 'other developments' has been reviewed and assessed in relation to cumulative impacts relevant to electromagnetic interference. No other development was screened in for potential cumulative impacts with the proposed Project, prior to the implementation of any mitigation measures.

The study area for electromagnetic interference is outlined in Section 12.4.2 of Chapter 12 (Electromagnetic Compatibility & Stray Current) of the EIAR.

The proposed Project will have an imperceptible impact in relation to electromagnetic interference during the Construction Phase (refer to Chapter 12 (Electromagnetic Compatibility & Stray Current) of this EIAR) which is typical of any large construction project and therefore there are no likely significant cumulative impacts with other developments. There are no commutative impacts predicted during the Operational Phase of the proposed Project.

### 30.4.5 Airborne Noise and Vibration

The list of 176 'other developments' has been reviewed and assessed in relation to cumulative impacts relevant to airborne noise and vibration. A total of 145 other developments were screened out during the Construction and Operational Phases, due to their distance, scale and nature.

The study area for airborne noise and vibration is outlined in Section 13.2.2 of Chapter 13 (Airborne Noise & Vibration) of this EIAR. A total of 33 other developments were screened in for potential cumulative impacts with the proposed Project, prior to the implementation of any mitigation measures. These are listed in Table 30.7:

**Table 30.6: Other Developments 'Screened In' for Potential Airborne Noise and Vibration Cumulative Impacts with the Proposed Project (Pre-Mitigation)**

Other Development Developer / Name	Short Description	MetroLink Phase
Arora Dublin T2 Limited	410-bedroom hotel, replacement weather radome and temporary construction compound, Dublin Airport.	Construction Phase
Atlas GP Limited	Mixed use development at Apollo House	Construction Phase/Operational Phase
Bindford Limited SHD	205 no. Build to Rent apartments and associated site works at Phibsborough Road, Cross Guns Bridge, Phibsborough, Dublin 7	Construction Phase
Clarke Family Partnership	Construction of 36 residential units at Fosterstown North	Construction Phase
Cosgrave Developments SHD	331 number apartments, Northwood Avenue, Santry	Construction Phase
Dublin City University SHD	1,240 student bed spaces on DCU campus, Glasnevin, Dublin 9	Construction Phase
GDA Cycle Network Plan	Various cycle routes planned for the GDA	Operational Phase*
Grand Parade Property Trading Co. DAC	Refurbishment/alterations to existing 8-storey building and provision of new office building at Charlemont	Operational Phase
Gunn Lennon Fabrication Limited (F21A/0551)	Construction of a light industrial manufacturing unit. GFL site South of Unit 2, Swords Business Park (Mountgorrey), Swords	Construction Phase
IPUT Plc	Refurbishment and extension of office building at George's Quay, Dublin 2	Construction Phase

Other Development Developer / Name	Short Description	MetroLink Phase
Irish Life Assurance plc.	Development at Irish Life Centre to increase floorspace.	Construction Phase*
Irish Water – Greater Dublin Drainage Project	New wastewater treatment plant and associated underground pipelines.	Construction Phase
Kategale Limited	Phase 1 of a 2-phase masterplan for a mixed residential and commercial development in Northwood, Santry	Construction Phase
Kategale Limited	Phase 2 of a 2-phase masterplan for a mixed residential and commercial development in Northwood, Santry	Construction Phase
Luas Bray	Extension of Luas Green Line to Bray	Operational Phase*
Luas Finglas	Green Line extension Broombridge to Finglas	Operational Phase*
Luas Green Line	Capacity Enhancement - Phase 2	Operational Phase*
Luas Lucan	Luas to Lucan	Operational Phase*
Luas Poolbeg	Luas to Poolbeg	Operational Phase*
Metro South	MetroLink extension Charlemont to Sandyford	Operational Phase*
MKN Developments Limited SHD	278 no. apartments at Forest Road, Swords, Co. Dublin	Construction Phase
NTA - BusConnects	Overhaul of current bus system in Dublin region including 12 new proposed bus corridor schemes	Construction Phase
NTA/Iarnród Éireann - DART+ Programme	Non-tunnel elements	Construction Phase/Operational Phase*
NTA/Iarnród Éireann - DART+ Programme	Tunnel Element (Kildare Line to Northern Line)	Operational Phase*
October Management Limited (F21A/0100)	A new link road from the roundabout to the south of Lakeshore Drive, Crowcastle, Swords, Co Dublin	Construction Phase*
OPW	Construction of a commercial office building at Hawkins Street	Construction Phase
Phibsborough Shopping Centre Limited SHD	321 no. Build to Rent shared accommodation bed spaces at Phibsborough Shopping Centre and North Circular Road, Dublin 7	Construction Phase*
Strandmount Limited	36-bedroom aparthotel at Charlemont Place	Construction Phase/Operational Phase
Tanat Limited	Construction of a new 22 storey landmark office and hotel development at Tara Street	Construction Phase/Operational Phase

30.4.5.1 Construction Phase

Seven of the other developments (Kategale Limited - Phase 1, Kategale Limited - Phase 2, Clarke Family Partnership residential development, Strandmount Limited aparthotel development, Bindford Limited SHD, Gunn Lennon Fabrication Ltd and MKN Developments Limited SHD) were screened in for potential cumulative noise impacts if excavation and foundation works were to take place at the same time as the Construction Phase of the proposed Project in these areas.

The remaining 13 other developments listed as Construction Phase impacts in the MetroLink Phase column in Table 30.7 were screened in for cumulative impacts in relation to potential cumulative increases in traffic noise emissions on the local road network, due to an increase in the presence of

construction vehicles if these Construction Phases were to occur at the same time as the proposed Project.

Three of the remaining other developments listed as Construction Phase impacts in the MetroLink Phase column in Table 30.7 (noted with a single asterisk (\*) in the MetroLink Phase column) were screened in for cumulative impacts. With appropriate mitigation the cumulative impact would be Not Significant.

#### *30.4.5.2 Operational Phase*

Three other developments were screened in for potential operational noise cumulative impacts associated with above ground fixed plant items at proposed Project stations, and those associated with the Strandmount Limited aparthotel development, Atlas GP Limited mixed-use development and the Tanat Limited office/hotel development, in the vicinity of the proposed Project stations.

One other development (DART+ Programme (non-tunnel elements)) was screened in for potential Slight operational noise and vibration impacts due to operational noise sources predicted during the operation of the proposed Project and the Dart+ Programme.

Ten other developments, listed for Operational Phase impacts in Table 30.7 (noted with a single asterisk (\*) in the MetroLink Phase column), were screened in for potential Positive operational impacts due to the provision of a more connected public transport network that has the potential to reduce private vehicle dependence and a resulting reduction in traffic noise along the road network. Traffic noise assessments have included traffic flow data from the different scenarios modelled in the traffic assessment (Do Committed Minimum and Likely Future scenarios).

### **30.4.6 Groundborne Noise and Vibration**

The list of 176 'other developments' has been reviewed and assessed in relation to cumulative impacts relevant to Groundborne noise and vibration. All other developments were screened out for Groundborne noise and vibration cumulative impacts during the Construction and Operational Phases, due to their distance, scale and nature.

The study area for Groundborne noise and vibration is outlined in Section 14.1.1 of Chapter 14 (Groundborne Noise & Vibration) of the EIAR.

### **30.4.7 Biodiversity**

The list of 176 'other developments' has been reviewed and assessed in relation to cumulative impacts relevant to biodiversity. A total of six other developments were screened out for biodiversity cumulative impacts during the Construction and Operational Phases, due to their distance, scale and nature.

The study area for biodiversity is outlined in Section 15.2.3 of Chapter 15 (Biodiversity) of this EIAR. A total of 170 other developments were screened in for potential cumulative impacts with the proposed Project, prior to the implementation of any mitigation measures. These are listed in Table 30.8.

#### *30.4.7.1 Construction Phase*

One hundred and sixty seven other developments were screened in for potential significant cumulative impacts on downstream habitats arising from accidental pollution events that could occur during the Construction Phases of these developments. Accidental pollution events could result in habitat degradation and habitat loss arising from extreme habitat degradation.

Fifty-five of the 174 other developments listed in Table 30.8 (noted with a single asterisk (\*) in the MetroLink Phase column) were screened in for potential significant cumulative disturbance impacts on fauna resulting in displacement from the locality, if their Construction Phases were to overlap with the proposed Project.

Five of the 176 other developments screened in the potential significant cumulative impacts on fauna species, as well as habitat severance/barrier effects on fauna arising from their Construction Phase occurring alongside the Construction Phase of the proposed Project. These include BusConnects, the two Dart+ Programmes, Oldtown-Mooretown Western Distributor Link Road, the Swords Relief Road at Lord Mayors and a new link road from the roundabout to the south of Lakeshore Drive, Crowcastle, Swords.

Twenty-three of the 170 other developments were screened in for potential significant cumulative impacts on habitats and species as a result of direct habitat loss arising from the Construction Phases of these projects and the proposed Project. These include:

- BusConnects Core Bus Corridor Schemes
- Kategale Limited - Phase 1
- Kategale Limited - Phase 2
- Strandmount Limited aparthotel development
- Vanguard Health Services International Limited hospital development
- Kategale Limited mixed-use development
- Ruirside Development Limited SHD
- DART+ Programme (non-tunnel elements)
- DART+ Tunnel Element (Kildare Line to Northern Line)
- Luas Green Line Capacity Enhancement - Phase 2, Luas Finglas
- Junction upgrades and other capacity improvements on the M1
- Dublin Port Tunnel south road link
- Oldtown-Mooretown Western Distributor Link Road
- Swords Relief Road at Lord Mayors
- MKN Developments Limited SHD
- Balgriffin Park Limited SHD
- Belwall Limited SHD
- Hotel extension by CG Hotels Dublin Airport Limited
- New hotel by CG Hotels Dublin Airport Limited
- Clonkeen Investments DAC SHD
- Gunn Lennon Fabrication Limited light industrial unit
- R132 Connectivity Project
- New link road from the roundabout to the south of Lakeshore Drive, Crowcastle, Swords.

#### 30.4.7.2 Operational Phase

The 170 other developments listed in Table 30.8 screened in for potential significant cumulative impacts on downstream habitats arising from accidental pollution events that could occur during the Operational Phases of these developments. Accidental pollution events could result in habitat degradation and habitat loss arising from extreme habitat degradation.

Seven of the 170 other developments screened in the potential significant cumulative impacts on fauna species, as well as habitat severance/barrier effects on fauna arising from their Operational Phase occurring alongside the Operational Phase of the proposed Project. These include BusConnects, the two Dart+ Programmes, R126 Donabate Relief Road, Oldtown-Mooretown Western Distributor Link Road, the Swords Relief Road at Lord Mayors, R132 Connectivity Project and a new link road from the roundabout to the south of Lakeshore Drive, Crowcastle, Swords.

The two Dart+ programmes, R132 Connectivity Project, Swords Relief Road, Oldtown-Mooretown Distributer Road, BusConnects and the new link road from the roundabout to the south of Lakeshore Drive, Crowcastle, Swords were screened in for the potential for cumulative mortality effects on fauna species that could arise from collision/electrocution risk with vehicles/trains/overhead lines during their Operational Phase occurring alongside the Operational Phase of the proposed Project.

Fourteen of the 170 other developments listed for Operational Phase impacts in Table 30.8 (noted with a single asterisk (\*) in the MetroLink Phase column) screened in for a potential increase in disturbance

effects that could arise from the Operational Phases acting in-combination to permanently displace fauna in the locality.

**Table 30.7: Other Developments 'Screened In' for Potential Biodiversity Cumulative Impacts with the Proposed Project (Pre-Mitigation)**

Other Development Developer/Name	Short Description	MetroLink Phase
1 Players Land Limited	244 Build to Rent apartments over 3 blocks at Cross Avenue, Blackrock, Dublin	Construction Phase/Operational Phase
1 Wyckham Land Limited.	Strategic Housing Development for 628 no. residential units in five blocks, residential amenities, a creche and all associated site development works.	Construction Phase/Operational Phase
A Star Backpackers Limited	Development will consist of a 96-bedroom contemporary tourist hostel in existing and new buildings at Sackville Place and Marlborough Street, Dublin 1	Construction Phase*/Operational Phase
AAI Walkinstown Limited	Demolition of existing buildings, construction of 171 apartments, creche and associated site works.	Construction Phase/Operational Phase
Abbey Cottages Limited	Development of 119 room hotel at 35/36, Abbey Street Upper	Construction Phase*/Operational Phase
Abbey Cottages Limited	11 storey (over basement) 151 room hostel at Abbey Street Upper	Construction Phase/Operational Phase
Adroit Operations Limited SHD	203 no. residential units (109 no. houses, 94 no. apartments) at Enniskerry Road, Kiltiernan, Dublin 18	Construction Phase/Operational Phase
Adwood Limited SHD	1,034 residential units, retail and commercial unit in townlands of Kilcarbery, Corkagh Demesne, Deansrath and Nangor, Co. Dublin	Construction Phase/Operational Phase
Alphabet ABC Properties Limited SHD	397 bedspace shared living residential development at Cork Street, Dublin 8	Construction Phase/Operational Phase
Ardstone Homes Limited SHD	241 no. apartments at Stocking Avenue, Woodstown, Dublin 16	Construction Phase/Operational Phase
Ardstone Homes SHD	590 residential units at Scholarstown Road, Dublin 16	Construction Phase/Operational Phase
Ardstone Homes SHD	114 Build to Rent apartments over 6 blocks at Stocking Avenue, Dublin 16	Construction Phase/Operational Phase
Arora Dublin T2 Limited	410-bedroom hotel, replacement weather radome and temporary construction compound, Dublin Airport.	Construction Phase*/Operational Phase
Atlas GP Limited	Mixed use development at Apollo House	Construction Phase*/Operational Phase
Atlas GP Limited SHD	512 apartments in 5 blocks at Howth Road, Co. Dublin	Construction Phase/Operational Phase
Atlas GP Limited SHD	Demolition of 4 no. dwellings and construction of 255 no. residential units (7 no. houses, 248 no. apartments) at Killiney, Dublin	Construction Phase/Operational Phase
Atlas GP Trading Limited	Proposed development on Townsend Street	Construction Phase/Operational Phase

Other Development Developer/Name	Short Description	MetroLink Phase
Aviva Life & Pensions Ireland Designated Activity Company	Demolition of the existing buildings and the construction of a mixed-use development at Merrion Row and Merrion Court, Dublin 2	Construction Phase*/Operational Phase
Balark Trading GP Limited	Demolition of 8-10 Hanover Street East and construction of a build-to-rent residential development	Construction Phase*/Operational Phase
Balark Trading GP Limited	Construction of a 9 storey over basement aparthotel	Construction Phase/Operational Phase
Balgriffin Park Limited	260 apartments and associated site works in two blocks at Belmayne P4. The corner of Churchwell Road and Churchwell Crescent, Belmayne, Dublin 13.	Construction Phase*/Operational Phase*
Ballycullen Limited Partnership	SHD for 329 residential units, a creche and all associated site development works located in the townland of Woodtown, Ballycullen, Dublin 16.	Construction Phase/Operational Phase
Ballymore Property Developments Limited SHD	142 residential units at Seamount Road and Seamount Abbey, Malahide	Construction Phase/Operational Phase
Ballymore Property Developments Limited SHD	435 apartments in 5 blocks at Pelletstown, Dublin 11	Construction Phase*/Operational Phase
Barry Ward	Construction of a new Operations Depot and Civic amenity Site at St Margaret's Road	Construction Phase*/Operational Phase
Bartra ODG Limited SHD	1,074 residential units in 8 blocks at O'Devaney Gardens, Dublin 7	Construction Phase/Operational Phase
Bashview Limited	Demolition of the existing six storey mixed use structure and the provision of a nine storey over basement office building with a restaurant at ground floor.	Construction Phase/Operational Phase
Belwall Limited	413 apartments, creche and associated site works across 4. apartment blocks at Saint Columbans and No. 25 Hole in the Wall Road, Donaghmede, Dublin 13.	Construction Phase*/Operational Phase*
Bindford Limited SHD	205 no. Build to Rent apartments at Phibsborough Road, Cross Guns Bridge, Phibsborough, Dublin 7	Construction Phase*/Operational Phase
Bovale Developments Unlimited Company	Residential development comprising 29 dwellings bounded by Holywell Avenue	Construction Phase/Operational Phase
Cairn Homes Properties Limited	Removal of the existing backfilled basement and construction of 730 residential units, in 5 blocks at site at Parkside 5B, Parkside, Dublin 13.	Construction Phase*/Operational Phase
Cairn Homes Properties Limited	421 residential units, retail/office/commercial units, residential amenity areas, in 9 blocks. Site at Cooldown Commons and Fortunestown, Citywest, Dublin 24	Construction Phase/Operational Phase
Cairn Homes Properties Limited SHD	282 apartments in four blocks at Parkside Boulevard, Dublin 13	Construction Phase*/Operational Phase
Carrey Issuer DAC SHD	413 Build to Rent apartments at Newmarket Street, Dublin 8	Construction Phase/Operational Phase

Other Development Developer/Name	Short Description	MetroLink Phase
Carsara Inns Limited.	Construction of a new 5 storey mixed use development at Pembroke Street Lower, Dublin 2	Construction Phase/Operational Phase
Cassidy's Hotel Limited.	Extension to hotel and alterations to the side and rear boundary. 6,7 & 8 Cavendish Row and 9A Rutland Place, Dublin 1, D01 V3P6	Construction Phase/Operational Phase
Certas Energy Ireland Limited	Installation of a new 40,000L above ground fuel storage tank and associated drainage including a new 10,000 class 1 separator. Certa Service Station, Swords Rd, Swords, Co. Dublin K67 P2H2	Construction Phase*/Operational Phase
CG Hotels Dublin Airport Limited	Construction of a 1-6 storey extension (over lower ground) to the existing hotel. Radisson Blu Hotel, Corballis Way/East Link Road, Dublin Airport, Swords.	Construction Phase/Operational Phase
CG Hotels Dublin Airport Limited	A new standalone 8-12 -storey (over partial basement) hotel. Radisson Blu Hotel, Corballis Way/East Link Road, Dublin Airport, Swords.	Construction Phase/Operational Phase
Charlemont Regeneration Limited	Construction of a new building comprising 2 retail units, 22 apartment units and communal open space. 17-19 Richmond Street South and 14 Gordon Place, Dublin 2, D02 EF 20.	Construction Phase/Operational Phase
Cherry Core Limited and Jasmine Perfection Limited SHD	Demolition of existing buildings on site and construction of 189 no. Build to Rent apartments at James Street and off Basin View, Dublin 8	Construction Phase/Operational Phase
Chilldale Limited SHD	130 houses and a creche at Rowlestown, Co. Dublin	Construction Phase/Operational Phase
Clarke Family Partnership	Construction of 36 residential units at Fosterstown North	Construction Phase/Operational Phase
Clonkeen Investments DAC	299 no. apartments, creche and associated site works. Lands adjoining Clonkeen College, Clonkeen Road, Blackrock, Co. Dublin	Construction Phase/Operational Phase
Colbeam Limited SHD	698 no. student bedspace accommodation at Our Lady's Grove, Goatstown, Dublin 14	Construction Phase/Operational Phase
Cornel Living Limited	419 Build to Rent dwellings, 1 childcare facility, 1 retail/cafe unit. Site at Old Bray Road, Cornelscourt, Dublin 18	Construction Phase/Operational Phase
Cosgrave Developments SHD	331 number apartments, Northwood Avenue, Santry	Construction Phase*/Operational Phase
Crekav Trading GP Limited SHD	657 apartments in 9 blocks at Raheny, Dublin 5	Construction Phase/Operational Phase
Crekav Trading GP Limited SHD	253 apartments in 3 blocks at Dundrum, Dublin 14	Construction Phase/Operational Phase
CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund	1,614 no. Build to Rent apartments, and associated site works. Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9	Construction Phase/Operational Phase
DAA – North Runway Project	Construction on airport lands of a new runway	Operational Phase

Other Development Developer/Name	Short Description	MetroLink Phase
DAA plc	Terminal 1, Dublin Airport facade refurbishment	Construction Phase*/Operational Phase
DAA plc	Single-storey extension of Pier 1 and Pier 2 Immigration Hall at Dublin Airport	Construction Phase*/Operational Phase
DBTR-SCRI Fund a Sub-Fund of the CWTC Multi Family ICAV SHD	Demolition of all buildings excluding the original fabric of the former Player Wills Factory at South Circular Road, Dublin 8, and construction of 492 no. Build to Rent apartments, 240 no. Build to Rent shared accommodation	Construction Phase/Operational Phase
Deck Building Services DAC	Change of use from commercial to residential land use, refurbishment and restoration works to Nos. 42 and 43 Blessington Street and construction of a three-storey apartment building, comprising 6 one-bedroom apartments. 42/43, Blessington Street, Dublin 7.	Construction Phase*/Operational Phase
Derryroe Limited SHD	105 apartments and aparthotel extension at Ballsbridge, Dublin 4	Construction Phase/Operational Phase
Dublin City Council	Increase capacity of the Dublin Waste to Energy Facility (ABP ref: PL29S.EF2022) from 600,000 tonnes per annum to 690,000 tonnes per annum. Pigeon House Road Dublin 4.	Construction Phase/Operational Phase
Dublin City University SHD	1,240 student bed spaces on DCU campus, Glasnevin, Dublin 9	Construction Phase*/Operational Phase
Dublin County Board	A 2-storey extension to the existing single storey sports facility. DCU Sports Grounds, Saint Clare's, Griffith Avenue, Dublin 9, with second access from Ballymun Road	Construction Phase/Operational Phase
Dublin Port Tunnel south road link	Development of a road link connecting from the southern end of the Dublin Port Tunnel to the South Port area	Construction Phase*
Durkan (Brickfield Drive) Limited SHD	282 apartment units in 4 blocks at Brickfield Drive, Crumlin, Dublin 12	Construction Phase/Operational Phase
Dwyer Nolan Developments Limited SHD	129 apartments in 5 blocks at Balbutcher Lane, Ballymun	Construction Phase*/Operational Phase
Elchoir Construction Limited SHD	144 apartments in 3 blocks at Donabate, Co. Dublin	Construction Phase/Operational Phase
EWR Innovation Park Limited SHD	336 apartments in 6 blocks at East Wall Road, Dublin 3	Construction Phase/Operational Phase
Fingal County Council Greenway	Malahide Demesne to Newbridge Demesne to be known as 'Broadmeadow Way'	Construction Phase*/Operational Phase*
Fingal County Council	R132 Connectivity Project. A proposal to improve connectivity for pedestrians and cyclists across and along the R132.	Operational Phase*
Fingleton White – Aviation Fuel Pipeline	Dublin Airport to Dublin Port underground pipeline	Construction Phase/Operational Phase
Fitzwilliam Real Estate Development Limited	Development of a hotel in vicinity of Arnott's, Henry Street	Construction Phase*
GA Development ICAV	Mixed use development at the Dublin Institute of Technology, Dublin 8	Construction Phase/Operational Phase

Other Development Developer/Name	Short Description	MetroLink Phase
GDA Cycle Network Plan	Various cycle routes planned for the GDA	Construction Phase*
Gerard Gannon Properties SHD	1,030 apartment units in 9 blocks at Main Street, Clongriffin	Construction Phase*/Operational Phase
Glenveagh Homes Limited SHD	463 residential units and a creche at Fortunestown, Citywest, Dublin 24	Construction Phase/Operational Phase
Glenveagh Homes Limited SHD	192 no. apartments at Carpenterstown Road, Castleknock, Dublin 15	Construction Phase/Operational Phase
Glenveagh Living Limited SHD	Demolition of all the structures on the site and construction of 702 no. Build to Rent residential units at Castleforbes Business Park, Sheriff Street Upper and East Road, Dublin 1	Construction Phase/Operational Phase
GLL PRS Holdco Limited	SHD including 162 residential units across 3 blocks. Deer Park, Howth, County Dublin.	Construction Phase/Operational Phase
Golden Port Estates Limited	249 apartments and associated site works. 8 five to eight-storey blocks. Carriglea Industrial Estate, Muirfield Drive, Naas Road, Dublin 12.	Construction Phase/Operational Phase
Grand Parade Property Trading Co. DAC	Refurbishment/alterations to existing 8-storey building and provision of new office building at Charlemont	Construction Phase*/Operational Phase
Greenacre Residential DAC SHD	488 apartments in 5 blocks at Fortunestown Lane, Saggart, Co. Dublin	Construction Phase/Operational Phase
Greenleaf Homes Limited SHD	502 apartment units in 6 blocks at Tallaght, Dublin 24	Construction Phase/Operational Phase
Gunn Lennon Fabrication Limited	Construction of a light industrial manufacturing unit. GFL site South of Unit 2, Swords Business Park (Mountgorrey), Swords,	Construction Phase/Operational Phase
Heronvale Developments Limited	130 residential units and associated site works. Lands at Shaldon Grange, located off Enniskerry Road (R117), Kiltarnan, Dublin 18.	Construction Phase/Operational Phase
Homeland Silverpines Limited	Demolition of properties and associated outbuildings, change of use of St Joseph's House, construction of 463 no. apartments, childcare facility and associated site works. Brewery Road and Leopardstown Road, Dublin 18.	Construction Phase/Operational Phase
HPREF HSQ Investments Limited	Construction of 399 no. Build To Rent apartments and associated site works. Heuston South Quarter, St John's Road West/Military Road, Kilmainham, Dublin 8.	Construction Phase/Operational Phase
IPUT Plc	Refurbishment and extension of office building at George's Quay, Dublin 2	Construction Phase*/Operational Phase
Irish Life Assurance plc	Development at Blocks 3A and 3B of the Irish Life Centre (and their associated garden areas) at the Irish Life Centre, 1 Abbey Street Lower, Dublin 1	Construction Phase/Operational Phase
Irish Water - Clarendon Street	Dublin Sewer Upgrades	Construction Phase
Irish Water – Greater Dublin Drainage Project	New wastewater treatment plant and associated underground pipelines.	Construction Phase/Operational Phase

Other Development Developer/Name	Short Description	MetroLink Phase
Irish Water – Swords	Swords Sewerage Scheme & Wastewater Treatment Works	Operational Phase
Irish Water - Water Supply Project	Water supply pipeline from Parteen Basin in Tipperary to Dublin, including a water treatment plant and other associated infrastructure	Construction Phase/Operational Phase
Irish Water Ringsend Wastewater Treatment Plant Upgrade Project	Upgrade to existing Wastewater Treatment Plant	Construction Phase/Operational Phase
Ironborn Real Estate Limited SHD	445 no. Build to Rent apartments at Stepside, Dublin 18	Construction Phase/Operational Phase
JOM Investments Unlimited Company	An extension to the rear of Unit C4 to provide for additional retail warehouse storage area. Unit C4, Gullivers Retail Park, Northwood Avenue, Santry, Dublin 9.	Construction Phase*/Operational Phase
Junction upgrades on M1 Motorway	Including other capacity improvements and additional lanes south of Drogheda, where required	Construction Phase*/Operational Phase*
Kategale Limited	Phase 1 of a 2-phase masterplan for a mixed residential and commercial development in Northwood, Santry	Construction Phase*/Operational Phase
Kategale Limited	Phase 2 of a 2-phase masterplan for a mixed residential and commercial development in Northwood, Santry	Construction Phase*/Operational Phase
Kategale Limited	2-Phase masterplan for a mixed residential and commercial scheme at Northwood Crescent	Construction Phase*/Operational Phase
Ketut Limited SHD	200 apartments in 4 blocks at Leopardstown, Dublin 18	Construction Phase/Operational Phase
Kimpton Vale Limited SHD	211 apartments in 4 blocks at Clonsilla, Dublin 15	Construction Phase/Operational Phase
Knockrabo Investments DAC	227 apartments and associated site works. 4 Blocks, part 2 to part 8-storeys in height. Lands at Knockrabo, Mount Anville Road, Goatstown, Dublin 14.	Construction Phase/Operational Phase
Luas Finglas	Green Line extension Broombridge to Finglas	Construction Phase*/Operational Phase*
Luas Green Line	Capacity Enhancement - Phase 2	Construction Phase*/Operational Phase*
Luas Lucan	Luas to Lucan	Construction Phase
Luas Poolbeg	Luas to Poolbeg	Construction Phase*/Operational Phase*
Lulani Dalguise Limited SHD	298 residential units and creche at Monkstown, Blackrock, Co. Dublin	Construction Phase/Operational Phase
MacCabe Durney Barnes	131 residential units, childcare facilities and associated site works. Stocking Lane, Ballyboden, Dublin 16.	Construction Phase/Operational Phase
Mater Misericordiae University Hospital	Construction of a four storey clinical extension	Construction Phase/Operational Phase
Mater Misericordiae University Hospital	Wastewater Treatment Plant	Construction Phase*

Other Development Developer/Name	Short Description	MetroLink Phase
Maxol Property Limited	Demolition all existing buildings, construction of 112 apartments and associated site works. Maxol Filling Station and a vacant motor sales/service garage (formerly Michael Grant Motors), Beach Road, Dublin 4.	Construction Phase/Operational Phase
Metro South	MetroLink extension Charlemont to Sandyford	Operational Phase*
MKN Developments Limited SHD	278 no. apartments at Forest Road, Swords, Co. Dublin	Construction Phase*/Operational Phase
MSD International GmbH t/a MSD Ireland	Extension and modifications to the existing ESB Substation at Drynam Road, Barrysparks, Swords, Co. Dublin	Construction Phase/Operational Phase
National Council for the Blind of Ireland	Single storey building for gym use with glazed link corridor to the eastern side of the existing training building on the northern side of the existing site of P.V. Doyle House, Whitworth Road, Drumcondra, Dublin 9.	Construction Phase/Operational Phase
NTA - BusConnects	Overhaul of current bus system in Dublin region including 12 new proposed bus corridor schemes	Construction Phase*/Operational Phase
NTA/Iarnród Éireann - DART+ Programme	Non tunnel elements	Construction Phase*/Operational Phase*
NTA/Iarnród Éireann DART+ - Programme	Tunnel Element (Kildare Line to Northern Line)	Construction Phase*/Operational Phase*
O Cualann Cohousing Alliance CLG	39 affordable residential units in Ballymun	Construction Phase/Operational Phase
OBSF Limited SHD	290 apartments in 6 blocks and creche at Fortunestown, Dublin 24	Construction Phase/Operational Phase
October Management Limited	A new link road from the roundabout to the south of Lakeshore Drive, Crowcastle, Swords, Co Dublin.	Construction Phase*/Operational Phase*
Oldtown-Mooretown Western Distributor Link Road		Construction Phase*/Operational Phase*
Omni Park Shopping Centre Consortium SHD	324 apartments at Swords Road, Dublin 9	Construction Phase/Operational Phase
OPW	Construction of a commercial office building at Hawkins Street	Construction Phase*/Operational Phase
Orchid Residential Limited SHD	Demolition of an existing building and hard surface parking area and the construction of 239 no. student bedspaces at Goatstown Road, Dublin 14	Construction Phase/Operational Phase
Oval Target Limited	Demolition of an existing extension, construction of 493 no. apartments, creche and associated site works. St Teresa's House (protected structure) and St Teresa's Lodge (protected structure) Temple Hill, Monkstown, Blackrock, Co. Dublin.	Construction Phase/Operational Phase
Oxley Holdings Limited	Commercial development (3 blocks) at the rear of Connolly Station, Sheriff Street Lower, Dublin 1.	Construction Phase/Operational Phase

Other Development Developer/Name	Short Description	MetroLink Phase
Oxley Holdings Limited SHD	741 Build to Rent apartments at Sheriff Street Lower, Dublin 1	Construction Phase*/Operational Phase
Pembroke Partnership Limited	115 no. apartments, creche and associated site works. 4 Blocks 3 - 5 storeys. Frankfort Castle, Old Frankfort, Dundrum, Dublin 14.	Construction Phase/Operational Phase
Phibsborough Shopping Centre Limited	Construction of an extension to the existing Phibsborough Shopping Centre with student accommodation and a 3-4 storey setback block for mixed use	Construction Phase*
Phibsborough Shopping Centre Limited SHD	321 no. Build to Rent shared accommodation bed spaces at Phibsborough Shopping Centre and North Circular Road, Dublin 7	Construction Phase/Operational Phase
Port Side Investments Limited.	Amendment to previously permitted development to accommodate 3 additional buildings. Holywell, Marshallstown, Swords, Co Dublin	Construction Phase/Operational Phase
Private Landowner	Demolition of existing shed and construction of 1 detached two-storey three-bedroom mews house. 52A Western Way Dublin 7, D07KV22 (rear of 52 Mountjoy Street)	Construction Phase/Operational Phase
Private Landowner	Demolition of the existing disused single storey building which faces Blessington Court and the construction of a 3-storey building to accommodate 3 no. 2 bed own door apartment units. Rear 3 Blessington Street, Dublin 7	Construction Phase*/Operational Phase
Private Landowner	Development of a Petrol Filling Station with amenity building. Holywell Distributor Road, Mountgorry, Swords, Co. Dublin	Construction Phase/Operational Phase
Puddenhill Property Limited SHD	590 apartment units in 4 blocks at Charlestown, Finglas	Construction Phase/Operational Phase
QMK Dublin Limited	141-bedroom hotel	Construction Phase/Operational Phase
Quintain Developments Ireland Limited	172 no. residential units in a mix of houses and duplexes. Public open space, a new vehicular road and an upgrade of an existing foul water pump	Construction Phase/Operational Phase
R126 Donabate Relief Road	R132 to Portrane Demesne	Operational Phase*
Fingal County Council	R132 Connectivity Project. A proposal to improve connectivity for pedestrians and cyclists across and along the R132.	Construction Phase**/Operational Phase*
Rails Investment Limited.	Construction of a part 3 – part 6 storey office building at Boyne Street, Dublin 2	Construction Phase/Operational Phase
Randelswood Holdings Limited SHD	250 Build to Rent apartments at Palmerstown, Dublin 20	Construction Phase/Operational Phase
Reconfiguration of the N4	M50 junction to Leixlip to rationalise accesses and to provide additional capacity at the Quarryvale junction	Construction Phase/Operational Phase
Reconfiguration of the N7	M50 junction to Naas to rationalise junctions and accesses to provide a higher level of service for strategic traffic	Construction Phase/Operational Phase

Other Development Developer/Name	Short Description	MetroLink Phase
Rivergate Property Swords Limited	Mixed use scheme with 109-bedroom aparthotel and retail unit at Malahide Road, Co. Dublin	Construction Phase*/Operational Phase
Roseberry Investments Limited SHD	124 apartments in 2 blocks at Swords Road, Dublin 9	Construction Phase/Operational Phase
Ruirside Development Limited SHD	725 apartments in 6 blocks at Ashtown, Dublin 15	Construction Phase*
Ruirside Developments Limited	30-storey residential building including 198 residential units, cafe/restaurant, replacement office use and ancillary accommodation and works. 42A Parkgate Street, Dublin 8, D08 E3FY	Construction Phase/Operational Phase
Ruirside Developments Limited SHD	245 apartments in 3 blocks at Finglas Road, Dublin 11	Construction Phase/Operational Phase
Sanderly Holdings Limited SHD	Demolition of existing vacant motor vehicle showroom and no. 38 Glasnevin Hill and construction of 101 no. apartments	Construction Phase*/Operational Phase
Sandford Living Limited	671 Build to Rent apartments, creche and associated site works. Milltown Park, Sandford Road, Dublin 6	Construction Phase/Operational Phase
Sandyford GP Limited SHD	564 apartments in 6 blocks at Sandyford Business District, Dublin 18	Construction Phase/Operational Phase
Savona Limited	131 Build to Rent apartments and associated site works. Redcourt, Seafield Road East, Clontarf, Dublin 3	Construction Phase/Operational Phase
Seven Cabra Real Estate Limited SHD	485 residential units in 9 blocks at Cabra, Dublin 7	Construction Phase/Operational Phase
Silvermount Limited	545 Build to Rent apartments, creche and associated site works. 6 Blocks from 1-10 storeys. Lands at Concorde Industrial Estate, Naas Road, Walkinstown, Dublin 12	Construction Phase/Operational Phase
St Marnock's II Designated Activity Company SHD	153 residential units at Station Road, Portmarnock	Construction Phase*/Operational Phase
Strandmount Limited	36-bedroom aparthotel at Charlemont Place	Construction Phase*/Operational Phase
Summix FRC Developments Limited SHD	368 student bed spaces in 3 blocks at Brewery Block, Dublin 8	Construction Phase/Operational Phase
Swords Relief Road at Lord Mayors		Construction Phase*/Operational Phase*
Tanat Limited	Construction of a new 22 storey landmark office and hotel development at Tara Street	Construction Phase*/Operational Phase
Ternary Limited	Construction a new office building extending to 8-storeys at Nassau Street	Construction Phase*/Operational Phase
The Donnybrook Partnership SHD	148 apartments at Donnybrook, Dublin 4	Construction Phase/Operational Phase
The Park Shopping Centre Limited SHD	Demolition of the existing Park Shopping Centre and nos. 42-45 Prussia Street, and construction of 175 no. residential units (3 no. houses, 29 no.	Construction Phase/Operational Phase

Other Development Developer/Name	Short Description	MetroLink Phase
	Build to Rent apartments and 584 no. student bedspaces)	
The Shoreline Partnership	Alteration of permitted development, as permitted under FCC Reg. Ref. F16A/0412, ABP Reg. Ref. ABP-248970, as amended, with development now proposed for 882 residential dwellings. Lands formerly known as the Coast, Baldoyle, Dublin 13	Construction Phase/Operational Phase
The Shoreline Partnership	development of 1,221 residential apartment/duplex dwellings in 11 blocks ranging in height from 2 to 15 storeys and including for residential tenant amenity, restaurant/cafe, creche. Lands at Baldoyle/Stapolin, the Coast, Baldoyle, Dublin 13.	Construction Phase/Operational Phase
Trinity College Dublin	Demolition of biochemistry building and redevelopment of site	Construction Phase*/Operational Phase
Trinity College Dublin SHD	358 student bedspaces in 4 blocks at Trinity Hall, Dartry, Dublin 6	Construction Phase/Operational Phase
Vanguard Health Services International Limited	8-storey hospital/healthcare facility off Holywell Link Road in Swords	Construction Phase*/Operational Phase
Viridis Real Estate Services Limited and Prussia Properties Limited	Demolition of industrial sheds and workshops, construction of 236 no. student bedspaces and associated site works. 3 Blocks 5-7 storeys. Prussia Street, Dublin 7.	Construction Phase/Operational Phase
Widening of the M50	Widening to three lanes in each direction between junction 14 and junction 17	Construction Phase/Operational Phase
Widening of the N3	Junction 1 to Junction 4 and related junction and necessary changes to the existing national road network	Construction Phase/Operational Phase
Winchurch Investments Limited	Demolition of the existing buildings and construction of new mixed-use development at Phibsborough Road and Eglinton Terrace	Construction Phase*/Operational Phase
Winterbrook Homes Limited SHD	231 residential apartment units in 5 blocks at Mount St Mary's, Dundrum Road, Dublin 14	Construction Phase/Operational Phase

### 30.4.8 Air Quality

The list of 176 'other developments' has been reviewed and assessed in relation to cumulative impacts relevant to air quality. A total of 120 other developments were screened out during the Construction and Operational Phases, due to their distance, scale and nature.

The study area for air quality is outlined in Section 16.3.1 of Chapter 16 (Air Quality) of this EIAR. A total of 60 other developments were screened in for potential cumulative impacts with the proposed Project, prior to the implementation of any mitigation measures. These are listed in Table 30.9.

**Table 30.8: Other Developments 'Screened In' for Potential Air Quality Cumulative Impacts with the Proposed Project (Pre-Mitigation)**

Other Development Developer/Name	Short Description	MetroLink Phase
Abbey Cottages Limited	11 storey (over basement) 151 room hostel at Abbey Street Upper	Construction Phase

Other Development Developer/Name	Short Description	MetroLink Phase
Ardstone Homes SHD	590 residential units at Scholarstown Road, Dublin 16	Construction Phase
Arora Dublin T2 Limited	410-bedroom hotel, replacement weather radome and temporary construction compound, Dublin Airport.	Construction Phase
A Star Backpackers Limited	96-bedroom contemporary tourist hostel in existing and new buildings at Sackville Place and Marlborough Street, Dublin 1.	Construction Phase
Atlas GP Limited	Mixed use development at Apollo House	Construction Phase
Aviva Life & Pensions Ireland Designated Activity Company	6 storey mixed-use development at Merrion Court, Dublin 2	Construction Phase
Balark Trading GP Limited	Construction of a 9 storey over basement aparthotel	Construction Phase
Bindford Limited SHD	205 no. Build to Rent apartments Phibsborough Road, Cross Guns Bridge, Phibsborough, Dublin 7	Construction Phase
Carsara Inns Limited	Construction of a new 5 storey mixed use development at Pembroke Street Lower, Dublin 2	Construction Phase
Cassidy's Hotel Limited.	Extension to hotel and alterations to the side and rear boundary. 6,7 & 8 Cavendish Row and 9A Rutland Place, Dublin 1.	Construction Phase
Charlemont Regeneration Limited	Construction of a new building comprising 2 retail units, 22 apartment units and communal open space. 17-19 Richmond Street South and 14 Gordon Place, Dublin 2.	Construction Phase
Cosgrave Developments SHD	331 number apartments, Northwood Avenue, Santry	Construction Phase
DAA plc	Mandatory upgrade of the airport security screening system for passenger baggage	Construction Phase
DAA plc	Single-storey extension of Pier 1 and Pier 2 Immigration Hall at Dublin Airport	Construction Phase
DAA plc	Terminal 1, Dublin Airport facade refurbishment	Construction Phase
Deck Building Services DAC	Change of use from commercial to residential land use, refurbishment and restoration works to Nos. 42 and 43 Blessington Street and construction of a three-storey apartment building, comprising 6 one-bedroom apartments. 42/43, Blessington Street, Dublin 7.	Construction Phase
Dublin City University SHD	1,240 student bed spaces on DCU campus, Glasnevin, Dublin 9	Construction Phase
Fingleton White – Aviation Fuel Pipeline	Dublin Airport to Dublin Port underground pipeline	Construction Phase
Fitzwilliam Real Estate Development Limited	Development of a hotel in vicinity of Arnott's, Henry Street	Construction Phase
GDA Cycle Network Plan	Various cycle routes planned for the GDA	Operational Phase
Grand Parade Property Trading Co. DAC	Refurbishment/alterations to existing 8-storey building and provision of new office building at Charlemont	Construction Phase

Other Development Developer/Name	Short Description	MetroLink Phase
IPUT Plc	Refurbishment and extension of office building at George's Quay, Dublin 2	Construction Phase
Irish Life Assurance plc	Development at Blocks 3A and 3B of the Irish Life Centre (and their associated garden areas) at the Irish Life Centre, 1 Abbey Street Lower, Dublin 1	Construction Phase
Irish Water – Greater Dublin Drainage Project	New wastewater treatment plant and associated underground pipelines.	Construction Phase
JOM Investments Unlimited Company	An extension to the rear of Unit C4 to provide for additional retail warehouse storage area. Unit C4, Gullivers Retail Park, Northwood Avenue, Santry, Dublin 9.	Construction Phase
Kategale Limited	Phase 1 of a 2-phase masterplan for a mixed residential and commercial development in Northwood, Santry	Construction Phase
Kategale Limited	Phase 2 of a 2-phase masterplan for a mixed residential and commercial development in Northwood, Santry	Construction Phase
Kategale Limited	2-Phase masterplan for a mixed residential and commercial scheme at Northwood Crescent	Construction Phase
Luas Bray	Extension of Luas Green Line to Bray	Operational Phase
Luas Finglas	Green Line extension Broombridge to Finglas	Operational Phase
Luas Green Line	Capacity Enhancement - Phase 2	Operational Phase
Luas Lucan	Luas to Lucan	Operational Phase
Luas Poolbeg	Luas to Poolbeg	Operational Phase
Mater Misericordiae University Hospital	Wastewater Treatment Plant	Construction Phase
Metro South	MetroLink extension Charlemont to Sandyford	Operational Phase
MKN Developments Limited SHD	278 no. apartments at Forest Road, Swords, Co. Dublin	Construction Phase
MSD International GmbH t/a MSD Ireland	Extension and modifications to the existing ESB Substation at Drynam Road, Barrysparks, Swords, Co. Dublin	Construction Phase
NTA - BusConnects	Overhaul of current bus system in Dublin region including 12 new proposed bus corridor schemes	Construction Phase/Operational Phase
NTA/Iarnród Éireann - DART+ Programme	Non tunnel elements	Construction Phase/Operational Phase
NTA/Iarnród Éireann - DART+ Programme	Tunnel Element (Kildare Line to Northern Line)	Operational Phase
OPW	Construction of a commercial office building at Hawkins Street	Construction Phase
Phibsborough Shopping Centre Limited	Construction of an extension to the existing Phibsborough Shopping Centre with student accommodation and a 3-4 storey setback block for mixed use	Construction Phase
Phibsborough Shopping Centre Limited SHD	321 no. Build to Rent shared accommodation bed spaces at Phibsborough Shopping Centre and North Circular Road, Dublin 7	Construction Phase

Other Development Developer/Name	Short Description	MetroLink Phase
Private Landowner	Demolition of existing shed and construction of 1 detached two-storey three-bedroom mews house. 52A Western Way Dublin 7, D07KV22 (rear of 52 Mountjoy Street)	Construction Phase
Private Landowner	Demolition of the existing disused single storey building which faces Blessington Court and the construction of a 3-storey building to accommodate 3 no. 2 bed own door apartment units. Rear 3 Blessington Street, Dublin 7	Construction Phase
Private Landowner	Petrol Station	Construction Phase
Puddenhill Property Limited SHD	590 apartment units in 4 blocks at Charlestown, Finglas	Construction Phase
Rivergate Property Swords Limited	Mixed use scheme with 109-bedroom aparthotel and retail unit at Malahide Road, Co. Dublin	Construction Phase
OPW	Construction of a commercial office building at Hawkins Street	Construction Phase
Sanderly Holdings Limited SHD	Demolition of existing vacant motor vehicle showroom and no. 38 Glasnevin Hill, and construction of 101 no. apartments	Construction Phase
Strandmount Limited	36-bedroom aparthotel at Charlemont Place	Construction Phase
Tanat Limited	Construction of a new 22 storey landmark office and hotel development at Tara Street	Construction Phase
Ternary Limited	Construction a new office building extending to 8-storeys at Nassau Street	Construction Phase
Vanguard Health Services International Limited	8-storey hospital/healthcare facility off Holywell Link Road in Swords	Construction Phase

### 30.4.8.1 Construction Phase

48 of the other developments listed for Construction Phase impacts in Table 30.9 were screened in for potential significant cumulative dust impacts that could arise if their Construction Phase occurred at the same time as the Construction Phase for the proposed Project.

Five of the other developments listed for Construction Phase impacts in Table 30.9 (MKN Developments Limited SHD, Phibsborough Shopping Centre Limited SHD, Sanderly Holdings Limited SHD, Bindford Limited SHD and Puddenhill Property Limited SHD) were screened in for potential increases in traffic emissions in the local area during the Construction Phase, if the construction of any of these other developments were to occur at the same time as the Construction Phase for the proposed Project.

### 30.4.8.2 Operational Phase

Eleven of the 60 other developments as listed in Table 30.9 were screened in for potential Positive cumulative impacts with the proposed Project. These were all transport projects, including BusConnects, as these developments also aim to improve the public transport network by making it more connected, which would have the potential to reduce private vehicles dependence and an associated reduction in greenhouse gas emissions.

## 30.4.9 Climate

The study area for climate is outlined in Section 17.3.1 of Chapter 17 (Climate) of this EIAR. The climate assessment has identified the major transport projects as those with the potential for cumulative significant impacts on greenhouse gas emissions. A total of 21 such other major transport developments

were screened in for potential cumulative impacts with the proposed Project, prior to the implementation of any mitigation measures. These are listed in Table 30.10.

**Table 30.9: Other Developments 'Screened In' for Potential Climate Cumulative Impacts with the Proposed Project (Pre-Mitigation)**

Other Development Developer/Name	Short Description	MetroLink Phase
NTA/Iarnród Éireann - Dart+ Programme	Non tunnel elements	Operational Phase
NTA/Iarnród Éireann - Dart+ Programme	Tunnel Element (Kildare Line to Northern Line)	Operational Phase
Luas Green Line	Capacity Enhancement - Phase 2	Operational Phase
Luas Finglas	Green Line extension Broombridge to Finglas	Operational Phase
Luas Bray	Extension of Luas Green Line to Bray	Operational Phase
Luas Lucan	Luas to Lucan	Operational Phase
Luas Poolbeg	Luas to Poolbeg	Operational Phase
Metro South	MetroLink extension Charlemont to Sandyford	Operational Phase
GDA Cycle Network Plan	Various cycle routes planned for the GDA	Operational Phase
Reconfiguration of the N7	M50 junction to Naas to rationalise junctions and accesses to provide a higher level of service for strategic traffic	Operational Phase
Junction upgrades on M1 Motorway	Including other capacity improvements and additional lanes south of Drogheda, where required	Operational Phase
Widening of the M50	Widening to three lanes in each direction between junction 14 and junction 17	Operational Phase
Reconfiguration of the N4	M50 junction to Leixlip to rationalise accesses and to provide additional capacity at the Quarryvale junction	Operational Phase
Capacity enhancement and reconfiguration of the M11/N11	Junction 4 to Junction 14 to provide additional lanes and upgraded junctions, plus service roads	Operational Phase
Enhancements of the N2/M2	Inclusive of a bypass of Slane, to provide for additional capacity on the non-Motorway sections of this route,	Operational Phase
Widening of the N3	Junction 1 to Junction 4 and related junction and necessary changes to the existing national road network	Operational Phase
Dublin Port Tunnel south road link	Development of a road link connecting from the southern end of the Dublin Port Tunnel to the South Port area	Operational Phase
R126 Donabate Relief Road	R132 to Portrane Demesne	Operational Phase
Oldtown-Mooretown Western Distributor Link Road		Operational Phase
Swords Relief Road at Lord Mayors		Operational Phase
Fingal County Council	R132 Connectivity Project. A proposal to improve connectivity for pedestrians and cyclists across and along the R132.	Operational Phase

30.4.9.1 Construction Phase

No other developments were deemed likely to result in a cumulative impact in relation to climate during the Construction Phase of the proposed Project. This is because the developments are typical of baseline trends regarding the potential to generate greenhouse gas (GHG) emissions, accounted for in GHG emissions targets and traffic modelling which underpin the assessment set out in Chapter 17 (Climate) of this EIAR.

30.4.9.2 Operational Phase

Nine of the 21 other developments were screened in for the potential for improvements in connected public transport infrastructure during their Operational Phase occurring alongside the Operational Phase of the proposed Project, which could reduce private car dependency and lead to an associated reduction in greenhouse gas emissions. These include DART+ Programme (non-tunnel elements), DART+ Tunnel Element (Kildare Line to Northern Line), Luas Green Line Capacity Enhancement - Phase 2, Luas Finglas, Extension of Luas Green Line to Bray, Luas Lucan, Luas Poolbeg, Metro South and GDA Cycle Network Plan.

Eleven of the 21 other developments were screened in for the potential for improvements in connected public transport infrastructure as a result of the Operational Phase of the proposed Project. This has the potential to reduce private car emissions through reduced congestion, which could lead to an overall reduction in greenhouse gas emissions from transport. These developments include the Reconfiguration of the N7, Junction upgrades and other capacity improvements on the M1 Motorway, Widening of the M50, Reconfiguration of the N4, Capacity enhancement and reconfiguration of the M11/N11, Enhancements of the N2/M2, Widening of the N3, Dublin Port Tunnel south road link, R126 Donabate Relief Road, Oldtown-Mooretown Western Distributor Link Road, Swords Relief Road at Lord Mayors, and R132 Connectivity Project.

For all other developments within the cumulative assessment, it is deemed that the proposed Project will provide a sustainable transport solution and facilitate compact growth and less reliance on private transport. The operational cumulative impact has the potential to be beneficial with respect to Ireland's ability to achieve future GHG emission targets.

30.4.10 Hydrology

The list of 176 'other developments' has been reviewed and assessed in relation to cumulative impacts relevant to hydrology. A total of 10 other developments were screened out during the Construction and Operational Phases, due to their distance, scale and nature.

The study area for hydrology is outlined in Section 18.3.3 of Chapter 18 (Hydrology) of this EIAR. A total of 166 other developments were screened in for potential cumulative impacts with the proposed Project, prior to the implementation of any mitigation measures. These are listed in Table 30.11.

**Table 30.10: Other Developments 'Screened In' for Potential Hydrology Cumulative Impacts with the Proposed Project (Pre-Mitigation)**

Other Development Developer/Name	Short Description	MetroLink Phase
1 Players Land Limited	244 Build to Rent apartments over 3 blocks at Cross Avenue, Blackrock, Dublin	Construction Phase**/Operational Phase
1 Wyckham Land Limited.	Strategic Housing Development for 628 no. residential units in five blocks, residential amenities, a creche and all associated site development works.	

Other Development Developer/Name	Short Description	MetroLink Phase
A Star Backpackers Limited	Development will consist of a 96-bedroom contemporary tourist hostel in existing and new buildings at Sackville Place and Marlborough Street, Dublin 1	Construction Phase**/Operational Phase
AAI Walkinstown Limited	Demolition of existing buildings, construction of 171 apartments, creche and associated site works.	
Abbey Cottages Limited	Demolition of existing buildings, construction of 171 apartments, creche and associated site works.	Construction Phase**/Operational Phase
Abbey Cottages Limited	Development of 119 room hotel at 35/36, Abbey Street Upper	Construction Phase/Operational Phase
Adroit Operations Limited SHD	11 storey (over basement) 151 room hostel at Abbey Street Upper	Construction Phase**/Operational Phase
Adwood Limited. SHD	203 no. residential units (109 no. houses, 94 no. apartments) at Enniskerry Road, Kiltiernan, Dublin 18	Construction Phase**/Operational Phase
Alphabet ABC Properties Limited SHD	397 bedspace shared living residential development at Cork Street, Dublin 8	Construction Phase**/Operational Phase
Ardstone Homes Limited SHD	241 no. apartments at Stocking Avenue, Woodstown, Dublin 16	Construction Phase**/Operational Phase
Ardstone Homes SHD	590 residential units at Scholarstown Road, Dublin 16	Construction Phase/Operational Phase
Ardstone Homes SHD	114 Build to Rent apartments over 6 blocks at Stocking Avenue, Dublin 16	Construction Phase**/Operational Phase
Arora Dublin T2 Limited	410-bedroom hotel, replacement weather radome and temporary construction compound, Dublin Airport.	Construction Phase*/Operational Phase
Atlas GP Limited	Mixed use development at Apollo House	Construction Phase**/Operational Phase
Atlas GP Limited SHD	512 apartments in 5 blocks at Howth Road, Co. Dublin	Construction Phase**/Operational Phase
Atlas GP Limited SHD	Demolition of 4 no. dwellings and construction of 255 no. residential units (7 no. houses, 248 no. apartments) at Killiney, Dublin	Construction Phase**/Operational Phase
Atlas GP Trading Limited	Proposed development on Townsend Street	Construction Phase**/Operational Phase
Aviva Life & Pensions Ireland Designated Activity Company	6 storey mixed-use development at Merrion Court, Dublin 2	Construction Phase**/Operational Phase
Balark Trading GP Limited	Demolition of 8-10 Hanover Street East and construction of a build-to-rent residential development	Construction Phase**/Operational Phase

Other Development Developer/Name	Short Description	MetroLink Phase
Balark Trading GP Limited	Construction of a 9 storey over basement aparthotel	Construction Phase/Operational Phase
Balgriffin Park Limited	260 apartments and associated site works in two blocks at Belmayne P4. The corner of Churchwell Road and Churchwell Crescent, Belmayne, Dublin 13.	Construction Phase**/Operational Phase
Ballycullen Limited Partnership	SHD for 329 residential units, a creche and all associated site development works located in the townland of Woodtown, Ballycullen, Dublin 16.	Construction Phase**/Operational Phase
Ballymore Property Developments Limited SHD	142 residential units at Seamount Road and Seamount Abbey, Malahide	Construction Phase/Operational Phase
Ballymore Property Developments Limited SHD	435 apartments in 5 blocks at Pelletstown, Dublin 11	Construction Phase**/Operational Phase
Bartra ODG Limited SHD	1,074 residential units in 8 blocks at O'Devaney Gardens, Dublin 7	Construction Phase**/Operational Phase
Barry Ward	Construction of a new Operations Depot and Civic amenity Site at St Margaret's Road	Construction Phase/Operational Phase
Bashview Limited	Demolition of the existing six storey mixed use structure and the provision of a nine storey over basement office building with a restaurant at ground floor.	Construction Phase**/Operational Phase
Belwall Limited	413 apartments, creche and associated site works across 4. apartment blocks at Saint Columbans and No. 25 Hole in the Wall Road, Donaghmede, Dublin 13.	Construction Phase**/Operational Phase
Bindford Limited SHD	205 no. Build to Rent apartments Phibsborough Road, Cross Guns Bridge, Phibsborough, Dublin 7	Construction Phase**/Operational Phase
Bovale Developments Unlimited Company	Residential development comprising 29 dwellings bounded by Holywell Avenue	Construction Phase**/Operational Phase
Cairn Homes Properties Limited	Removal of the existing backfilled basement and construction of 730 residential units, in 5 blocks at site at Parkside 5B, Parkside, Dublin 13.	Construction Phase**/Operational Phase
Cairn Homes Properties Limited	421 residential units, retail/office/commercial units, residential amenity areas, in 9 blocks. Site at Cooldown Commons and Fortunestown, Citywest, Dublin 24	Construction Phase**/Operational Phase
Cairn Homes Properties Limited SHD	282 apartments in four blocks at Parkside Boulevard, Dublin 13	Construction Phase/Operational Phase
Capacity enhancement and reconfiguration of the M11/N11	Junction 4 to Junction 14 to provide additional lanes and upgraded junctions, plus service roads	Construction Phase**/Operational Phase
Carrey Issuer DAC SHD	413 Build to Rent apartments at Newmarket Street, Dublin 8	Construction Phase**/Operational Phase
Carsara Inns Limited.	Construction of a new 5 storey mixed use development at Pembroke Street Lower, Dublin 2	Construction Phase**/Operational Phase

Other Development Developer/Name	Short Description	MetroLink Phase
Cassidy's Hotel Limited.	Extension to hotel and alterations to the side and rear boundary. 6,7 & 8 Cavendish Row and 9A Rutland Place, Dublin 1, D01 V3P6	Construction Phase**/Operational Phase
Certas Energy Ireland Limited	Installation of a new 40,000L above ground fuel storage tank and associated drainage including a new 10,000 class 1 separator. Certa Service Station, Swords Rd, Swords, Co. Dublin K67 P2H2	Construction Phase*/Operational Phase
CG Hotels Dublin Airport Limited	Construction of a 1-6 storey extension (over lower ground) to the existing hotel. Radisson Blu Hotel, Corballis Way/East Link Road, Dublin Airport, Swords.	Construction Phase*/Operational Phase
CG Hotels Dublin Airport Limited	A new standalone 8-12 -storey (over partial basement) hotel. Radisson Blu Hotel, Corballis Way/East Link Road, Dublin Airport, Swords.	Construction Phase*/Operational Phase
Charlemont Regeneration Limited	Construction of a new building comprising 2 retail units, 22 apartment units and communal open space. 17-19 Richmond Street South and 14 Gordon Place, Dublin 2, D02 EF 20.	Construction Phase*/Operational Phase
Cherry Core Limited and Jasmine Perfection Limited SHD	Demolition of existing buildings on site and construction of 189 no. Build to Rent apartments at James Street and off Basin View, Dublin 8	Construction Phase**/Operational Phase
Chilldale Limited SHD	130 houses and a creche at Rowlestown, Co. Dublin	Construction Phase**/Operational Phase
Clarke Family Partnership	Construction of 36 residential units at Fosterstown North	Construction Phase/Operational Phase
Clonkeen Investments DAC	299 no. apartments, creche and associated site works. Lands adjoining Clonkeen College, Clonkeen Road, Blackrock, Co. Dublin	Construction Phase*/Operational Phase
Colbeam Limited SHD	698 no. student bedspace accommodation at Our Lady's Grove, Goatstown, Dublin 14	Construction Phase/Operational Phase
Cornel Living Limited	419 Build to Rent dwellings, 1 childcare facility, 1 retail/cafe unit. Site at Old Bray Road, Cornelscourt, Dublin 18	Construction Phase*/Operational Phase
Cosgrave Developments SHD	331 number apartments, Northwood Avenue, Santry	Construction Phase/Operational Phase
Crekav Trading GP Limited SHD	657 apartments in 9 blocks at Raheny, Dublin 5	Construction Phase**/Operational Phase
Crekav Trading GP Limited SHD	253 apartments in 3 blocks at Dundrum, Dublin 14	Construction Phase**/Operational Phase
CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund	1,614 no. Build to Rent apartments, and associated site works. Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9	Construction Phase**/Operational Phase
DAA plc	Construction on airport lands of a new runway	Operational Phase
DAA plc	The development will consist of enabling works to facilitate the mandatory upgrade of the airport security screening system for passenger baggage. This will include the demolition and	Construction Phase*

Other Development Developer/Name	Short Description	MetroLink Phase
	clearance of the Carousel No. 4 Building, making good the remaining Terminal 1 facade; and all associated fencing and site works.	
DBTR-SCR1 Fund a Sub-Fund of the CWTC Multi Family ICAV SHD	Demolition of all buildings excluding the original fabric of the former Player Wills Factory at South Circular Road, Dublin 8, and construction of 492 no. Build to Rent apartments, 240 no. Build to Rent shared accommodation	Construction Phase**/Operational Phase
Deck Building Services DAC	Change of use from commercial to residential land use, refurbishment and restoration works to Nos. 42 and 43 Blessington Street and construction of a three-storey apartment building, comprising 6 one-bedroom apartments. 42/43, Blessington Street, Dublin 7.	Construction Phase**/Operational Phase
Derryroe Limited SHD	105 apartments and aparthotel extension at Ballsbridge, Dublin 4	Construction Phase**/Operational Phase
Dublin City Council	Increase capacity of the Dublin Waste to Energy Facility (ABP ref: PL29S.EF2022) from 600,000 tonnes per annum to 690,000 tonnes per annum. Pigeon House Road Dublin 4.	Construction Phase*/Operational Phase
Dublin City University SHD	1,240 student bed spaces on DCU campus, Glasnevin, Dublin 9	Construction Phase**/Operational Phase
Dublin County Board	A 2-storey extension to the existing single storey sports facility. DCU Sports Grounds, Saint Clare's, Griffith Avenue, Dublin 9, with second access from Ballymun Road	Construction Phase**/Operational Phase
Dublin Port Tunnel south road link	Development of a road link connecting from the southern end of the Dublin Port Tunnel to the South Port area	Construction Phase**/Operational Phase
Durkan (Brickfield Drive) Limited SHD	282 apartment units in 4 blocks at Brickfield Drive, Crumlin, Dublin 12	Construction Phase**/Operational Phase
Elchoir Construction Limited SHD	144 apartments in 3 blocks at Donabate, Co. Dublin	Construction Phase**/Operational Phase
EWR Innovation Park Limited SHD	336 apartments in 6 blocks at East Wall Road, Dublin 3	Construction Phase**/Operational Phase
Fingal County Council Greenway	Malahide Demesne to Newbridge Demesne to be known as 'Broadmeadow Way'	Construction Phase**
Fingleton White – Aviation Fuel Pipeline	Dublin Airport to Dublin Port underground pipeline	Construction Phase**/Operational Phase
Fitzwilliam Real Estate Development Limited	Development of a hotel in vicinity of Arnott's, Henry Street	Construction Phase/Operational Phase
GA Development ICAV	Mixed use development at the Dublin Institute of Technology, Dublin 8	Construction Phase**/Operational Phase
Gerard Gannon Properties SHD	1,030 apartment units in 9 blocks at Main Street, Clongriffin	Construction Phase/Operational Phase

Other Development Developer/Name	Short Description	MetroLink Phase
Glenveagh Homes Limited SHD	463 residential units and a creche at Fortunestown, Citywest, Dublin 24	Construction Phase**/Operational Phase
Glenveagh Homes Limited SHD	192 no. apartments at Carpenterstown Road, Castleknock, Dublin 15	Construction Phase**/Operational Phase
Glenveagh Living Limited SHD	Demolition of all the structures on the site, and construction of 702 no. Build to Rent residential units, at Castleforbes Business Park, Sheriff Street Upper and East Road, Dublin 1	Construction Phase**/Operational Phase
Golden Port Estates Limited	249 apartments and associated site works. 8 five to eight-storey blocks. Carriglea Industrial Estate, Muirfield Drive, Naas Road, Dublin 12.	Construction Phase*/Operational Phase
Grand Parade Property Trading Co. DAC	Refurbishment/alterations to existing 8-storey building and provision of new office building at Charlemont	Construction Phase**/Operational Phase
Greenacre Residential DAC SHD	488 apartments in 5 blocks at Fortunestown Lane, Saggart, Co. Dublin	Construction Phase**/Operational Phase
Greenleaf Homes Limited SHD	502 apartment units in 6 blocks at Tallaght, Dublin 24	Construction Phase**/Operational Phase
GDA Cycle Network Plan	Various cycle routes proposed for the GDA	Construction Phase**
Gunn Lennon Fabrication Limited (F21A/0551)	Construction of a light industrial manufacturing unit. GFL site South of Unit 2, Swords Business Park (Mountgorrey), Swords,	Construction Phase**/Operational Phase
Heronvale Developments Limited	130 residential units and associated site works. Lands at Shaldon Grange, located off Enniskerry Road (R117), Kilternan, Dublin 18.	Construction Phase*/Operational Phase
Homeland Silverpines Limited	Demolition of properties and associated outbuildings, change of use of St Joseph's House, construction of 463 no. apartments, childcare facility and associated site works. Brewery Road and Leopardstown Road, Dublin 18.	Construction Phase*/Operational Phase
HPREF HSQ Investments Limited	Construction of 399 no. Build To Rent apartments and associated site works. Heuston South Quarter, St John's Road West/Military Road, Kilmainham, Dublin 8.	Construction Phase**/Operational Phase
IPUT Plc	Refurbishment and extension of office building at George's Quay, Dublin 2	Construction Phase**/Operational Phase
Irish Life Assurance plc (3622/21)	Development at Blocks 3A and 3B of the Irish Life Centre (and their associated garden areas) at the Irish Life Centre, 1 Abbey Street Lower, Dublin 1	Construction Phase/Operational Phase
Irish Water Ringsend Wastewater Treatment Plant Upgrade Project	Upgrade to existing Wastewater Treatment Plant	Construction Phase**/Operational Phase
Irish Water – Greater Dublin Drainage Project	New wastewater treatment plant and associated underground pipelines.	Construction Phase**/Operational Phase
Irish Water – Swords	Swords Sewerage Scheme & Wastewater Treatment Works	Operational Phase

Other Development Developer/Name	Short Description	MetroLink Phase
Irish Water - Clarendon Street	Dublin Sewer Upgrades	Construction Phase**/Operational Phase
Ironborn Real Estate Limited SHD	445 no. Build to Rent apartments at Stepside, Dublin 18	Construction Phase**/Operational Phase
JOM Investments Unlimited Company (F22A/0012)	An extension to the rear of Unit C4 to provide for additional retail warehouse storage area. Unit C4, Gullivers Retail Park, Northwood Avenue, Santry, Dublin 9.	Construction Phase/Operational Phase
Junction upgrades on M1 Motorway	Including other capacity improvements and additional lanes south of Drogheda, where required	Construction Phase**
Kategale Limited	Phase 1 of a 2-phase masterplan for a mixed residential and commercial development in Northwood, Santry	Construction Phase/Operational Phase
Kategale Limited	Phase 2 of a 2-phase masterplan for a mixed residential and commercial development in Northwood, Santry	Construction Phase/Operational Phase
Kategale Limited	2-Phase masterplan for a mixed residential and commercial scheme at Northwood Crescent	Construction Phase/Operational Phase
Ketut Limited SHD	200 apartments in 4 blocks at Leopardstown, Dublin 18	Construction Phase/Operational Phase
Knockrabo Investments DAC	227 apartments and associated site works. 4 Blocks, part 2 to part 8-storeys in height. Lands at Knockrabo, Mount Anville Road, Goatstown, Dublin 14.	Construction Phase*/Operational Phase
Kimpton Vale Limited SHD	211 apartments in 4 blocks at Clonsilla, Dublin 15	Construction Phase**/Operational Phase
Luas Green Line	Capacity Enhancement - Phase 2	Construction Phase**/Operational Phase
Luas Finglas	Green Line extension Broombridge to Finglas	Construction Phase**/Operational Phase
Luas Lucan	Luas to Lucan	Construction Phase**/Operational Phase
Luas Poolbeg	Luas to Poolbeg	Construction Phase**/Operational Phase
Lulani Dalguise Limited SHD	298 residential units and creche at Monkstown, Blackrock, Co. Dublin	Construction Phase**/Operational Phase
MacCabe Durney Barnes	131 residential units, childcare facilities and associated site works. Stocking Lane, Ballyboden, Dublin 16.	Construction Phase*/Operational Phase
Mater Misericordiae University Hospital	Construction of a four-storey clinical extension	Construction Phase**/Operational Phase

Other Development Developer/Name	Short Description	MetroLink Phase
Mater Misericordiae University Hospital	Wastewater Treatment Plant	Construction Phase**/Operational Phase
Maxol Property Limited	Demolition all existing buildings, construction of 112 apartments and associated site works. Maxol Filling Station and a vacant motor sales/service garage (formerly Michael Grant Motors), Beach Road, Dublin 4.	Construction Phase*/Operational Phase
Metro South	MetroLink extension Charlemont to Sandyford	Operational Phase
MKN Developments Limited SHD	278 no. apartments at Forest Road, Swords, Co. Dublin	Construction Phase**/Operational Phase
MSD International GmbH t/a MSD Ireland	Extension and modifications to the existing ESB Substation at Drynam Road, Barrysparks, Swords, Co. Dublin	Construction Phase**/Operational Phase
National Council for the Blind of Ireland	Single storey building for gym use with glazed link corridor to the eastern side of the existing training building on the northern side of the existing site of P.V. Doyle House, Whitworth Road, Drumcondra, Dublin 9.	Construction Phase*/Operational Phase
NTA - BusConnects	Overhaul of current bus system in Dublin region including 12 new proposed bus corridor schemes	Construction Phase**/Operational Phase
NTA/Iarnród Éireann - DART+ Programme	Non tunnel elements	Construction Phase/Operational Phase
NTA/Iarnród Éireann - DART+ Programme	Tunnel Element (Kildare Line to Northern Line)	Construction Phase**/Operational Phase
O Cualann Cohousing Alliance CLG	39 affordable residential units in Ballymun	Construction Phase/Operational Phase
OBSF Limited SHD	290 apartments in 6 blocks and creche at Fortunestown, Dublin 24	Construction Phase**/Operational Phase
October Management Limited	A new link road from the roundabout to the south of Lakeshore Drive, Crowcastle, Swords, Co Dublin.	Construction Phase*/Operational Phase
Oldtown-Mooretown Western Distributor Link Road		Construction Phase**/Operational Phase
Omni Park Shopping Centre Consortium SHD	324 apartments at Swords Road, Dublin 9	Construction Phase**/Operational Phase
OPW	Construction of a commercial office building at Hawkins Street	Construction Phase**/Operational Phase
Orchid Residential Limited SHD	Demolition of an existing building and hard surface parking area and the construction of 239 no. student bedspaces at Goatstown Road, Dublin 14	Construction Phase/Operational Phase
Oval Target Limited	Demolition of an existing extension, construction of 493 no. apartments, creche and associated site works. St Teresa's House (protected structure) and St Teresa's	Construction Phase*/Operational Phase

Other Development Developer/Name	Short Description	MetroLink Phase
	Lodge (protected structure) Temple Hill, Monkstown, Blackrock, Co. Dublin.	
Oxley Holdings Limited	Commercial development at site to the rear of Connolly Station, Sheriff Street Lower, Dublin 1. Construction of 3 commercial blocks	Construction Phase**/Operational Phase
Oxley Holdings Limited SHD	741 Build to Rent apartments at Sheriff Street Lower, Dublin 1	Construction Phase**/Operational Phase
Pembroke Partnership Limited	115 no. apartments, creche and associated site works. 4 Blocks 3 - 5 storeys. Frankfort Castle, Old Frankfort, Dundrum, Dublin 14.	Construction Phase*/Operational Phase
Phibsborough Shopping Centre Limited	Construction of an extension to the existing Phibsborough Shopping Centre with student accommodation and a 3-4 storey setback block for mixed use	Construction Phase**/Operational Phase
Phibsborough Shopping Centre Limited SHD	321 no. Build to Rent shared accommodation bed spaces at Phibsborough Shopping Centre and North Circular Road, Dublin 7	Construction Phase**/Operational Phase
Port Side Investments Limited.	Amendment to previously permitted development to accommodate 3 additional buildings. Holywell, Marshallstown, Swords, Co Dublin	Construction Phase*/Operational Phase
Private Landowner (3543/21)	Demolition of existing shed and construction of 1 detached two-storey three-bedroom mews house. 52A Western Way Dublin 7, D07KV22 (rear of 52 Mountjoy Street)	Construction Phase**/Operational Phase
Private Landowner (4184/21)	Demolition of the existing disused single storey building which faces Blessington Court and the construction of a 3-storey building to accommodate 3 no. 2 bed own door apartment units. Rear 3 Blessington Street, Dublin 7	Construction Phase**/Operational Phase
Private Landowner (F20A/0535)	Development of a Petrol Filling Station with amenity building. Holywell Distributor Road, Mountgorry, Swords, Co. Dublin	Construction Phase*/Operational Phase
Puddenhill Property Limited SHD	590 apartment units in 4 blocks at Charlestown, Finglas	Construction Phase**/Operational Phase
QMK Dublin Limited	141-bedroom hotel	Construction Phase/Operational Phase
Quintain Developments Ireland Limited (ABP 312112)	172 no. residential units in a mix of houses and duplexes. Public open space, a new vehicular road and an upgrade of an existing foul water pump	Construction Phase**/Operational Phase
R126 Donabate Relief Road	R132 to Portrane Demesne	Operational Phase
Rails Investment Limited.	Construction of a part 3 – part 6 storey office building at Boyne Street, Dublin 2	Construction Phase**/Operational Phase
Randelswood Holdings Limited SHD	250 Build to Rent apartments at Palmerstown, Dublin 20	Construction Phase**/Operational Phase

Other Development Developer/Name	Short Description	MetroLink Phase
Reconfiguration of the N4	M50 junction to Leixlip to rationalise accesses and to provide additional capacity at the Quarryvale junction	Construction Phase**/Operational Phase
Reconfiguration of the N7	M50 junction to Naas to rationalise junctions and accesses to provide a higher level of service for strategic traffic	Construction Phase**/Operational Phase
Rivergate Property Swords Limited	Mixed use scheme with 109-bedroom aparthotel and retail unit at Malahide Road, Co. Dublin	Construction Phase/Operational Phase
Roseberry Investments Limited SHD	124 apartments in 2 blocks at Swords Road, Dublin 9	Construction Phase**/Operational Phase
Ruirside Development Limited SHD	725 apartments in 6 blocks at Ashtown, Dublin 15	Construction Phase**/Operational Phase
Ruirside Developments Limited (ABP 310567)	30-storey residential building including 198 residential units, cafe/restaurant, replacement office use and ancillary accommodation and works. 42A Parkgate Street, Dublin 8, D08 E3FY	Construction Phase**/Operational Phase
Ruirside Developments Limited SHD	245 apartments in 3 blocks at Finglas Road, Dublin 11	Construction Phase**/Operational Phase
Sanderly Holdings Limited SHD	Demolition of existing vacant motor vehicle showroom and no. 38 Glasnevin Hill and construction of 101 no. apartments	Construction Phase**/Operational Phase
Sandford Living Limited	671 Build to Rent apartments, creche and associated site works. Milltown Park, Sandford Road, Dublin 6	Construction Phase*/Operational Phase
Sandyford GP Limited SHD	564 apartments in 6 blocks at Sandyford Business District, Dublin 18	Construction Phase/Operational Phase
Savona Limited (ABP 311333)	131 Build to Rent apartments and associated site works. Redcourt, Seafield Road East, Clontarf, Dublin 3	Construction Phase**/Operational Phase
Seven Cabra Real Estate Limited SHD	485 residential units in 9 blocks at Cabra, Dublin 7	Construction Phase/Operational Phase
Silvermount Limited	545 Build to Rent apartments, creche and associated site works. 6 Blocks from 1-10 storeys. Lands at Concorde Industrial Estate, Naas Road, Walkinstown, Dublin 12	Construction Phase*/Operational Phase
St Marnock's II Designated Activity Company SHD	153 residential units at Station Road, Portmarnock	Construction Phase/Operational Phase
Swords Relief Road at Lord Mayors		Construction Phase**/Operational Phase
Strandmount Limited	36-bedroom aparthotel at Charlemont Place	Construction Phase**/Operational Phase

Other Development Developer/Name	Short Description	MetroLink Phase
Summix FRC Developments Limited SHD	368 student bed spaces in 3 blocks at Brewery Block, Dublin 8	Construction Phase**/Operational Phase
Tanat Limited	Construction of a new 22 storey landmark office and hotel development at Tara Street	Construction Phase**/Operational Phase
Ternary Limited	Construction a new office building extending to 8-storeys at Nassau Street	Construction Phase/Operational Phase
The Donnybrook Partnership SHD	148 apartments at Donnybrook, Dublin 4	Construction Phase**/Operational Phase
The Park Shopping Centre Limited SHD	Demolition of the existing Park Shopping Centre and nos. 42-45 Prussia Street, and construction of 175 no. residential units (3 no. houses, 29 no. Build to Rent apartments and 584 no. student bedspaces)	Construction Phase**/Operational Phase
The Shoreline Partnership (ABP 310418)	Alteration of permitted development, as permitted under FCC Reg. Ref. F16A/0412, ABP Reg. Ref. ABP-248970, as amended, with development now proposed for 882 residential dwellings. Lands formerly known as the Coast, Baldoyle, Dublin 13	Construction Phase**/Operational Phase
The Shoreline Partnership (ABP 311016)	development of 1,221 residential apartment/duplex dwellings in 11 blocks ranging in height from 2 to 15 storeys and including for residential tenant amenity, restaurant/cafe, creche. Lands at Baldoyle/Stapolin, the Coast, Baldoyle, Dublin 13.	Construction Phase**/Operational Phase
Trinity College Dublin	Demolition of biochemistry building and redevelopment of site	Construction Phase**/Operational Phase
Trinity College Dublin SHD	358 student bedspaces in 4 blocks at Trinity Hall, Dartry, Dublin 6	Construction Phase**/Operational Phase
Vanguard Health Services International Limited	8-storey hospital/healthcare facility off Holywell Link Road in Swords	Construction Phase**/Operational Phase
Viridis Real Estate Services Limited and Prussia Properties Limited (ABP 312102)	Demolition of industrial sheds and workshops, construction of 236 no. student bedspaces and associated site works. 3 Blocks 5-7 storeys. Prussia Street, Dublin 7.	Construction Phase**/Operational Phase
Widening of the M50	Widening to three lanes in each direction between junction 14 and junction 17	Construction Phase**
Widening of the N3	Junction 1 to Junction 4 and related junction and necessary changes to the existing national road network	Construction Phase**/Operational Phase
Winchurch Investments Limited	Demolition of the existing buildings and construction of new mixed-use development at Phibsborough Road and Eglinton Terrace	Construction Phase**/Operational Phase
Winterbrook Homes Limited SHD	231 residential apartment units in 5 blocks at Mount St Mary's, Dundrum Road, Dublin 14	Construction Phase/Operational Phase

### 30.4.10.1 Construction Phase

A total of 25 of the 176 other developments, as listed in Table 30.11 (noted with a single asterisk (\*) in the MetroLink Phase column), were screened in for potential Not Significant cumulative impacts due to the potential for the removal of contaminated soil on each respective development and for the proposed Project, if Construction Phases were to occur at the same time. There would be the potential for runoff of contaminated soil to impact surface water quality of nearby surface waterbodies, in the absence of any mitigation.

A total of 107 of the 176 other developments, as listed in Table 30.11 (noted with a double asterisk (\*\*)) in the MetroLink Phase column), were screened in for potential Not Significant cumulative impacts due to the potential for the removal of contaminated soil on each respective development and for the proposed Project and accidental pollution events, if Construction Phases were to occur at the same time. If accidental pollution events were to occur from another development and the proposed Project, the receiving surface waterbody, as well as downstream habitats could experience a Negative cumulative impact due to negative impacts on water quality.

A total of 27 of the 176 other developments, as listed in Table 30.11, were screened in for potential Not Significant cumulative impacts due to the potential for an accidental pollution event to a number of watercourses that will be crossed by each respective development and the proposed Project, if their respective Construction Phases were to occur at the same time as the Construction Phase for the proposed Project. These are indicated in Table 30.11 with no asterisk. (Please refer to Tables 1 & 2 in Appendix A30.2 (Cumulative Impact Assessment Table Stage 3 & 4) of this EIA for full details on the watercourses and downstream habitats that may be impacted).

### 30.4.10.2 Operational Phase

A total of 161 of the 176 other developments, as listed in Table 30.11, screened in for potential Not Significant cumulative impacts due to the potential for an accidental pollution event occurring during the Operational Phases to a number of watercourses that will be crossed by each respective development and the proposed Project. If accidental pollution events were to occur from another development and the proposed Project, the receiving surface waterbody, as well as downstream habitats could experience a Negative cumulative impact due to negative impacts on water quality. (Please refer to Tables 1 & 2 in Appendix A30.2 (Cumulative Impact Assessment Table Stage 3 & 4) of this EIA for full details on the watercourses and downstream habitats that may be impacted).

## 30.4.11 Hydrogeology

The list of 176 'other developments' has been reviewed and assessed in relation to cumulative impacts relevant to hydrogeology. A total of five other developments were screened out for hydrogeology cumulative impacts during the Construction and Operational Phases, due to their distance, scale and nature.

The study area for hydrogeology is outlined in Section 19.3.3 of Chapter 19 (Hydrogeology) of this EIA. A total of 175 other developments screened in for potential cumulative impacts with the proposed Project, prior to the implementation of any mitigation measures. These are listed in Tables 1 & 2 in Appendix A30.2 (Cumulative Impact Assessment Table Stage 3 & 4) of this EIA.

### 30.4.11.1 Construction Phase

A total of 165 other developments (as listed in Table 30.12) were screened in for potential cumulative impacts due to the potential removal of contaminated soils if the Construction Phase of these developments were to occur at the same time as the Construction Phase for the proposed Project. The excavation of contaminated soils and temporary stockpiling of contaminated material could increase the mobility of contaminants into groundwater in the absence of any mitigation. Cumulative impacts are anticipated to be Negative, of Temporary to Short-term duration, Imperceptible to Not Significant.

**Table 30.11: Other Developments 'Screened In' with the Potential for Cumulative Contaminated Soils Impacts during Construction Phase (PreMitigation)**

Other Development Developer/Name	Short Description
1 Players Land Limited	244 Build to Rent apartments over 3 blocks at Cross Avenue, Blackrock, Dublin
1 Wyckham Land Limited.	Strategic Housing Development for 628 no. residential units in five blocks, residential amenities, a creche and all associated site development works.
A Star Backpackers Limited	Development will consist of a 96-bedroom contemporary tourist hostel in existing and new buildings at Sackville Place and Marlborough Street, Dublin 1
AAI Walkinstown Limited	Demolition of existing buildings, construction of 171 apartments, creche and associated site works.
Abbey Cottages Limited	Development of 119 room hotel at 35/36, Abbey Street Upper
Abbey Cottages Limited	11 storey (over basement) 151 room hostel at Abbey Street Upper
Adroit Operations Limited SHD	203 no. residential units (109 no. houses, 94 no. apartments) at Enniskerry Road, Kiltiernan, Dublin 18
Adwood Limited. SHD	203 no. residential units (109 no. houses, 94 no. apartments) at Enniskerry Road, Kiltiernan, Dublin 18
Alphabet ABC Properties Limited SHD	397 bedspace shared living residential development at Cork Street, Dublin 8
Ardstone Homes Limited SHD	241 no. apartments at Stocking Avenue, Woodstown, Dublin 16
Ardstone Homes SHD	590 residential units at Scholarstown Road, Dublin 16
Ardstone Homes SHD	114 Build to Rent apartments over 6 blocks at Stocking Avenue, Dublin 16
Arora Dublin T2 Limited	410-bedroom hotel, replacement weather radome and temporary construction compound, Dublin Airport.
Atlas GP Limited	Mixed use development at Apollo House
Atlas GP Limited SHD	512 apartments in 5 blocks at Howth Road, Co. Dublin
Atlas GP Limited SHD	Demolition of 4 no. dwellings and construction of 255 no. residential units (7 no. houses, 248 no. apartments) at Killiney, Dublin
Atlas GP Trading Limited	Proposed development on Townsend Street
Aviva Life & Pensions Ireland Designated Activity Company	6 storey mixed-use development at Merrion Court, Dublin 2
Balark Trading GP Limited	Demolition of 8-10 Hanover Street East and construction of a build-to-rent residential development
Balark Trading GP Limited	Construction of a 9 storey over basement aparthotel
Balgriffin Park Limited	260 apartments and associated site works in two blocks at Belmayne P4. The corner of Churchwell Road and Churchwell Crescent, Belmayne, Dublin 13.
Ballycullen Limited Partnership	SHD for 329 residential units, a creche and all associated site development works located in the townland of Woodstown, Ballycullen, Dublin 16.
Ballymore Property Developments Limited SHD	142 residential units at Seamount Road and Seamount Abbey, Malahide
Ballymore Property Developments Limited SHD	435 apartments in 5 blocks at Pelletstown, Dublin 11
Bartra ODG Limited SHD	1,074 residential units in 8 blocks at O'Devaney Gardens, Dublin 7
Barry Ward	Construction of a new Operations Depot and Civic amenity Site at St Margaret's Road

Other Development Developer/Name	Short Description
Bashview Limited	Demolition of the existing six storey mixed use structure and the provision of a nine storey over basement office building with a restaurant at ground floor.
Belwall Limited	413 apartments, creche and associated site works across 4. apartment blocks at Saint Columbans and No. 25 Hole in the Wall Road, Donaghmede, Dublin 13.
Bindford Limited SHD	205 no. Build to Rent apartments Phibsborough Road, Cross Guns Bridge, Phibsborough, Dublin 7
Bovale Developments Unlimited Company	Residential development comprising 29 dwellings bounded by Holywell Avenue
Cairn Homes Properties Limited	Removal of the existing backfilled basement and construction of 730 residential units, in 5 blocks at site at Parkside 5B, Parkside, Dublin 13.
Cairn Homes Properties Limited	421 residential units, retail/office/commercial units, residential amenity areas, in 9 blocks. Site at Cooldown Commons and Fortunestown, Citywest, Dublin 24
Cairn Homes Properties Limited SHD	282 apartments in four blocks at Parkside Boulevard, Dublin 13
Capacity enhancement and reconfiguration of the M11/N11	Junction 4 to Junction 14 to provide additional lanes and upgraded junctions, plus service roads
Carrey Issuer DAC SHD	413 Build to Rent apartments at Newmarket Street, Dublin 8
Carsara Inns Limited.	Construction of a new 5 storey mixed use development at Pembroke Street Lower, Dublin 2
Cassidy's Hotel Limited.	Extension to hotel and alterations to the side and rear boundary. 6,7 & 8 Cavendish Row and 9A Rutland Place, Dublin 1, D01 V3P6
Certas Energy Ireland Limited	Installation of a new 40,000L above ground fuel storage tank and associated drainage including a new 10,000 class 1 separator. Certa Service Station, Swords Rd, Swords, Co. Dublin K67 P2H2
CG Hotels Dublin Airport Limited	Construction of a 1-6 storey extension (over lower ground) to the existing hotel. Radisson Blu Hotel, Corballis Way/East Link Road, Dublin Airport, Swords.
CG Hotels Dublin Airport Limited	A new standalone 8-12 -storey (over partial basement) hotel. Radisson Blu Hotel, Corballis Way/East Link Road, Dublin Airport, Swords.
Charlemont Regeneration Limited	Construction of a new building comprising 2 retail units, 22 apartment units and communal open space. 17-19 Richmond Street South and 14 Gordon Place, Dublin 2, D02 EF 20.
Cherry Core Limited and Jasmine Perfection Limited SHD	Demolition of existing buildings on site and construction of 189 no. Build to Rent apartments at James Street and off Basin View, Dublin 8
Chilldale Limited SHD	130 houses and a creche at Rowlestown, Co. Dublin
Clarke Family Partnership	Construction of 36 residential units at Fosterstown North
Clonkeen Investments DAC	299 no. apartments, creche and associated site works. Lands adjoining Clonkeen College, Clonkeen Road, Blackrock, Co. Dublin
Colbeam Limited SHD	698 no. student bedspace accommodation at Our Lady's Grove, Goatstown, Dublin 14
Cornel Living Limited	419 Build to Rent dwellings, 1 childcare facility, 1 retail/cafe unit. Site at Old Bray Road, Cornelscourt, Dublin 18
Cosgrave Developments SHD	331 number apartments, Northwood Avenue, Santry
Crekav Trading GP Limited SHD	657 apartments in 9 blocks at Raheny, Dublin 5
Crekav Trading GP Limited SHD	253 apartments in 3 blocks at Dundrum, Dublin 14

Other Development Developer/Name	Short Description
CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund	1,614 no. Build to Rent apartments, and associated site works. Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9
DAA plc	Construction on airport lands of a new runway
DAA plc	The development will consist of enabling works to facilitate the mandatory upgrade of the airport security screening system for passenger baggage. This will include the demolition and clearance of the Carousel No. 4 Building, making good the remaining Terminal 1 facade; and all associated fencing and site works.
DBTR-SCR1 Fund a Sub-Fund of the CWTC Multi Family ICAV SHD	Demolition of all buildings excluding the original fabric of the former Player Wills Factory at South Circular Road, Dublin 8, and construction of 492 no. Build to Rent apartments, 240 no. Build to Rent shared accommodation
Deck Building Services DAC	Change of use from commercial to residential land use, refurbishment and restoration works to Nos. 42 and 43 Blessington Street and construction of a three-storey apartment building, comprising 6 one-bedroom apartments. 42/43, Blessington Street, Dublin 7.
Derryroe Limited SHD	105 apartments and aparthotel extension at Ballsbridge, Dublin 4
Dublin City Council	Increase capacity of the Dublin Waste to Energy Facility (ABP ref: PL29S.EF2022) from 600,000 tonnes per annum to 690,000 tonnes per annum. Pigeon House Road Dublin 4.
Dublin City University SHD	1,240 student bed spaces on DCU campus, Glasnevin, Dublin 9
Dublin County Board	A 2-storey extension to the existing single storey sports facility. DCU Sports Grounds, Saint Clare's, Griffith Avenue, Dublin 9, with second access from Ballymun Road
Dublin Port Tunnel south road link	Development of a road link connecting from the southern end of the Dublin Port Tunnel to the South Port area
Durkan (Brickfield Drive) Limited SHD	282 apartment units in 4 blocks at Brickfield Drive, Crumlin, Dublin 12
Elchoir Construction Limited SHD	144 apartments in 3 blocks at Donabate, Co. Dublin
EWR Innovation Park Limited SHD	336 apartments in 6 blocks at East Wall Road, Dublin 3
Fingal County Council Greenway	Malahide Demesne to Newbridge Demesne to be known as 'Broadmeadow Way'
Fingleton White – Aviation Fuel Pipeline	Dublin Airport to Dublin Port underground pipeline
Fitzwilliam Real Estate Development Limited	Development of a hotel in vicinity of Arnott's, Henry Street
GA Development ICAV	Mixed use development at the Dublin Institute of Technology, Dublin 8
Gerard Gannon Properties SHD	1,030 apartment units in 9 blocks at Main Street, Clongriffin
Glenveagh Homes Limited SHD	463 residential units and a creche at Fortunestown, Citywest, Dublin 24
Glenveagh Homes Limited SHD	192 no. apartments at Carpenterstown Road, Castleknock, Dublin 15
Glenveagh Living Limited SHD	Demolition of all the structures on the site, and construction of 702 no. Build to Rent residential units, at Castleforbes Business Park, Sheriff Street Upper and East Road, Dublin 1
Golden Port Estates Limited	249 apartments and associated site works. 8 five to eight-storey blocks. Carriglea Industrial Estate, Muirfield Drive, Naas Road, Dublin 12.
Grand Parade Property Trading Co. DAC	Refurbishment/alterations to existing 8-storey building and provision of new office building at Charlemont

Other Development Developer/Name	Short Description
Greenacre Residential DAC SHD	488 apartments in 5 blocks at Fortunestown Lane, Saggart, Co. Dublin
Greenleaf Homes Limited SHD	502 apartment units in 6 blocks at Tallaght, Dublin 24
GDA Cycle Network Plan	Various cycle routes proposed for the GDA
Gunn Lennon Fabrication Limited (F21A/0551)	Construction of a light industrial manufacturing unit. GFL site South of Unit 2, Swords Business Park (Mountgorrey), Swords,
Heronvale Developments Limited	130 residential units and associated site works. Lands at Shaldon Grange, located off Enniskerry Road (R117), Kiltarnan, Dublin 18.
Homeland Silverpines Limited	Demolition of properties and associated outbuildings, change of use of St Joseph's House, construction of 463 no. apartments, childcare facility and associated site works. Brewery Road and Leopardstown Road, Dublin 18.
HPREF HSQ Investments Limited	Construction of 399 no. Build To Rent apartments and associated site works. Heuston South Quarter, St John's Road West/Military Road, Kilmainham, Dublin 8.
IPUT Plc	Refurbishment and extension of office building at George's Quay, Dublin 2
Irish Life Assurance plc (3622/21)	Development at Blocks 3A and 3B of the Irish Life Centre (and their associated garden areas) at the Irish Life Centre, 1 Abbey Street Lower, Dublin 1
Irish Water Ringsend Wastewater Treatment Plant Upgrade Project	Upgrade to existing Wastewater Treatment Plant
Irish Water – Greater Dublin Drainage Project	New wastewater treatment plant and associated underground pipelines.
Irish Water – Swords	Swords Sewerage Scheme & Wastewater Treatment Works
Irish Water - Clarendon Street	Dublin Sewer Upgrades
Ironborn Real Estate Limited SHD	445 no. Build to Rent apartments at Stepside, Dublin 18
JOM Investments Unlimited Company (F22A/0012)	An extension to the rear of Unit C4 to provide for additional retail warehouse storage area. Unit C4, Gullivers Retail Park, Northwood Avenue, Santry, Dublin 9.
Junction upgrades on M1 Motorway	Including other capacity improvements and additional lanes south of Drogheda, where required
Kategale Limited	Phase 1 of a 2-phase masterplan for a mixed residential and commercial development in Northwood, Santry
Kategale Limited	Phase 2 of a 2-phase masterplan for a mixed residential and commercial development in Northwood, Santry
Kategale Limited	2-Phase masterplan for a mixed residential and commercial scheme at Northwood Crescent
Ketut Limited SHD	200 apartments in 4 blocks at Leopardstown, Dublin 18
Knockrabo Investments DAC	227 apartments and associated site works. 4 Blocks, part 2 to part 8-storeys in height. Lands at Knockrabo, Mount Anville Road, Goatstown, Dublin 14.
Kimpton Vale Limited SHD	211 apartments in 4 blocks at Clonsilla, Dublin 15
Luas Green Line	Capacity Enhancement - Phase 2
Luas Finglas	Green Line extension Broombridge to Finglas
Luas Lucan	Luas to Lucan
Luas Poolbeg	Luas to Poolbeg
Lulani Dalguise Limited SHD	298 residential units and creche at Monkstown, Blackrock, Co. Dublin
MacCabe Durney Barnes	131 residential units, childcare facilities and associated site works. Stocking Lane, Ballyboden, Dublin 16.

Other Development Developer/Name	Short Description
Mater Misericordiae University Hospital	Construction of a four-storey clinical extension
Mater Misericordiae University Hospital	Wastewater Treatment Plant
Maxol Property Limited	Demolition all existing buildings, construction of 112 apartments and associated site works. Maxol Filling Station and a vacant motor sales/service garage (formerly Michael Grant Motors), Beach Road, Dublin 4.
Metro South	MetroLink extension Charlemont to Sandyford
MKN Developments Limited SHD	278 no. apartments at Forest Road, Swords, Co. Dublin
MSD International GmbH t/a MSD Ireland	Extension and modifications to the existing ESB Substation at Drynam Road, Berrysparks, Swords, Co. Dublin
National Council for the Blind of Ireland	Single storey building for gym use with glazed link corridor to the eastern side of the existing training building on the northern side of the existing site of P.V. Doyle House, Whitworth Road, Drumcondra, Dublin 9.
NTA - BusConnects	Overhaul of current bus system in Dublin region including 12 new proposed bus corridor schemes
NTA/Iarnród Éireann - DART+ Programme	Non tunnel elements
NTA/Iarnród Éireann - DART+ Programme	Tunnel Element (Kildare Line to Northern Line)
O Cualann Cohousing Alliance CLG	39 affordable residential units in Ballymun
OBSF Limited SHD	290 apartments in 6 blocks and creche at Fortunestown, Dublin 24
October Management Limited	A new link road from the roundabout to the south of Lakeshore Drive, Crowcastle, Swords, Co Dublin.
Oldtown-Mooretown Western Distributor Link Road	
Omni Park Shopping Centre Consortium SHD	324 apartments at Swords Road, Dublin 9
OPW	Construction of a commercial office building at Hawkins Street
Orchid Residential Limited SHD	Demolition of an existing building and hard surface parking area and the construction of 239 no. student bedspaces at Goatstown Road, Dublin 14
Oval Target Limited	Demolition of an existing extension, construction of 493 no. apartments, creche and associated site works. St Teresa's House (protected structure) and St Teresa's Lodge (protected structure) Temple Hill, Monkstown, Blackrock, Co. Dublin.
Oxley Holdings Limited	Commercial development at site to the rear of Connolly Station, Sheriff Street Lower, Dublin 1. Construction of 3 commercial blocks
Oxley Holdings Limited SHD	741 Build to Rent apartments at Sheriff Street Lower, Dublin 1
Pembroke Partnership Limited	115 no. apartments, creche and associated site works. 4 Blocks 3 - 5 storeys. Frankfort Castle, Old Frankfort, Dundrum, Dublin 14.
Phibsborough Shopping Centre Limited	Construction of an extension to the existing Phibsborough Shopping Centre with student accommodation and a 3-4 storey setback block for mixed use
Phibsborough Shopping Centre Limited SHD	321 no. Build to Rent shared accommodation bed spaces at Phibsborough Shopping Centre and North Circular Road, Dublin 7
Port Side Investments Limited.	Amendment to previously permitted development to accommodate 3 additional buildings. Holywell, Marshallstown, Swords, Co Dublin

Other Development Developer/Name	Short Description
Private Landowner (3543/21)	Demolition of existing shed and construction of 1 detached two-storey three-bedroom mews house. 52A Western Way Dublin 7, D07KV22 (rear of 52 Mountjoy Street)
Private Landowner (4184/21)	Demolition of the existing disused single storey building which faces Blessington Court and the construction of a 3-storey building to accommodate 3 no. 2 bed own door apartment units. Rear 3 Blessington Street, Dublin 7
Private Landowner (F20A/0535)	Development of a Petrol Filling Station with amenity building. Holywell Distributor Road, Mountgorry, Swords, Co. Dublin
Puddenhill Property Limited SHD	590 apartment units in 4 blocks at Charlestown, Finglas
QMK Dublin Limited	141-bedroom hotel
Quintain Developments Ireland Limited (ABP 312112)	172 no. residential units in a mix of houses and duplexes. Public open space, a new vehicular road and an upgrade of an existing foul water pump
R126 Donabate Relief Road	R132 to Portrane Demesne
Rails Investment Limited.	Construction of a part 3 – part 6 storey office building at Boyne Street, Dublin 2
Randelswood Holdings Limited SHD	250 Build to Rent apartments at Palmerstown, Dublin 20
Reconfiguration of the N4	M50 junction to Leixlip to rationalise accesses and to provide additional capacity at the Quarryvale junction
Reconfiguration of the N7	M50 junction to Naas to rationalise junctions and accesses to provide a higher level of service for strategic traffic
Rivergate Property Swords Limited	Mixed use scheme with 109-bedroom aparthotel and retail unit at Malahide Road, Co. Dublin
Roseberry Investments Limited SHD	124 apartments in 2 blocks at Swords Road, Dublin 9
Ruirside Development Limited SHD	725 apartments in 6 blocks at Ashtown, Dublin 15
Ruirside Developments Limited (ABP 310567)	30-storey residential building including 198 residential units, cafe/restaurant, replacement office use and ancillary accommodation and works. 42A Parkgate Street, Dublin 8, D08 E3FY
Ruirside Developments Limited SHD	245 apartments in 3 blocks at Finglas Road, Dublin 11
Sanderly Holdings Limited SHD	Demolition of existing vacant motor vehicle showroom and no. 38 Glasnevin Hill and construction of 101 no. apartments
Sandford Living Limited	671 Build to Rent apartments, creche and associated site works. Milltown Park, Sandford Road, Dublin 6
Sandyford GP Limited SHD	564 apartments in 6 blocks at Sandyford Business District, Dublin 18
Savona Limited (ABP 311333)	131 Build to Rent apartments and associated site works. Redcourt, Seafield Road East, Clontarf, Dublin 3
Seven Cabra Real Estate Limited SHD	485 residential units in 9 blocks at Cabra, Dublin 7
Silvermount Limited	545 Build to Rent apartments, creche and associated site works. 6 Blocks from 1-10 storeys. Lands at Concorde Industrial Estate, Naas Road, Walkinstown, Dublin 12
St Marnock's II Designated Activity Company SHD	153 residential units at Station Road, Portmarnock

Other Development Developer/Name	Short Description
Swords Relief Road at Lord Mayors	
Strandmount Limited	36-bedroom aparthotel at Charlemont Place
Summix FRC Developments Limited SHD	368 student bed spaces in 3 blocks at Brewery Block, Dublin 8
Tanat Limited	Construction of a new 22 storey landmark office and hotel development at Tara Street
Ternary Limited	Construction a new office building extending to 8-storeys at Nassau Street
The Donnybrook Partnership SHD	148 apartments at Donnybrook, Dublin 4
The Park Shopping Centre Limited SHD	Demolition of the existing Park Shopping Centre and nos. 42-45 Prussia Street, and construction of 175 no. residential units (3 no. houses, 29 no. Build to Rent apartments and 584 no. student bedspaces)
The Shoreline Partnership (ABP 310418)	Alteration of permitted development, as permitted under FCC Reg. Ref. F16A/0412, ABP Reg. Ref. ABP-248970, as amended, with development now proposed for 882 residential dwellings. Lands formerly known as the Coast, Baldoyle, Dublin 13
The Shoreline Partnership (ABP 311016)	development of 1,221 residential apartment/duplex dwellings in 11 blocks ranging in height from 2 to 15 storeys and including for residential tenant amenity, restaurant/cafe, creche. Lands at Baldoyle/Stapolin, the Coast, Baldoyle, Dublin 13.
Trinity College Dublin	Demolition of biochemistry building and redevelopment of site
Trinity College Dublin SHD	358 student bedspaces in 4 blocks at Trinity Hall, Dartry, Dublin 6
Vanguard Health Services International Limited	8-storey hospital/healthcare facility off Holywell Link Road in Swords
Viridis Real Estate Services Limited and Prussia Properties Limited (ABP 312102)	Demolition of industrial sheds and workshops, construction of 236 no. student bedspaces and associated site works. 3 Blocks 5-7 storeys. Prussia Street, Dublin 7.
Widening of the M50	Widening to three lanes in each direction between junction 14 and junction 17
Widening of the N3	Junction 1 to Junction 4 and related junction and necessary changes to the existing national road network
Winchurch Investments Limited	Demolition of the existing buildings and construction of new mixed-use development at Phibsborough Road and Eglington Terrace
Winterbrook Homes Limited SHD	231 residential apartment units in 5 blocks at Mount St Mary's, Dundrum Road, Dublin 14

A total of 138 other developments (as listed in Table 30.13) were screened in for potential cumulative impact relating to the potential for local reduction in recharge of rainwater to ground, particularly where new land take will be required in urban settings, if the Construction Phase of these developments were to occur at the same time as the Construction Phase for the proposed Project. Cumulative impacts are anticipated to be Negative, of Permanent duration, Imperceptible.

**Table 30.12: Other Developments 'Screened In' with the Potential for Cumulative Local Recharge to Ground Impacts during Construction Phase (Pre-Mitigation)**

Other Development Developer/Name	Short Description
1 Players Land Limited	244 Build to Rent apartments over 3 blocks at Cross Avenue, Blackrock, Dublin
1 Wyckham Land Limited.	Strategic Housing Development for 628 no. residential units in five blocks, residential amenities, a creche and all associated site development works.

Other Development Developer/Name	Short Description
A Star Backpackers Limited	Development will consist of a 96-bedroom contemporary tourist hostel in existing and new buildings at Sackville Place and Marlborough Street, Dublin 1
AAI Walkinstown Limited	Demolition of existing buildings, construction of 171 apartments, creche and associated site works.
Abbey Cottages Limited	Development of 119 room hotel at 35/36, Abbey Street Upper
Adroit Operations Limited SHD	203 no. residential units (109 no. houses, 94 no. apartments) at Enniskerry Road, Kiltiernan, Dublin 18
Adwood Limited SHD	1,034 residential units, retail and commercial unit in townlands of Kilcarbery, Corkagh Demesne, Deansrath and Nangor, Co. Dublin
Alphabet ABC Properties Limited SHD	397 bedspace shared living residential development at Cork Street, Dublin 8
Ardstone Homes SHD	590 residential units at Scholarstown Road, Dublin 16
Ardstone Homes SHD	241 no. apartments at Stocking Avenue, Woodstown, Dublin 16
Ardstone Homes SHD	114 Build to Rent apartments over 6 blocks at Stocking Avenue, Dublin 16
Atlas GP Limited	Mixed use development at Apollo House
Atlas GP Limited SHD	512 apartments in 5 blocks at Howth Road, Co. Dublin
Aviva Life & Pensions Ireland Designated Activity Company	6 storey mixed-use development at Merrion Court, Dublin 2
Balark Trading GP Limited	Demolition of 8-10 Hanover Street East and construction of a build-to-rent residential development
Balark Trading GP Limited	Construction of a 9-storey over basement aparthotel
Balgriffin Park Limited	260 apartments and associated site works in two blocks at Belmayne P4. The corner of Churchwell Road and Churchwell Crescent, Belmayne, Dublin 13.
Ballycullen Limited Partnership	SHD for 329 residential units, a creche and all associated site development works located in the townland of Woodtown, Ballycullen, Dublin 16.
Ballymore Property Developments Limited SHD	142 residential units at Seamount Road and Seamount Abbey, Malahide
Ballymore Property Developments Limited SHD	435 apartments in 5 blocks at Pelletstown, Dublin 11
Barry Ward	Construction of a new Operations Depot and Civic amenity Site at St Margaret's Road
Bartra ODG Limited SHD	1,074 residential units in 8 blocks at O'Devaney Gardens, Dublin 7
Bashview Limited	Demolition of the existing six storey mixed use structure and the provision of a nine storey over basement office building with a restaurant at ground floor.
Belwall Limited	413 apartments, creche and associated site works across 4. apartment blocks at Saint Columbans and No. 25 Hole in the Wall Road, Donaghmede, Dublin 13.
Bovale Developments Unlimited Company	Residential development comprising 29 dwellings bounded by Holywell Avenue
Cairn Homes Properties Limited	Removal of the existing backfilled basement and construction of 730 residential units, in 5 blocks at site at Parkside 5B, Parkside, Dublin 13.

Other Development Developer/Name	Short Description
Cairn Homes Properties Limited	421 residential units, retail/office/commercial units, residential amenity areas, in 9 blocks. Site at Cooldown Commons and Fortunestown, Citywest, Dublin 24
Cairn Homes Properties Limited SHD	282 apartments in four blocks at Parkside Boulevard, Dublin 13
Capacity enhancement and reconfiguration of the M11/N11	Junction 4 to Junction 14 to provide additional lanes and upgraded junctions, plus service roads
Carrey Issuer DAC SHD	413 Build to Rent apartments at Newmarket Street, Dublin 8
Carsara Inns Limited.	Construction of a new 5 storey mixed use development at Pembroke Street Lower, Dublin 2
CG Hotels Dublin Airport Limited	A new standalone 8-12 -storey (over partial basement) hotel. Radisson Blu Hotel, Corballis Way/East Link Road, Dublin Airport, Swords.
Charlemont Regeneration Limited	Construction of a new building comprising 2 retail units, 22 apartment units and communal open space. 17-19 Richmond Street South and 14 Gordon Place, Dublin 2, D02 EF 20.
Cherry Core Limited and Jasmine Perfection Limited SHD	Demolition of existing buildings on site and construction of 189 no. Build to Rent apartments at James Street and off Basin View, Dublin 8
Chilldale Limited SHD	130 houses and a creche at Rowlestown, Co. Dublin
Clarke Family Partnership	Construction of 36 residential units at Fosterstown North
Clonkeen Investments DAC	299 no. apartments, creche and associated site works. Lands adjoining Clonkeen College, Clonkeen Road, Blackrock, Co. Dublin
Cornel Living Limited	419 Build to Rent dwellings, 1 childcare facility, 1 retail/cafe unit. Site at Old Bray Road, Cornelscourt, Dublin 18
Cosgrave Developments SHD	331 apartments at Northwood Avenue, Santry
Crekav Trading GP Limited SHD	657 apartments in 9 blocks at Raheny, Dublin 5
Crekav Trading GP Limited SHD	253 apartments in 3 blocks at Dundrum, Dublin 14
CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund	1,614 no. Build to Rent apartments, and associated site works. Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9
DAA plc	Mandatory upgrade of the airport security screening system for passenger baggage
DBTR-SCRI Fund a Sub-Fund of the CWTC Multi Family ICAV SHD	Demolition of all buildings excluding the original fabric of the former Player Wills Factory at South Circular Road, Dublin 8, and construction of 492 no. Build to Rent apartments, 240 no. Build to Rent shared accommodation
Declan Taite & Anne O'Dwyer SHD	197 residential units at Kiltiernan, Dublin 18
Derryroe Limited SHD	105 apartments and aparthotel extension at Ballsbridge, Dublin 4
Dublin City University SHD	1,240 student bed spaces on DCU campus, Glasnevin, Dublin 9
Dublin Port Tunnel SPAR	Development of a road link connecting from the southern end of the Dublin Port Tunnel to the South Port area
Dun Laoghaire Rathdown County Council	Residential development of 597 residential units in townlands of Shanganagh, Cork Little and Shankill, Co. Dublin
Dwyer Nolan Developments Limited SHD	129 apartments in 5 blocks at Balbutcher Lane, Ballymun

Other Development Developer/Name	Short Description
Elchoir Construction Limited SHD	144 apartments in 3 blocks at Donabate, Co. Dublin
Enhancements of the N2/M2	Inclusive of a bypass of Slane, to provide for additional capacity on the non-Motorway sections of this route,
EWR Innovation Park Limited SHD	336 apartments in 6 blocks at East Wall Road, Dublin 3
Fingal County Council Greenway	Malahide Demesne to Newbridge Demesne to be known as 'Broadmeadow Way'
Fitzwilliam Real Estate Development Limited	Development of a hotel in vicinity of Arnott's, Henry Street
GA Development ICAV	Mixed use development at the Dublin Institute of Technology, Dublin 8
GDA Cycle Network Plan	Various cycle routes proposed for the GDA
Gerard Gannon Properties SHD	1,030 apartment units in 9 blocks at Main Street, Clongriffin
Glenveagh Homes Limited SHD	192 no. apartments at Carpenterstown Road, Castleknock, Dublin 15
Glenveagh Homes Limited SHD	463 residential units and a creche at Fortunestown, Citywest, Dublin 24
Glenveagh Living Limited SHD	Demolition of all the structures on the site, and construction of 702 no. Build to Rent residential units, at Castleforbes Business Park, Sheriff Street Upper and East Road, Dublin 1
Golden Port Estates Limited	249 apartments and associated site works. 8 five to eight-storey blocks. Carriglea Industrial Estate, Muirfield Drive, Naas Road, Dublin 12.
Grand Parade Property Trading Co. DAC	Refurbishment/alterations to existing 8-storey building and provision of new office building at Charlemont
Greenacre Residential DAC SHD	488 apartments in 5 blocks at Fortunestown Lane, Saggart, Co. Dublin
Greenleaf Homes Limited SHD	502 apartment units in 6 blocks at Tallaght, Dublin 24
Gunn Lennon Fabrication Limited	Construction of a light industrial manufacturing unit. GFL site South of Unit 2, Swords Business Park (Mountgorrey), Swords,
Heronvale Developments Limited	130 residential units and associated site works. Lands at Shaldon Grange, located off Enniskerry Road (R117), Kiltiernan, Dublin 18.
Homeland Silverpines Limited	Demolition of properties and associated outbuildings, change of use of St Joseph's House, construction of 463 no. apartments, childcare facility and associated site works. Brewery Road and Leopardstown Road, Dublin 18.
HPREF HSQ Investments Limited	Construction of 399 no. Build To Rent apartments and associated site works. Heuston South Quarter, St John's Road West/Military Road, Kilmainham, Dublin 8.
Irish Water Ringsend Wastewater Treatment Plant Upgrade Project	Upgrade to existing Wastewater Treatment Plant
Ironborn Real Estate Limited SHD	445 no. Build to Rent apartments at Stepside, Dublin 18
Junction upgrades on M1 Motorway	Including other capacity improvements and additional lanes south of Drogheda, where required
Kategale Limited	Phase 1 of a 2-phase masterplan for a mixed residential and commercial development in Northwood, Santry
Kategale Limited	Phase 2 of a 2-phase masterplan for a mixed residential and commercial development in Northwood, Santry

Other Development Developer/Name	Short Description
Kategale Limited	2-Phase masterplan for a mixed residential and commercial scheme at Northwood Crescent
Ketut Limited SHD	200 apartments in 4 blocks at Leopardstown, Dublin 18
Kimpton Vale Limited SHD	211 apartments in 4 blocks at Clonsilla, Dublin 15
Knockrabo Investments DAC	227 apartments and associated site works. 4 Blocks, part 2 to part 8-storeys in height. Lands at Knockrabo, Mount Anville Road, Goatstown, Dublin 14.
Luas Bray	Extension of Luas Green Line to Bray
Luas Finglas	Green Line extension Broombridge to Finglas
Luas Green Line	Capacity Enhancement - Phase 2
Luas Lucan	Luas to Lucan
Luas Poolbeg	Luas to Poolbeg
MacCabe Durney Barnes	131 residential units, childcare facilities and associated site works. Stocking Lane, Ballyboden, Dublin 16.
Mater Misericordiae University Hospital	Construction of a four-storey clinical extension
Mater Misericordiae University Hospital	Wastewater Treatment Plant
Maxol Property Limited	Demolition all existing buildings, construction of 112 apartments and associated site works. Maxol Filling Station and a vacant motor sales/service garage (formerly Michael Grant Motors), Beach Road, Dublin 4.
Metro South	MetroLink extension Charlemont to Sandyford
MKN Developments Limited SHD	278 no. apartments at Forest Road, Swords, Co. Dublin
NTA - BusConnects	Overhaul of current bus system in Dublin region including 12 new proposed bus corridor schemes
NTA/Iarnród Éireann - DART+ Programme	Non tunnel elements
NTA/Iarnród Éireann - DART+ Programme	Tunnel Element (Kildare Line to Northern Line)
O Cualann Cohousing Alliance CLG	39 affordable residential units in Ballymun
OBSF Limited SHD	290 apartments in 6 blocks and creche at Fortunestown, Dublin 24
October Management Limited	A new link road from the roundabout to the south of Lakeshore Drive, Crowcastle, Swords, Co Dublin.
Oldtown-Mooretown Western Distributor Link Road	
Omni Park Shopping Centre Consortium SHD	324 apartments at Swords Road, Dublin 9
OPW	Construction of a commercial office building at Hawkins Street
Oval Target Limited	Demolition of an existing extension, construction of 493 no. apartments, creche and associated site works. St Teresa's House (protected structure) and St Teresa's Lodge (protected structure) Temple Hill, Monkstown, Blackrock, Co. Dublin.
Oxley Holdings Limited	Commercial development at site to the rear of Connolly Station, Sheriff Street Lower, Dublin 1. Construction of 3 commercial blocks
Paul and David Butler SHD	116 residential units at Kilternan, Dublin 18
Pembroke Partnership Limited	115 no. apartments, creche and associated site works. 4 Blocks 3 - 5 storeys. Frankfort Castle, Old Frankfort, Dundrum, Dublin 14.

Other Development Developer/Name	Short Description
Phibsborough Shopping Centre Limited	Construction of an extension to the existing Phibsborough Shopping Centre with student accommodation and a 3-4 storey setback block for mixed use
Port Side Investments Limited.	Amendment to previously permitted development to accommodate 3 additional buildings. Holywell, Marshallstown, Swords, Co Dublin
Private Landowner (F20A/0535)	Development of a Petrol Filling Station with amenity building. Holywell Distributor Road, Mountgorry, Swords, Co. Dublin
Puddenhill Property Limited SHD	590 apartment units in 4 blocks at Charlestown, Finglas
Quintain Developments Ireland Limited	172 no. residential units in a mix of houses and duplexes. Public open space, a new vehicular road and an upgrade of an existing foul water pump
R126 Donabate Relief Road	
Randelswood Holdings Limited SHD	250 Build to Rent apartments at Palmerstown, Dublin 20
Reconfiguration of the N4	M50 junction to Leixlip to rationalise accesses and to provide additional capacity at the Quarryvale junction
Reconfiguration of the N7	M50 junction to Naas to rationalise junctions and accesses to provide a higher level of service for strategic traffic
Rivergate Property Swords Limited	Mixed use scheme with 109-bedroom aparthotel and retail unit at Malahide Road, Co. Dublin
Roseberry Investments Limited SHD	124 apartments in 2 blocks at Swords Road, Dublin 9
Ruirside Development Limited SHD	725 apartments in 6 blocks at Ashtown, Dublin 15
Ruirside Developments Limited (ABP 310567)	30-storey residential building including 198 residential units, cafe/restaurant, replacement office use and ancillary accommodation and works. 42A Parkgate Street, Dublin 8, D08 E3FY
Ruirside Developments Limited SHD	245 apartments in 3 blocks at Finglas Road, Dublin 11
Sanderly Holdings Limited SHD	Demolition of existing vacant motor vehicle showroom and no. 38 Glasnevin Hill and construction of 101 no. apartments
Sandford Living Limited	671 Build to Rent apartments, creche and associated site works. Milltown Park, Sandford Road, Dublin 6
Sandyford GP Limited SHD	564 apartments in 6 blocks at Sandyford Business District, Dublin 18
Savona Limited (ABP 311333)	131 Build to Rent apartments and associated site works. Redcourt, Seafield Road East, Clontarf, Dublin 3
Seven Cabra Real Estate Limited SHD	485 residential units in 9 blocks at Cabra, Dublin 7
Silvermount Limited	545 Build to Rent apartments, creche and associated site works. 6 Blocks from 1-10 storeys. Lands at Concorde Industrial Estate, Naas Road, Walkinstown, Dublin 12
St Marnock's II Designated Activity Company SHD	153 residential units at Station Road, Portmarnock
Strandmount Limited	36-bedroom aparthotel at Charlemont Place
Summix FRC Developments Limited SHD	368 student bed spaces in 3 blocks at Brewery Block, Dublin 8
Swords Relief Road at Lord Mayors	
Tanat Limited	Construction of a new 22 storey landmark office and hotel development at Tara Street

Other Development Developer/Name	Short Description
Ternary Limited	Construction a new office building extending to 8-storeys at Nassau Street
The Donnybrook Partnership SHD	148 apartments at Donnybrook, Dublin 4
The Shoreline Partnership	Alteration of permitted development, as permitted under FCC Reg. Ref. F16A/0412, ABP Reg. Ref. ABP-248970, as amended, with development now proposed for 882 residential dwellings. Lands formerly known as the Coast, Baldoyle, Dublin 13
The Shoreline Partnership (ABP 311016)	Development of 1,221 residential apartment/duplex dwellings in 11 blocks ranging in height from 2 to 15 storeys and including for residential tenant amenity, restaurant/cafe, creche. Lands at Baldoyle/Stapolin, the Coast, Baldoyle, Dublin 13.
The Skerries Road Partnership SHD	165 residential units in Rush, Co. Dublin
Trinity College Dublin	Demolition of biochemistry building and redevelopment of site
Vanguard Health Services International Limited	8-storey hospital/healthcare facility off Holywell Link Road in Swords
Widening of the M50	Widening to three lanes in each direction between junction 14 and junction 17
Widening of the N3	Junction 1 to Junction 4 and related junction and necessary changes to the existing national road network
Winchurch Investments Limited	Demolition of the existing buildings and construction of new mixed-use development at Phibsborough Road and Eglinton Terrace
Winterbrook Homes Limited SHD	231 residential apartment units in 5 blocks at Mount St Mary's, Dundrum Road, Dublin 14

A total of 89 other developments (as listed in Table 30.14) were screened in for potential cumulative impacts resulting from short-term Construction Phase dewatering activities if their Construction Phases were to overlap with the proposed Project. Cumulative impacts are anticipated to be Negative, of Temporary duration, Imperceptible.

**Table 30.13: Other Developments 'Screened In' with the Potential for Cumulative Dewatering Impacts during Construction Phase (Pre-Mitigation)**

Other Development Developer/Name	Short Description
1 Players Land Limited	244 Build to Rent apartments over 3 blocks at Cross Avenue, Blackrock, Dublin
1 Wyckham Land Limited.	Strategic Housing Development for 628 no. residential units in five blocks, residential amenities, a creche and all associated site development works.
A Star Backpackers Limited	Development will consist of a 96-bedroom contemporary tourist hostel in existing and new buildings at Sackville Place and Marlborough Street, Dublin 1
AAI Walkinstown Limited	Demolition of existing buildings, construction of 171 apartments, creche and associated site works.
Adroit Operations Limited SHD	203 no. residential units (109 no. houses, 94 no. apartments) at Enniskerry Road, Kiltiernan, Dublin 18
Adwood Limited. SHD	1,034 residential units, retail and commercial unit in townlands of Kilcarbery, Corkagh Demesne, Deansrath and Nangor, Co. Dublin

Other Development Developer/Name	Short Description
Alphabet ABC Properties Limited SHD	397 bedspace shared living residential development at Cork Street, Dublin 8
Ardstone Homes Limited SHD	241 no. apartments at Stocking Avenue, Woodstown, Dublin 16
Ardstone Homes SHD	114 Build to Rent apartments over 6 blocks at Stocking Avenue, Dublin 16
Atlas GP Limited	Mixed use development at Apollo House
Atlas GP Limited SHD	512 apartments in 5 blocks at Howth Road, Co. Dublin
Atlas GP Limited SHD	Demolition of 4 no. dwellings and construction of 255 no. residential units (7 no. houses, 248 no. apartments) at Killiney, Dublin
Aviva Life & Pensions Ireland Designated Activity Company	6 storey mixed-use development at Merrion Court, Dublin 2
Balark Trading GP Limited	Demolition of 8-10 Hanover Street East and construction of a build-to-rent residential development
Balark Trading GP Limited	Construction of a 9 storey over basement aparthotel
Balgriffin Park Limited	260 apartments and associated site works in two blocks at Belmayne P4. The corner of Churchwell Road and Churchwell Crescent, Belmayne, Dublin 13.
Ballymore Property Developments Limited SHD	435 apartments in 5 blocks at Pelletstown, Dublin 11
Bartra ODG Limited SHD	1,074 residential units in 8 blocks at O'Devaney Gardens, Dublin 7
Bashview Limited	Demolition of the existing six storey mixed use structure and the provision of a nine storey over basement office building with a restaurant at ground floor.
Belwall Limited	413 apartments, creche and associated site works across 4. apartment blocks at Saint Columbans and No. 25 Hole in the Wall Road, Donaghmede, Dublin 13.
Bindford Limited SHD	205 no. Build to Rent apartments Phibsborough Road, Cross Guns Bridge, Phibsborough, Dublin 7
Cairn Homes Properties Limited	Removal of the existing backfilled basement and construction of 730 residential units, in 5 blocks at site at Parkside 5B, Parkside, Dublin 13.
Cairn Homes Properties Limited	421 residential units, retail/office/commercial units, residential amenity areas, in 9 blocks. Site at Cooldown Commons and Fortunestown, Citywest, Dublin 24
Carrey Issuer DAC SHD	413 Build to Rent apartments at Newmarket Street, Dublin 8
Carsara Inns Limited.	Construction of a new 5 storey mixed use development at Pembroke Street Lower, Dublin 2
CG Hotels Dublin Airport Limited	Construction of a 1-6 storey extension (over lower ground) to the existing hotel. Radisson Blu Hotel, Corballis Way/East Link Road, Dublin Airport, Swords.
CG Hotels Dublin Airport Limited	A new standalone 8-12 -storey (over partial basement) hotel. Radisson Blu Hotel, Corballis Way/East Link Road, Dublin Airport, Swords.
Charlemont Regeneration Limited	Construction of a new building comprising 2 retail units, 22 apartment units and communal open space. 17-19 Richmond Street South and 14 Gordon Place, Dublin 2, D02 EF 20.

Other Development Developer/Name	Short Description
Cherry Core Limited and Jasmine Perfection Limited SHD	Demolition of existing buildings on site and construction of 189 no. Build to Rent apartments at James Street and off Basin View, Dublin 8
Clonkeen Investments DAC	299 no. apartments, creche and associated site works. Lands adjoining Clonkeen College, Clonkeen Road, Blackrock, Co. Dublin
Colbeam Limited SHD	698 no. student bedspace accommodation at Our Lady's Grove, Goatstown, Dublin 14
Cornel Living Limited	419 Build to Rent dwellings, 1 childcare facility, 1 retail/cafe unit. Site at Old Bray Road, Cornelscourt, Dublin 18
Crekav Trading GP Limited SHD	657 apartments in 9 blocks at Raheny, Dublin 5
Crekav Trading GP Limited SHD	253 apartments in 3 blocks at Dundrum, Dublin 14
DBTR-SCR1 Fund a Sub-Fund of the CWTC Multi Family ICAV SHD	Demolition of all buildings excluding the original fabric of the former Player Wills Factory at South Circular Road, Dublin 8, and construction of 492 no. Build to Rent apartments, 240 no. Build to Rent shared accommodation
Derryroe Limited SHD	105 apartments and aparthotel extension at Ballsbridge, Dublin 4
Durkan (Brickfield Drive) Limited SHD	282 apartment units in 4 blocks at Brickfield Drive, Crumlin, Dublin 12
EWR Innovation Park Limited SHD	336 apartments in 6 blocks at East Wall Road, Dublin 3
Fitzwilliam Real Estate Development Limited	Development of a hotel in vicinity of Arnott's, Henry Street
GA Development ICAV	Mixed use development at the Dublin Institute of Technology, Dublin 8
Glenveagh Homes Limited SHD	192 no. apartments at Carpenterstown Road, Castleknock, Dublin 15
Glenveagh Homes Limited SHD	463 residential units and a creche at Fortunestown, Citywest, Dublin 24
Glenveagh Living Limited SHD	Demolition of all the structures on the site, and construction of 702 no. Build to Rent residential units, at Castleforbes Business Park, Sheriff Street Upper and East Road, Dublin 1
Golden Port Estates Limited	249 apartments and associated site works. 8 five to eight-storey blocks. Carriglea Industrial Estate, Muirfield Drive, Naas Road, Dublin 12.
Grand Parade Property Trading Co. DAC	Refurbishment/alterations to existing 8-storey building and provision of new office building at Charlemont
Greenacre Residential DAC SHD	488 apartments in 5 blocks at Fortunestown Lane, Saggart, Co. Dublin
Greenleaf Homes Limited SHD	502 apartment units in 6 blocks at Tallaght, Dublin 24
Heronvale Developments Limited	130 residential units and associated site works. Lands at Shaldon Grange, located off Enniskerry Road (R117), Kiltarnan, Dublin 18.
Homeland Silverpines Limited	Demolition of properties and associated outbuildings, change of use of St Joseph's House, construction of 463 no. apartments, childcare facility and associated site works. Brewery Road and Leopardstown Road, Dublin 18.
HPREF HSQ Investments Limited	Construction of 399 no. Build To Rent apartments and associated site works. Heuston South Quarter, St John's Road West/Military Road, Kilmainham, Dublin 8.

Other Development Developer/Name	Short Description
IPUT Plc	Refurbishment and extension of office building at George's Quay, Dublin 2
Irish Water Ringsend Wastewater Treatment Plant Upgrade Project	Upgrade to existing Wastewater Treatment Plant
Ironborn Real Estate Limited SHD	445 no. Build to Rent apartments at Stepside, Dublin 18
Ketut Limited SHD	200 apartments in 4 blocks at Leopardstown, Dublin 18
Kimpton Vale Limited SHD	211 apartments in 4 blocks at Clonsilla, Dublin 15
Knockrabo Investments DAC	227 apartments and associated site works. 4 Blocks, part 2 to part 8-storeys in height. Lands at Knockrabo, Mount Anville Road, Goatstown, Dublin 14.
Mater Misericordiae University Hospital	Construction of a 4-storey clinical extension
Mater Misericordiae University Hospital	Wastewater Treatment Plant
Maxol Property Limited	Demolition all existing buildings, construction of 112 apartments and associated site works. Maxol Filling Station and a vacant motor sales/service garage (formerly Michael Grant Motors), Beach Road, Dublin 4.
MKN Developments Limited SHD	278 no. apartments at Forest Road, Swords, Co. Dublin
NTA/Iarnród Éireann - DART+ Programme	Tunnel Element (Kildare Line to Northern Line)
OBSF Limited SHD	290 apartments in 6 blocks and creche at Fortunestown, Dublin 24
OPW	Construction of a commercial office building at Hawkins Street
Oval Target Limited	Demolition of an existing extension, construction of 493 no. apartments, creche and associated site works. St Teresa's House (protected structure) and St Teresa's Lodge (protected structure) Temple Hill, Monkstown, Blackrock, Co. Dublin.
Oxley Holdings Limited	Commercial development at site to the rear of Connolly Station, Sheriff Street Lower, Dublin 1. Construction of 3 commercial blocks
Pembroke Partnership Limited	115 no. apartments, creche and associated site works. 4 Blocks 3 - 5 storeys. Frankfort Castle, Old Frankfort, Dundrum, Dublin 14.
Phibsborough Shopping Centre Limited	Construction of an extension to the existing Phibsborough Shopping Centre with student accommodation and a 3-4 storey setback block for mixed use
Private Landowner (4184/21)	Demolition of the existing disused single storey building which faces Blessington Court and the construction of a 3-storey building to accommodate 3 no. 2 bed own door apartment units. Rear 3 Blessington Street, Dublin 7
Private Landowner (F20A/0535)	Development of a Petrol Filling Station with amenity building. Holywell Distributor Road, Mountgorry, Swords, Co. Dublin
Puddenhill Property Limited SHD	590 apartment units in 4 blocks at Charlestown, Finglas
Rails Investment Limited.	Construction of a part 3 – part 6 storey office building at Boyne Street, Dublin 2
Randelswood Holdings Limited SHD	250 Build to Rent apartments at Palmerstown, Dublin 20
Roseberry Investments Limited SHD	124 apartments in 2 blocks at Swords Road, Dublin 9
Ruirside Development Limited	725 apartments in 6 blocks at Ashtown, Dublin 15

Other Development Developer/Name	Short Description
SHD	
Ruirside Developments Limited (ABP 310567)	30-storey residential building including 198 residential units, cafe/restaurant, replacement office use and ancillary accommodation and works. 42A Parkgate Street, Dublin 8, D08 E3FY
Sanderly Holdings Limited SHD	Demolition of existing vacant motor vehicle showroom and no. 38 Glasnevin Hill and construction of 101 no. apartments
Sandford Living Limited	671 Build to Rent apartments, creche and associated site works. Milltown Park, Sandford Road, Dublin 6
Savona Limited (ABP 311333)	131 Build to Rent apartments and associated site works. Redcourt, Seafield Road East, Clontarf, Dublin 3
Silvermount Limited	545 Build to Rent apartments, creche and associated site works. 6 Blocks from 1-10 storeys. Lands at Concorde Industrial Estate, Naas Road, Walkinstown, Dublin 12
Strandmount Limited	36-bedroom aparthotel at Charlemont Place
Tanat Limited	Construction of a new 22 storey landmark office and hotel development at Tara Street
Ternary Limited	Construction a new office building extending to 8-storeys at Nassau Street
The Donnybrook Partnership SHD	148 apartments at Donnybrook, Dublin 4
The Park Shopping Centre Limited SHD	Demolition of the existing Park Shopping Centre and nos. 42-45 Prussia Street, and construction of 175 no. residential units (3 no. houses, 29 no. Build to Rent apartments and 584 no. student bedspaces)
The Shoreline Partnership	Alteration of permitted development, as permitted under FCC Reg. Ref. F16A/0412, ABP Reg. Ref. ABP-248970, as amended, with development now proposed for 882 residential dwellings. Lands formerly known as the Coast, Baldoyle, Dublin 13
The Shoreline Partnership (ABP 311016)	Development of 1,221 residential apartment/duplex dwellings in 11 blocks ranging in height from 2 to 15 storeys and including for residential tenant amenity, restaurant/cafe, creche. Lands at Baldoyle/Stapolin, the Coast, Baldoyle, Dublin 13.
Trinity College Dublin	Demolition of biochemistry building and redevelopment of site
Viridis Real Estate Services Limited and Prussia Properties Limited	Demolition of industrial sheds and workshops, construction of 236 no. student bedspaces and associated site works. 3 Blocks 5-7 storeys. Prussia Street, Dublin 7.
Winterbrook Homes Limited SHD	231 residential apartment units in 5 blocks at Mount St Mary's, Dundrum Road, Dublin 14

A total of 150 other developments (as listed in Table 30.15) were screened in for potential cumulative impacts due to the potential for an accidental pollution/discharge to ground event during construction. The potential for cumulative impacts could arise where groundwater discharges to one of a number of watercourses that will be crossed by each respective development and the proposed Project, which could then lead to a potential cumulative impact on downstream habitats due to negative impacts on water quality. (Please refer to Table 2 in Appendix A30.1 (Cumulative Impact Assessment Table Stage 1 & 2) of this EIAR for full details on the watercourses and downstream habitats that may be impacted). Cumulative impacts are anticipated to be Negative, of Temporary duration, Imperceptible to Not Significant.

**Table 30.14: Other Developments 'Screened In' with the Potential for Cumulative Impacts due to Potential Accidental Pollution/Discharge Events during Construction Phase (Pre-Mitigation)**

Other Development Developer/Name	Short Description
1 Players Land Limited	244 Build to Rent apartments over 3 blocks at Cross Avenue, Blackrock, Dublin
1 Wyckham Land Limited.	Strategic Housing Development for 628 no. residential units in five blocks, residential amenities, a creche and all associated site development works.
A Star Backpackers Limited	Development will consist of a 96-bedroom contemporary tourist hostel in existing and new buildings at Sackville Place and Marlborough Street, Dublin 1
AAI Walkinstown Limited	Demolition of existing buildings, construction of 171 apartments, creche and associated site works.
Abbey Cottages Limited	Development of 119 room hotel at 35/36, Abbey Street Upper
Abbey Cottages Limited	11 storey (over basement) 151 room hostel at Abbey Street Upper
Adroit Operations Limited SHD	203 no. residential units (109 no. houses, 94 no. apartments) at Enniskerry Road, Kiltiernan, Dublin 18
Adwood Limited. SHD	1,034 residential units, retail and commercial unit in townlands of Kilcarbery, Corkagh Demesne, Deansrath and Nangor, Co. Dublin
Alphabet ABC Properties Limited SHD	397 bedspace shared living residential development at Cork Street, Dublin 8
Ardstone Homes Limited SHD	241 no. apartments at Stocking Avenue, Woodstown, Dublin 16
Ardstone Homes SHD	590 residential units at Scholarstown Road, Dublin 16
Ardstone Homes SHD	114 Build to Rent apartments over 6 blocks at Stocking Avenue, Dublin 16
Atlas GP Limited	Mixed use development at Apollo House
Atlas GP Limited SHD	512 apartments in 5 blocks at Howth Road, Co. Dublin
Atlas GP Limited SHD	Demolition of 4 no. dwellings and construction of 255 no. residential units (7 no. houses, 248 no. apartments) at Killiney, Dublin
Atlas GP Trading Limited	Proposed development on Townsend Street
Aviva Life & Pensions Ireland Designated Activity Company	6 storey mixed-use development at Merrion Court, Dublin 2
Balark Trading GP Limited	Demolition of 8-10 Hanover Street East and construction of a build-to-rent residential development
Balark Trading GP Limited	Construction of a 9 storey over basement aparthotel
Ballycullen Limited Partnership	SHD for 329 residential units, a creche and all associated site development works located in the townland of Woodtown, Ballycullen, Dublin 16.
Ballymore Property Developments Limited SHD	142 residential units at Seamount Road and Seamount Abbey, Malahide
Ballymore Property Developments Limited SHD	435 apartments in 5 blocks at Pelletstown, Dublin 11
Barry Ward	Construction of a new Operations Depot and Civic amenity Site at St Margaret's Road
Bartra ODG Limited SHD	1,074 residential units in 8 blocks at O'Devaney Gardens, Dublin 7

Other Development Developer/Name	Short Description
Bashview Limited	Demolition of the existing six storey mixed use structure and the provision of a nine storey over basement office building with a restaurant at ground floor
Bindford Limited SHD	205 no. Build to Rent apartments Phibsborough Road, Cross Guns Bridge, Phibsborough, Dublin 7
Bovale Developments Unlimited Company	Residential development comprising 29 dwellings bounded by Holywell Avenue
Cairn Homes Properties Limited	421 residential units, retail/office/commercial units, residential amenity areas, in 9 blocks. Site at Cooldown Commons and Fortunestown, Citywest, Dublin 24
Cairn Homes Properties Limited SHD	282 apartments in four blocks at Parkside Boulevard, Dublin 13
Capacity enhancement and reconfiguration of the M11/N11	Junction 4 to Junction 14 to provide additional lanes and upgraded junctions, plus service roads
Carrey Issuer DAC SHD	413 Build to Rent apartments at Newmarket Street, Dublin 8
Carsara Inns Limited	
Cassidy's Hotel Limited.	Extension to hotel and alterations to the side and rear boundary. 6,7 & 8 Cavendish Row and 9A Rutland Place, Dublin 1, D01 V3P6
Charlemont Regeneration Limited	Construction of a new building comprising 2 retail units, 22 apartment units and communal open space. 17-19 Richmond Street South and 14 Gordon Place, Dublin 2, D02 EF 20.
Cherry Core Limited and Jasmine Perfection Limited SHD	Demolition of existing buildings on site and construction of 189 no. Build to Rent apartments at James Street and off Basin View, Dublin 8
Chilldale Limited SHD	130 houses and a creche at Rowlestown, Co. Dublin
Clarke Family Partnership	Construction of 36 residential units at Fosterstown North
Clonkeen Investments DAC	299 no. apartments, creche and associated site works. Lands adjoining Clonkeen College, Clonkeen Road, Blackrock, Co. Dublin
Colbeam Limited SHD	698 no. student bedspace accommodation at Our Lady's Grove, Goatstown, Dublin 14
Cornel Living Limited	419 Build to Rent dwellings, 1 childcare facility, 1 retail/cafe unit. Site at Old Bray Road, Cornelscourt, Dublin 18
Cosgrave Developments SHD	331 apartments at Northwood Avenue, Santry
Crekav Trading GP Limited SHD	657 apartments in 9 blocks at Raheny, Dublin 5
Crekav Trading GP Limited SHD	253 apartments in 3 blocks at Dundrum, Dublin 14
CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund	1,614 no. Build to Rent apartments, and associated site works. Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9
DBTR-SCR1 Fund a Sub-Fund of the CWTC Multi Family ICAV SHD	Demolition of all buildings excluding the original fabric of the former Player Wills Factory at South Circular Road, Dublin 8, and construction of 492 no. Build to Rent apartments, 240 no. Build to Rent shared accommodation
Deck Building Services DAC	Change of use from commercial to residential land use, refurbishment and restoration works to Nos. 42 and 43 Blessington Street and construction of a three-storey apartment building, comprising 6 one-bedroom apartments. 42/43, Blessington Street, Dublin 7.

Other Development Developer/Name	Short Description
Derryroe Limited SHD	105 apartments and aparthotel extension at Ballsbridge, Dublin 4
Dublin City Council	Increase capacity of the Dublin Waste to Energy Facility (ABP ref: PL29S.EF2022) from 600,000 tonnes per annum to 690,000 tonnes per annum. Pigeon House Road Dublin 4.
Dublin City University SHD	1,240 student bed spaces on DCU campus, Glasnevin, Dublin 9
Dublin County Board	A 2-storey extension to the existing single storey sports facility. DCU Sports Grounds, Saint Clare's, Griffith Avenue, Dublin 9, with second access from Ballymun Road
Dublin Port Tunnel south road link	Development of a road link connecting from the southern end of the Dublin Port Tunnel to the South Port area
Durkan (Brickfield Drive) Limited SHD	282 apartment units in 4 blocks at Brickfield Drive, Crumlin, Dublin 12
Dwyer Nolan Developments Limited SHD	129 apartments in 5 blocks at Balbutcher Lane, Ballymun
Elchoir Construction Limited SHD	144 apartments in 3 blocks at Donabate, Co. Dublin
EWR Innovation Park Limited SHD	336 apartments in 6 blocks at East Wall Road, Dublin 3
Fingal County Council Greenway	Malahide Demesne and Newbridge Demesne to be known as 'Broadmeadow Way'.
Fingleton White – Aviation Fuel Pipeline	Dublin Airport to Dublin Port underground pipeline
Fitzwilliam Real Estate Development Limited	Development of a hotel in vicinity of Arnott's, Henry Street
GA Development ICAV	Mixed use development at the Dublin Institute of Technology, Dublin 8
GDA Cycle Network Plan	
Gerard Gannon Properties SHD	1,030 apartment units in 9 blocks at Main Street, Clongriffin
Glenveagh Homes Limited SHD	192 no. apartments at Carpenterstown Road, Castleknock, Dublin 15
Glenveagh Homes Limited SHD	463 residential units and a creche at Fortunestown, Citywest, Dublin 24
Glenveagh Living Limited SHD	Demolition of all the structures on the site, and construction of 702 no. Build to Rent residential units, at Castleforbes Business Park, Sheriff Street Upper and East Road, Dublin 1
Golden Port Estates Limited	249 apartments and associated site works. 8 five to eight-storey blocks. Carriglea Industrial Estate, Muirfield Drive, Naas Road, Dublin 12.
Grand Parade Property Trading Co. DAC	Refurbishment/alterations to existing 8-storey building and provision of new office building at Charlemont
Greenacre Residential DAC SHD	488 apartments in 5 blocks at Fortunestown Lane, Saggart, Co. Dublin
Greenleaf Homes Limited SHD	502 apartment units in 6 blocks at Tallaght, Dublin 24
Gunn Lennon Fabrication Limited	Construction of a light industrial manufacturing unit. GFL site South of Unit 2, Swords Business Park (Mountgorrey), Swords,
Heronvale Developments Limited	130 residential units and associated site works. Lands at Shaldon Grange, located off Enniskerry Road (R117), Kilternan, Dublin 18.
Homeland Silverpines Limited	Demolition of properties and associated outbuildings, change of use of St Joseph's House, construction of 463 no.

Other Development Developer/Name	Short Description
	apartments, childcare facility and associated site works. Brewery Road and Leopardstown Road, Dublin 18.
HPREF HSQ Investments Limited	Construction of 399 no. Build To Rent apartments and associated site works. Heuston South Quarter, St John's Road West/Military Road, Kilmainham, Dublin 8.
IPUT Plc	Refurbishment and extension of office building at George's Quay, Dublin 2
Irish Life Assurance plc	Development at Blocks 3A and 3B of the Irish Life Centre (and their associated garden areas) at the Irish Life Centre, 1 Abbey Street Lower, Dublin 1
Irish Water - Clarendon Street	Dublin Sewer Upgrades
Irish Water – Greater Dublin Drainage Project	New wastewater treatment plant and associated underground pipelines.
Irish Water Ringsend Wastewater Treatment Plant Upgrade Project	Upgrade to existing Wastewater Treatment Plant
Ironborn Real Estate Limited SHD	445 no. Build to Rent apartments at Stepside, Dublin 18
JOM Investments Unlimited Company	An extension to the rear of Unit C4 to provide for additional retail warehouse storage area. Unit C4, Gullivers Retail Park, Northwood Avenue, Santry, Dublin 9.
Junction upgrades on M1 Motorway	Including other capacity improvements and additional lanes south of Drogheda, where required
Kategale Limited	Phase 1 of a 2-phase masterplan for a mixed residential and commercial development in Northwood, Santry
Kategale Limited	Phase 2 of a 2-phase masterplan for a mixed residential and commercial development in Northwood, Santry
Kategale Limited	2-Phase masterplan for a mixed residential and commercial scheme at Northwood Crescent
Ketut Limited SHD	200 apartments in 4 blocks at Leopardstown, Dublin 18
Kimpton Vale Limited SHD	211 apartments in 4 blocks at Clonsilla, Dublin 15
Knockrabo Investments DAC	227 apartments and associated site works. 4 Blocks, part 2 to part 8-storeys in height. Lands at Knockrabo, Mount Anville Road, Goatstown, Dublin 14.
Luas Finglas	Green Line extension Broombridge to Finglas
Luas Green Line	Capacity Enhancement - Phase 2
Luas Lucan	Luas to Lucan
Luas Poolbeg	Luas to Poolbeg
Lulani Dalguise Limited SHD	298 residential units and creche at Monkstown, Blackrock, Co. Dublin
MacCabe Durney Barnes	131 residential units, childcare facilities and associated site works. Stocking Lane, Ballyboden, Dublin 16.
Mater Misericordiae University Hospital	Construction of a 4-storey clinical extension
Mater Misericordiae University Hospital	Wastewater Treatment Plant
Maxol Property Limited	Demolition all existing buildings, construction of 112 apartments and associated site works. Maxol Filling Station and a vacant motor sales/service garage (formerly Michael Grant Motors), Beach Road, Dublin 4.
MKN Developments Limited SHD	278 no. apartments at Forest Road, Swords, Co. Dublin
National Council for the Blind of Ireland	Single storey building for gym use with glazed link corridor to the eastern side of the existing training building on the

Other Development Developer/Name	Short Description
	northern side of the existing site of P.V. Doyle House, Whitworth Road, Drumcondra, Dublin 9.
NTA - BusConnects	Overhaul of current bus system in Dublin region including 12 new proposed bus corridor schemes
NTA/Iarnród Éireann - DART+ Programme	Non-tunnel elements
NTA/Iarnród Éireann - DART+ Programme	Tunnel Element (Kildare Line to Northern Line)
O Cualann Cohousing Alliance CLG	39 affordable residential units in Ballymun
OBSF Limited SHD	290 apartments in 6 blocks and creche at Fortunestown, Dublin 24
October Management Limited	A new link road from the roundabout to the south of Lakeshore Drive, Crowcastle, Swords, Co Dublin.
Oldtown-Mooretown Western Distributor Link Road	
Omni Park Shopping Centre Consortium SHD	324 apartments at Swords Road, Dublin 9
OPW	Construction of a commercial office building at Hawkins Street
Orchid Residential Limited SHD	Demolition of an existing building and hard surface parking area and the construction of 239 no. student bedspaces at Goatstown Road, Dublin 14
Oval Target Limited	Demolition of an existing extension, construction of 493 no. apartments, creche and associated site works. St Teresa's House (protected structure) and St Teresa's Lodge (protected structure) Temple Hill, Monkstown, Blackrock, Co. Dublin.
Oxley Holdings Limited	Commercial development at site to the rear of Connolly Station, Sheriff Street Lower, Dublin 1. Construction of 3 commercial blocks
Oxley Holdings Limited SHD	741 Build to Rent apartments at Sheriff Street Lower, Dublin 1
Pembroke Partnership Limited	115 no. apartments, creche and associated site works. 4 Blocks 3 - 5 storeys. Frankfort Castle, Old Frankfort, Dundrum, Dublin 14.
Phibsborough Shopping Centre Limited	Construction of an extension to the existing Phibsborough Shopping Centre with student accommodation and a 3-4 storey setback block for mixed use
Phibsborough Shopping Centre Limited SHD	321 no. Build to Rent shared accommodation bed spaces at Phibsborough Shopping Centre and North Circular Road, Dublin 7
Port Side Investments Limited.	Amendment to previously permitted development to accommodate 3 additional buildings. Holywell, Marshallstown, Swords, Co Dublin
Private Landowner (3543/21)	Demolition of existing shed and construction of 1 detached two-storey 3-bedroom mews house. 52A Western Way Dublin 7, D07KV22 (rear of 52 Mountjoy Street)
Private Landowner (4184/21)	Demolition of the existing disused single storey building which faces Blessington Court and the construction of a 3-storey building to accommodate 3 no. 2 bed own door apartment units. Rear 3 Blessington Street, Dublin 7
Private Landowner (F20A/0535)	Development of a Petrol Filling Station with amenity building. Holywell Distributor Road, Mountgorry, Swords, Co. Dublin
Puddenhill Property Limited SHD	590 apartment units in 4 blocks at Charlestown, Finglas

Other Development Developer/Name	Short Description
QMK Dublin Limited	141-bedroom hotel
Rails Investment Limited.	Construction of a part 3 – part 6 storey office building at Boyne Street, Dublin 2
Randelswood Holdings Limited SHD	250 Build to Rent apartments at Palmerstown, Dublin 20
Reconfiguration of the N4	M50 junction to Leixlip to rationalise accesses and to provide additional capacity at the Quarryvale junction
Reconfiguration of the N7	M50 junction to Naas to rationalise junctions and accesses to provide a higher level of service for strategic traffic
Rivergate Property Swords Limited	Mixed use scheme with 109-bedroom aparthotel and retail unit at Malahide Road, Co. Dublin
Roseberry Investments Limited SHD	124 apartments in 2 blocks at Swords Road, Dublin 9
Ruirside Developments Limited (ABP 310567)	30-storey residential building including 198 residential units, cafe/restaurant, replacement office use and ancillary accommodation and works. 42A Parkgate Street, Dublin 8, D08 E3FY
Ruirside Developments Limited SHD	245 apartments in 3 blocks at Finglas Road, Dublin 11
Ruirside Developments Limited SHD	245 apartments in 3 blocks at Finglas Road, Dublin 11
Sanderly Holdings Limited SHD	Demolition of existing vacant motor vehicle showroom and no. 38 Glasnevin Hill and construction of 101 no. apartments
Sandford Living Limited	671 Build to Rent apartments, creche and associated site works. Milltown Park, Sandford Road, Dublin 6
Sandyford GP Limited SHD	564 apartments in 6 blocks at Sandyford Business District, Dublin 18
Savona Limited (ABP 311333)	131 Build to Rent apartments and associated site works. Redcourt, Seafield Road East, Clontarf, Dublin 3
Seven Cabra Real Estate Limited SHD	485 residential units in 9 blocks at Cabra, Dublin 7
Silvermount Limited	545 Build to Rent apartments, creche and associated site works. 6 Blocks from 1-10 storeys. Lands at Concorde Industrial Estate, Naas Road, Walkinstown, Dublin 12
St Marnock's II Designated Activity Company SHD	153 residential units at Station Road, Portmarnock
Strandmount Limited	36-bedroom aparthotel at Charlemont Place
Summix FRC Developments Limited SHD	368 student bed spaces in 3 blocks at Brewery Block, Dublin 8
Swords Relief Road at Lord Mayors	
Tanat Limited	Construction of a new 22 storey landmark office and hotel development at Tara Street
Ternary Limited	Construction a new office building extending to 8-storeys at Nassau Street
The Donnybrook Partnership SHD	148 apartments at Donnybrook, Dublin 4
The Park Shopping Centre Limited SHD	Demolition of the existing Park Shopping Centre and nos. 42-45 Prussia Street, and construction of 175 no. residential units (3 no. houses, 29 no. Build to Rent apartments and 584 no. student bedspaces)
Trinity College Dublin	Demolition of biochemistry building and redevelopment of site
Trinity College Dublin SHD	358 student bedspaces in 4 blocks at Trinity Hall, Dartry, Dublin 6

Other Development Developer/Name	Short Description
Vanguard Health Services International Limited	8-storey hospital/healthcare facility off Holywell Link Road in Swords
Viridis Real Estate Services Limited and Prussia Properties Limited (ABP 312102)	Demolition of industrial sheds and workshops, construction of 236 no. student bedspaces and associated site works. 3 Blocks 5-7 storeys. Prussia Street, Dublin 7.
Widening of the M50	Widening to three lanes in each direction between junction 14 and junction 17
Widening of the N3	Junction 1 to Junction 4 and related junction and necessary changes to the existing national road network
Winchurch Investments Limited	Demolition of the existing buildings and construction of new mixed-use development at Phibsborough Road and Eglinton Terrace
Winterbrook Homes Limited SHD	231 residential apartment units in 5 blocks at Mount St Mary's, Dundrum Road, Dublin 14

Two of the other developments (Winterbrook Homes Limited SHD and Colbeam Limited SHD) screened in for potential Not Significant cumulative impact due to removal of subsoils from this development and the proposed Project.

### 30.4.11.2 Operational Phase

A total of 143 other developments (as listed in Table 30.16) were screened in for potential significant cumulative impacts due to the potential for an accidental pollution/discharge to ground event during the Operational Phases of each of the other developments and the proposed Project. The potential for cumulative impacts could arise where groundwater discharges to one of a number of watercourses that will be crossed by each respective development and the proposed Project, which could then lead to a potential cumulative impact on downstream habitats due to negative impacts on water quality. (Please refer to Tables 1 & 2 in Appendix A30.2 (Cumulative Impact Assessment Table Stage 3 & 4) of this EIAR for full details on the watercourses and downstream habitats that may be impacted). Cumulative impacts are anticipated to be Negative, of Temporary duration, Imperceptible to Not Significant.

**Table 30.15: Other Developments 'Screened In' with the Potential for Cumulative Impacts due to Potential Accidental Pollution/Discharge Events during Operational Phase (Pre-Mitigation)**

Other Development Developer/Name	Short Description
1 Players Land Limited	244 Build to Rent apartments over 3 blocks at Cross Avenue, Blackrock, Dublin
1 Wyckham Land Limited.	Strategic Housing Development for 628 no. residential units in five blocks, residential amenities, a creche and all associated site development works.
A Star Backpackers Limited	Development will consist of a 96-bedroom contemporary tourist hostel in existing and new buildings at Sackville Place and Marlborough Street, Dublin 1
AAI Walkinstown Limited	Demolition of existing buildings, construction of 171 apartments, creche and associated site works.
Abbey Cottages Limited	Development of 119 room hotel at 35/36, Abbey Street Upper
Abbey Cottages Limited	11 storey (over basement) 151 room hostel at Abbey Street Upper
Adroit Operations Limited SHD	203 no. residential units (109 no. houses, 94 no. apartments) at Enniskerry Road, Kiltiernan, Dublin 18
Adwood Limited. SHD	1,034 residential units, retail and commercial unit in townlands of Kilcarbery, Corkagh Demesne, Deansrath and Nangor, Co. Dublin
Alphabet ABC Properties Limited SHD	397 bedspace shared living residential development at Cork Street, Dublin 8

Other Development Developer/Name	Short Description
Ardstone Homes Limited SHD	241 no. apartments at Stocking Avenue, Woodstown, Dublin 16
Ardstone Homes SHD	590 residential units at Scholarstown Road, Dublin 16
Ardstone Homes SHD	114 Build to Rent apartments over 6 blocks at Stocking Avenue, Dublin 16
Atlas GP Limited	Mixed use development at Apollo House
Atlas GP Limited SHD	512 apartments in 5 blocks at Howth Road, Co. Dublin
Atlas GP Limited SHD	Demolition of 4 no. dwellings and construction of 255 no. residential units (7 no. houses, 248 no. apartments) at Killiney, Dublin
Atlas GP Trading Limited	Proposed development on Townsend Street
Aviva Life & Pensions Ireland Designated Activity Company	6 storey mixed-use development at Merrion Court, Dublin 2
Balark Trading GP Limited	Demolition of 8-10 Hanover Street East and construction of a build-to-rent residential development
Balark Trading GP Limited	Construction of a 9 storey over basement aparthotel
Ballycullen Limited Partnership	SHD for 329 residential units, a creche and all associated site development works located in the townland of Woodstown, Ballycullen, Dublin 16.
Ballymore Property Developments Limited SHD	142 residential units at Seamount Road and Seamount Abbey, Malahide
Ballymore Property Developments Limited SHD	435 apartments in 5 blocks at Pelletstown, Dublin 11
Barry Ward	Construction of a new Operations Depot and Civic amenity Site at St Margaret's Road
Bartra ODG Limited SHD	1,074 residential units in 8 blocks at O'Devaney Gardens, Dublin 7
Bashview Limited	Demolition of the existing six storey mixed use structure and the provision of a nine storey over basement office building with a restaurant at ground floor
Bindford Limited SHD	205 no. Build to Rent apartments Phibsborough Road, Cross Guns Bridge, Phibsborough, Dublin 7
Bovale Developments Unlimited Company	Residential development comprising 29 dwellings bounded by Holywell Avenue
Cairn Homes Properties Limited	421 residential units, retail/office/commercial units, residential amenity areas, in 9 blocks. Site at Cooldown Commons and Fortunestown, Citywest, Dublin 24
Cairn Homes Properties Limited SHD	282 apartments in four blocks at Parkside Boulevard, Dublin 13
Carrey Issuer DAC SHD	413 Build to Rent apartments at Newmarket Street, Dublin 8
Carsara Inns Limited	
Cassidy's Hotel Limited.	Extension to hotel and alterations to the side and rear boundary. 6,7 & 8 Cavendish Row and 9A Rutland Place, Dublin 1, D01 V3P6
Charlemont Regeneration Limited	Construction of a new building comprising 2 retail units, 22 apartment units and communal open space. 17-19 Richmond Street South and 14 Gordon Place, Dublin 2, D02 EF 20.
Cherry Core Limited and Jasmine Perfection Limited SHD	Demolition of existing buildings on site and construction of 189 no. Build to Rent apartments at James Street and off Basin View, Dublin 8
Chilldale Limited SHD	130 houses and a creche at Rowlestown, Co. Dublin
Clarke Family Partnership	Construction of 36 residential units at Fosterstown North
Clonkeen Investments DAC	299 no. apartments, creche and associated site works. Lands adjoining Clonkeen College, Clonkeen Road, Blackrock, Co. Dublin

Other Development Developer/Name	Short Description
Colbeam Limited SHD	698 no. student bedspace accommodation at Our Lady's Grove, Goatstown, Dublin 14
Cornel Living Limited	419 Build to Rent dwellings, 1 childcare facility, 1 retail/cafe unit. Site at Old Bray Road, Cornelscourt, Dublin 18
Cosgrave Developments SHD	331 apartments at Northwood Avenue, Santry
Crekav Trading GP Limited SHD	657 apartments in 9 blocks at Raheny, Dublin 5
Crekav Trading GP Limited SHD	253 apartments in 3 blocks at Dundrum, Dublin 14
CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DRI Fund	1,614 no. Build to Rent apartments, and associated site works. Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9
DAA – North Runway Project	Construction on airport lands of a new runway
DBTR-SCR1 Fund a Sub-Fund of the CWTC Multi Family ICAV SHD	Demolition of all buildings excluding the original fabric of the former Player Wills Factory at South Circular Road, Dublin 8, and construction of 492 no. Build to Rent apartments, 240 no. Build to Rent shared accommodation
Deck Building Services DAC	Change of use from commercial to residential land use, refurbishment and restoration works to Nos. 42 and 43 Blessington Street and construction of a three-storey apartment building, comprising 6 one-bedroom apartments. 42/43, Blessington Street, Dublin 7.
Derryroe Limited SHD	105 apartments and aparthotel extension at Ballsbridge, Dublin 4
Dublin City Council	Increase capacity of the Dublin Waste to Energy Facility (ABP ref: PL29S.EF2022) from 600,000 tonnes per annum to 690,000 tonnes per annum. Pigeon House Road Dublin 4.
Dublin City University SHD	1,240 student bed spaces on DCU campus, Glasnevin, Dublin 9
Dublin County Board	A 2-storey extension to the existing single storey sports facility. DCU Sports Grounds, Saint Clare's, Griffith Avenue, Dublin 9, with second access from Ballymun Road
Durkan (Brickfield Drive) Limited SHD	282 apartment units in 4 blocks at Brickfield Drive, Crumlin, Dublin 12
Dwyer Nolan Developments Limited SHD	129 apartments in 5 blocks at Balbutcher Lane, Ballymun
Elchoir Construction Limited SHD	144 apartments in 3 blocks at Donabate, Co. Dublin
EWR Innovation Park Limited SHD	336 apartments in 6 blocks at East Wall Road, Dublin 3
Fingleton White – Aviation Fuel Pipeline	Dublin Airport to Dublin Port underground pipeline
Fitzwilliam Real Estate Development Limited	Development of a hotel in vicinity of Arnott's, Henry Street
GA Development ICAV	Mixed use development at the Dublin Institute of Technology, Dublin 8
Gerard Gannon Properties SHD	1,030 apartment units in 9 blocks at Main Street, Clongriffin
Glenveagh Homes Limited SHD	192 no. apartments at Carpenterstown Road, Castleknock, Dublin 15
Glenveagh Homes Limited SHD	463 residential units and a creche at Fortunestown, Citywest, Dublin 24
Glenveagh Living Limited SHD	Demolition of all the structures on the site, and construction of 702 no. Build to Rent residential units, at Castleforbes Business Park, Sheriff Street Upper and East Road, Dublin 1
Golden Port Estates Limited	249 apartments and associated site works. 8 five to eight-storey blocks. Carriglea Industrial Estate, Muirfield Drive, Naas Road, Dublin 12.
Grand Parade Property Trading Co. DAC	Refurbishment/alterations to existing 8-storey building and provision of new office building at Charlemont

Other Development Developer/Name	Short Description
Greenacre Residential DAC SHD	488 apartments in 5 blocks at Fortunestown Lane, Saggart, Co. Dublin
Greenleaf Homes Limited SHD	502 apartment units in 6 blocks at Tallaght, Dublin 24
Gunn Lennon Fabrication Limited	Construction of a light industrial manufacturing unit. GFL site South of Unit 2, Swords Business Park (Mountgorrey), Swords,
Heronvale Developments Limited	130 residential units and associated site works. Lands at Shaldon Grange, located off Enniskerry Road (R117), Kilternan, Dublin 18.
Homeland Silverpines Limited	Demolition of properties and associated outbuildings, change of use of St Joseph's House, construction of 463 no. apartments, childcare facility and associated site works. Brewery Road and Leopardstown Road, Dublin 18.
HPREF HSQ Investments Limited	Construction of 399 no. Build To Rent apartments and associated site works. Heuston South Quarter, St John's Road West/Military Road, Kilmainham, Dublin 8.
IPUT Plc	Refurbishment and extension of office building at George's Quay, Dublin 2
Irish Life Assurance plc	Development at Blocks 3A and 3B of the Irish Life Centre (and their associated garden areas) at the Irish Life Centre, 1 Abbey Street Lower, Dublin 1
Irish Water – Greater Dublin Drainage Project	New wastewater treatment plant and associated underground pipelines.
Irish Water – Swords	Swords Sewerage Scheme & Wastewater Treatment Works
Irish Water Ringsend Wastewater Treatment Plant Upgrade Project	Upgrade to existing Wastewater Treatment Plant
Ironborn Real Estate Limited SHD	445 no. Build to Rent apartments at Stepside, Dublin 18
JOM Investments Unlimited Company	An extension to the rear of Unit C4 to provide for additional retail warehouse storage area. Unit C4, Gullivers Retail Park, Northwood Avenue, Santry, Dublin 9.
Kategale Limited	Phase 1 of a 2-phase masterplan for a mixed residential and commercial development in Northwood, Santry
Kategale Limited	Phase 2 of a 2-phase masterplan for a mixed residential and commercial development in Northwood, Santry
Kategale Limited	2-Phase masterplan for a mixed residential and commercial scheme at Northwood Crescent
Ketut Limited SHD	200 apartments in 4 blocks at Leopardstown, Dublin 18
Kimpton Vale Limited SHD	211 apartments in 4 blocks at Clonsilla, Dublin 15
Knockrabo Investments DAC	227 apartments and associated site works. 4 Blocks, part 2 to part 8-storeys in height. Lands at Knockrabo, Mount Anville Road, Goatstown, Dublin 14.
Luas Finglas	Green Line extension Broombridge to Finglas
Luas Green Line	Capacity Enhancement - Phase 2
Luas Lucan	Luas to Lucan
Luas Poolbeg	Luas to Poolbeg
Lulani Dalguise Limited SHD	298 residential units and creche at Monkstown, Blackrock, Co. Dublin
MacCabe Durney Barnes	131 residential units, childcare facilities and associated site works. Stocking Lane, Ballyboden, Dublin 16.
Mater Misericordiae University Hospital	Construction of a 4-storey clinical extension
Mater Misericordiae University Hospital	Wastewater Treatment Plant

Other Development Developer/Name	Short Description
Maxol Property Limited	Demolition all existing buildings, construction of 112 apartments and associated site works. Maxol Filling Station and a vacant motor sales/service garage (formerly Michael Grant Motors), Beach Road, Dublin 4.
Metro South	MetroLink extension Charlemont to Sandyford
MKN Developments Limited SHD	278 no. apartments at Forest Road, Swords, Co. Dublin
National Council for the Blind of Ireland	Single storey building for gym use with glazed link corridor to the eastern side of the existing training building on the northern side of the existing site of P.V. Doyle House, Whitworth Road, Drumcondra, Dublin 9.
NTA - BusConnects	Overhaul of current bus system in Dublin region including 12 new proposed bus corridor schemes
NTA/Iarnród Éireann - DART+ Programme	Non-tunnel elements
NTA/Iarnród Éireann - DART+ Programme	Tunnel Element (Kildare Line to Northern Line)
O Cualann Cohousing Alliance CLG	39 affordable residential units in Ballymun
OBSF Limited SHD	290 apartments in 6 blocks and creche at Fortunestown, Dublin 24
October Management Limited	A new link road from the roundabout to the south of Lakeshore Drive, Crowcastle, Swords, Co Dublin.
Omni Park Shopping Centre Consortium SHD	324 apartments at Swords Road, Dublin 9
OPW	Construction of a commercial office building at Hawkins Street
Orchid Residential Limited SHD	Demolition of an existing building and hard surface parking area and the construction of 239 no. student bedspaces at Goatstown Road, Dublin 14
Oval Target Limited	Demolition of an existing extension, construction of 493 no. apartments, creche and associated site works. St Teresa's House (protected structure) and St Teresa's Lodge (protected structure) Temple Hill, Monkstown, Blackrock, Co. Dublin.
Oxley Holdings Limited	Commercial development at site to the rear of Connolly Station, Sheriff Street Lower, Dublin 1. Construction of 3 commercial blocks
Oxley Holdings Limited SHD	741 Build to Rent apartments at Sheriff Street Lower, Dublin 1
Pembroke Partnership Limited	115 no. apartments, creche and associated site works. 4 Blocks 3 - 5 storeys. Frankfort Castle, Old Frankfort, Dundrum, Dublin 14.
Phibsborough Shopping Centre Limited	Construction of an extension to the existing Phibsborough Shopping Centre with student accommodation and a 3-4 storey setback block for mixed use
Phibsborough Shopping Centre Limited SHD	321 no. Build to Rent shared accommodation bed spaces at Phibsborough Shopping Centre and North Circular Road, Dublin 7
Port Side Investments Limited.	Amendment to previously permitted development to accommodate 3 additional buildings. Holywell, Marshallstown, Swords, Co Dublin
Private Landowner (3543/21)	Demolition of existing shed and construction of 1 detached two-storey 3-bedroom mews house. 52A Western Way Dublin 7, D07KV22 (rear of 52 Mountjoy Street)
Private Landowner (4184/21)	Demolition of the existing disused single storey building which faces Blessington Court and the construction of a 3-storey building to accommodate 3 no. 2 bed own door apartment units. Rear 3 Blessington Street, Dublin 7

Other Development Developer/Name	Short Description
Private Landowner (F20A/0535)	Development of a Petrol Filling Station with amenity building. Holywell Distributor Road, Mountgorry, Swords, Co. Dublin
Puddenhill Property Limited SHD	590 apartment units in 4 blocks at Charlestown, Finglas
QMK Dublin Limited	141-bedroom hotel
Rails Investment Limited.	Construction of a part 3 – part 6 storey office building at Boyne Street, Dublin 2
Randelswood Holdings Limited SHD	250 Build to Rent apartments at Palmerstown, Dublin 20
Reconfiguration of the N4	M50 junction to Leixlip to rationalise accesses and to provide additional capacity at the Quarryvale junction
Reconfiguration of the N7	M50 junction to Naas to rationalise junctions and accesses to provide a higher level of service for strategic traffic
Rivergate Property Swords Limited	Mixed use scheme with 109-bedroom aparthotel and retail unit at Malahide Road, Co. Dublin
Roseberry Investments Limited SHD	124 apartments in 2 blocks at Swords Road, Dublin 9
Ruirside Developments Limited (ABP 310567)	30-storey residential building including 198 residential units, cafe/restaurant, replacement office use and ancillary accommodation and works. 42A Parkgate Street, Dublin 8, D08 E3FY
Ruirside Developments Limited SHD	245 apartments in 3 blocks at Finglas Road, Dublin 11
Ruirside Developments Limited SHD	245 apartments in 3 blocks at Finglas Road, Dublin 11
Sanderly Holdings Limited SHD	Demolition of existing vacant motor vehicle showroom and no. 38 Glasnevin Hill and construction of 101 no. apartments
Sandford Living Limited	671 Build to Rent apartments, creche and associated site works. Milltown Park, Sandford Road, Dublin 6
Sandyford GP Limited SHD	564 apartments in 6 blocks at Sandyford Business District, Dublin 18
Savona Limited (ABP 311333)	131 Build to Rent apartments and associated site works. Redcourt, Seafield Road East, Clontarf, Dublin 3
Seven Cabra Real Estate Limited SHD	485 residential units in 9 blocks at Cabra, Dublin 7
Silvermount Limited	545 Build to Rent apartments, creche and associated site works. 6 Blocks from 1-10 storeys. Lands at Concorde Industrial Estate, Naas Road, Walkinstown, Dublin 12
St Marnock's II Designated Activity Company SHD	153 residential units at Station Road, Portmarnock
Strandmount Limited	36-bedroom aparthotel at Charlemont Place
Summix FRC Developments Limited SHD	368 student bed spaces in 3 blocks at Brewery Block, Dublin 8
Tanat Limited	Construction of a new 22 storey landmark office and hotel development at Tara Street
Ternary Limited	Construction a new office building extending to 8-storeys at Nassau Street
The Donnybrook Partnership SHD	148 apartments at Donnybrook, Dublin 4
The Park Shopping Centre Limited SHD	Demolition of the existing Park Shopping Centre and nos. 42-45 Prussia Street, and construction of 175 no. residential units (3 no. houses, 29 no. Build to Rent apartments and 584 no. student bedspaces)
Trinity College Dublin	Demolition of biochemistry building and redevelopment of site
Trinity College Dublin SHD	358 student bedspaces in 4 blocks at Trinity Hall, Dartry, Dublin 6

Other Development Developer/Name	Short Description
Viridis Real Estate Services Limited and Prussia Properties Limited (ABP 312102)	Demolition of industrial sheds and workshops, construction of 236 no. student bedspaces and associated site works. 3 Blocks 5-7 storeys. Prussia Street, Dublin 7.
Winchurch Investments Limited	Demolition of the existing buildings and construction of new mixed-use development at Phibsborough Road and Eglington Terrace
Winterbrook Homes Limited SHD	231 residential apartment units in 5 blocks at Mount St Mary's, Dundrum Road, Dublin 14
Fingal County Council	R132 Connectivity Project. A proposal to improve connectivity for pedestrians and cyclists across and along the R132.

### 30.4.12 Soils & Geology

The list of 176 'other developments' has been reviewed and assessed in relation to cumulative impacts relevant to soils and geology. A total of 137 other developments were screened out for soils and geology cumulative impacts during the Construction and Operational Phases, due to their distance, scale and nature.

The study area for soils and geology is outlined in Section 20.2.1 of Chapter 20 (Soils & Geology) of this EIAR. A total of 43 other developments were screened in for potential significant cumulative impacts with the proposed Project, prior to the implementation of any mitigation measures. These are listed in Table 30.17.

**Table 30.16: Other Developments 'Screened In' for Potential Soils and Geology Cumulative Impacts with the Proposed Project (Pre-Mitigation)**

Other Development Developer/Name	Short Description	Phase
Adwood Limited. SHD	1,034 residential units, retail and commercial unit in townlands of Kilcarbery, Corkagh Demesne, Deansrath and Nangor, Co. Dublin	Construction Phase**
Arora Dublin T2 Limited	410-bedroom hotel, replacement weather radome and temporary construction compound, Dublin Airport.	Construction Phase*
Atlas GP Limited	Mixed use development at Apollo House	Construction Phase*
Aviva Life & Pensions Ireland Designated Activity Company	6 storey mixed-use development at Merrion Court, Dublin 2	Construction Phase*
Chilldale Limited SHD	130 houses and a creche at Rowlestown, Co. Dublin	Construction Phase**
Clarke Family Partnership	Construction of 36 residential units at Fosterstown North	Construction Phase**
Declan Taite & Anne O'Dwyer SHD	197 residential units at Kiltiernan, Dublin 18	Construction Phase**
Dun Laoghaire Rathdown County Council	Residential development of 597 residential units in townlands of Shanganagh, Cork Little and Shankill, Co. Dublin	Construction Phase**
Enhancements of the N2/M2	Inclusive of a bypass of Slane, to provide for additional capacity on the non-Motorway sections of this route,	Construction Phase**
Fingleton White – Aviation Fuel Pipeline	Dublin Airport to Dublin Port underground pipeline	Construction Phase*
Grand Parade Property Trading Co. DAC	Refurbishment/alterations to existing 8-storey building and provision of new office building at Charlemont	Construction Phase*

Other Development Developer/Name	Short Description	Phase
Greenacre Residential DAC SHD	488 apartments in 5 blocks at Fortunestown Lane, Saggart, Co. Dublin	Construction Phase**
IPUT Plc	Refurbishment and extension of office building at George's Quay, Dublin 2	Construction Phase*
Irish Water – Greater Dublin Drainage Project	New wastewater treatment plant and associated underground pipelines.	Construction Phase*
Junction upgrades on M1 Motorway	Including other capacity improvements and additional lanes south of Drogheda, where required	Construction Phase**
Kategale Limited	Phase 1 of a 2-phase masterplan for a mixed residential and commercial development in Northwood, Santry	Construction Phase
Kategale Limited	Phase 2 of a 2-phase masterplan for a mixed residential and commercial development in Northwood, Santry	Construction Phase
Kategale Limited	2-Phase masterplan for a mixed residential and commercial scheme at Northwood Crescent	Construction Phase*
Mater Misericordiae University Hospital	Construction of a 4-storey clinical extension	Construction Phase*
NTA - BusConnects	Overhaul of current bus system in Dublin region including 12 new proposed bus corridor schemes	Construction Phase
NTA/Iarnród Éireann - DART+ Programme	Non tunnel elements	Construction Phase*
OBSF Limited SHD	290 apartments in 6 blocks and creche at Fortunestown, Dublin 24	Construction Phase**
Oldtown-Mooretown Western Distributor Link Road		Construction Phase**
OPW	Construction of a commercial office building at Hawkins Street	Construction Phase*
Paul and David Butler SHD	116 residential units at Kiltarnan, Dublin 18	Construction Phase**
Reconfiguration of the N4	M50 junction to Leixlip to rationalise accesses and to provide additional capacity at the Quarryvale junction	Construction Phase**
Reconfiguration of the N7	M50 junction to Naas to rationalise junctions and accesses to provide a higher level of service for strategic traffic	Construction Phase**
St Marnock's II Designated Activity Company SHD	153 residential units at Station Road, Portmarnock	Construction Phase**
Strandmount Limited	36-bedroom aparthotel at Charlemont Place	Construction Phase*
Swords Relief Road at Lord Mayors		Construction Phase*
Tanat Limited	Construction of a new 22 storey landmark office and hotel development at Tara Street	Construction Phase*
The Skerries Road Partnership SHD	165 residential units in Rush, Co. Dublin	Construction Phase**
Trinity College Dublin	Demolition of biochemistry building and redevelopment of site	Construction Phase*
Widening of the M50	Widening to three lanes in each direction between junction 14 and junction 17	Construction Phase**

Other Development Developer/Name	Short Description	Phase
Widening of the N3	Junction 1 to Junction 4 and related junction and necessary changes to the existing national road network	Construction Phase**

30.4.12.1 Construction Phase

18 of the 43 other developments, as listed in Table 30.17 (noted by a single asterisk (\*) in the MetroLink Phase column), were screened in for potential cumulative impacts from the potential for settlement, if construction works were to take place at the same time (settlement would be dependent on the exact location of the proposed Project works).

Two other developments (Fingleton White Aviation Fuel Pipeline and Arora Dublin T2 Limited) were screened in for potential cumulative impacts from the potential to alter source-pathway receptor linkages relating to the infilled quarry in the area where it is proposed to construct the Dublin Airport Station.

One other development (BusConnects) was screened in for potential cumulative impacts from the potential for loss of soil cover. However, the aim of the proposed Project and for BusConnects is that soil will be re-used wherever suitable, and therefore the cumulative impact would be Negative, Not Significant.

Two other developments were screened in for the potential for permanent additional loss of soil between the adjacent Kategale Limited - Phase 1 and Kategale Limited - Phase 2 developments and the proposed Northwood Station and tunnel bore machine launch site at Northwood. The impact is likely to result in the loss of an area of low fertility and low use soil (urban soil) which is of low importance. This would result in a Negative and Slight impact.

Twenty-two other developments as listed in Table 30.17 (noted by a double asterisk (\*\*)) in the MetroLink Phase column) were screened in for the potential for permanent additional loss of soil between each development and the proposed Project. The impact is likely to result in the loss of an area of medium fertility and medium use soil which is of medium importance. This would result in a Negative and Slight impact.

30.4.12.2 Operational Phase

No other developments were deemed likely to result in a cumulative impact in relation to soils and geology during the Operational Phase of the proposed Project.

**30.4.13 Land Take**

The list of 176 'other developments' has been reviewed and assessed in relation to cumulative impacts relevant to land take. A total of 164 other developments were screened out for land take cumulative impacts during the Construction and Operational Phases, due to their distance, scale and nature.

The study area for land take is outlined in Section 21.3.1 of Chapter 21 (Land Take) of this EIAR. A total of 12 other developments were screened in for potential cumulative impacts with the proposed Project, prior to the implementation of any mitigation measures. These are listed in Table 30.18.

Only developments where there is an overlap in either temporary or permanent land take boundaries have been considered for the assessment of cumulative effects.

**Table 30.17: Other Developments ‘Screened In’ for Potential Land Take Cumulative Impacts with the Proposed Project (Pre-Mitigation)**

Other Development Developer/Name	Short Description	MetroLink Phase
Arora Dublin T2 Limited	410-bedroom hotel, replacement weather radome and temporary construction compound, Dublin Airport.	Construction Phase
GDA Cycle Network Plan	Various cycle routes planned for the GDA	Construction Phase
Grand Parade Property Trading Co. DAC:	Refurbishment/alterations to existing 8-storey building and provision of new office building at Charlemont	Construction Phase
Irish Water: Greater Dublin Drainage Project	New wastewater treatment plant and associated underground pipelines.	Construction Phase
Luas Bray	Extension of Luas Green Line to Bray	Construction Phase
Luas Finglas	Green Line extension Broombridge to Finglas	Construction Phase
Luas Green Line Capacity Enhancement - Phase 2	Potential for overlap in land take boundaries at the proposed Charlemont Station.	Construction Phase
Luas Lucan	Luas to Lucan	Construction Phase
Luas Poolbeg	Luas to Poolbeg	Construction Phase
NTA/Iarnród Éireann - DART+ Programme	Non-tunnel elements	Construction Phase
NTA/Iarnród Éireann - DART+ Programme	Tunnel Element (Kildare Line to Northern Line)	Construction Phase
NTA: BusConnects	Overhaul of current bus system in Dublin region including 12 new proposed bus corridor schemes	Construction Phase

*30.4.13.1 Construction Phase*

All of the 12 other developments screened in for potential cumulative impacts, as listed in Table 30.18, relate to land take clashes, if the Construction Phase of the proposed Project were to overlap with any of these other developments.

Two developments have been identified which will potentially directly interface with the proposed Project. One of these is at the proposed Charlemont Station where a separate development is under construction on the western side of the site by Grand Parade Property Trading Company. In consultation with the development's design team, the design of this office complex has been integrated to facilitate future construction of the proposed station. Construction details and phasing are detailed in Chapter 5 (MetroLink Construction Phase). On this basis the cumulative impact will be Slight.

The other is near the proposed Dublin Airport Station where the Arora Dublin T2 Limited proposed hotel may interface with the proposed Project. However, the proposals for the airport hotel close to transport interchange at Dublin Airport are complementary to the function of the airport, and therefore the cumulative impact will be Not Significant.

An integrated approach has also been taken in the design of the proposed Project with its interfaces with BusConnects and the Dart+ Programme to ensure that all feasible measures are taken to reduce the potential for negative cumulative impacts during the construction and operation of the proposed Project and these projects.

The potential for cumulative impact on agriculture associated with land take for the proposed Project in combination with other planned developments is assessed in Chapter 23 (Agronomy).

The potential for cumulative impacts arising from land take for the proposed Project on severance affecting business operations, local communities, social infrastructure and residential amenity is assessed in Chapter 11 (Population & Land Use).

30.4.13.2 Operational Phase

No other developments were deemed likely to result in a cumulative impact in relation to land take during the Operational Phase of the proposed Project.

**30.4.14 Infrastructure & Utilities**

The list of 176 'other developments' has been reviewed and assessed in relation to cumulative impacts relevant to Infrastructure & Utilities. A total of 135 other developments were screened out for cumulative impacts during the Construction and Operational Phases, due to their distance, scale and nature.

The study area for Infrastructure & Utilities is outlined in Section 22.3.1 of Chapter 22 (Infrastructure & Utilities) of this EIAR. A total of 41 other developments screened in for potential cumulative impacts with the proposed Project, prior to the implementation of any mitigation measures. These are listed in Table 30.19.

**Table 30.18: Other Developments 'Screened In' for Potential Infrastructure & Utilities Cumulative Impacts with the Proposed Project (Pre-Mitigation)**

Other Development Developer/Name	Short Description	MetroLink Phase
Abbey Cottages Limited.	11 storey (over basement) 151 room hostel at Abbey Street Upper	Construction Phase
Arora Dublin T2 Limited	410-bedroom hotel, replacement weather radome and temporary construction compound, Dublin Airport.	Construction Phase
Atlas GP Limited.	Mixed use development at Apollo House	Construction Phase
Aviva Life & Pensions Ireland Designated Activity Company	6 storey mixed-use development at Merrion Court, Dublin 2	Construction Phase
Barry Ward	Construction of a new Operations Depot and Civic amenity Site at St Margaret's Road	Construction Phase
Bashview Limited	Demolition of the existing six storey mixed use structure and the provision of a nine storey over basement office building with a restaurant at ground floor at Trinity Street and Dame Land, Dublin 2	Construction Phase
Bindford Limited SHD	205 no. Build to Rent apartments at 113 Phibsborough Road, Cross Guns Bridge, Phibsborough, Dublin 7	Construction Phase
Cassidy's Hotel Limited.	Extension to hotel and alterations to the side and rear boundary. 6,7 & 8 Cavendish Row and 9A Rutland Place, Dublin 1, D01 V3P6	Construction Phase
Clarke Family Partnership	Construction of 36 residential units at Fosterstown North	Construction Phase
Cosgrave Developments	331 number apartments, Northwood Avenue, Santry	Construction Phase
Deck Building Services DAC	Change of use from commercial to residential land use, refurbishment and restoration works to Nos. 42 and 43 Blessington Street and construction of a three-storey apartment building, comprising 6 one-bedroom apartments. 42/43, Blessington Street, Dublin 7.	Construction Phase

Other Development Developer/Name	Short Description	MetroLink Phase
Dublin City University SHD	1,240 student bed spaces on DCU campus, Glasnevin, Dublin 9	Construction Phase
Fingleton White	Aviation fuel pipeline from Dublin Airport to Dublin Port	Construction Phase
Fitzwilliam Real Estate Development Limited.	Development of a hotel in vicinity of Arnott's, Henry Street	Construction Phase
Glenveagh Living Limited SHD	Demolition of all the structures on the site and construction of 702 no. Build to Rent residential units at Castleforbes Business Park, Sheriff Street Upper and East Road, Dublin 1	Construction Phase
Grand Parade Property Trading Co.	Refurbishment/alterations to existing 8-storey building and provision of new office building at Charlemont	Construction Phase
Irish Water: Greater Dublin Drainage Project	New wastewater treatment plant and associated underground pipelines.	Construction Phase
JOM Investments Unlimited Company	An extension to the rear of Unit C4 to provide for additional retail warehouse storage area. Unit C4, Gullivers Retail Park, Northwood Avenue, Santry, Dublin 9.	Construction Phase
Kategale Limited	2-Phase masterplan for a mixed residential and commercial scheme at Northwood Crescent	Construction Phase
Kategale Limited.	Phase 1 of a 2-phase masterplan for a mixed residential and commercial development in Northwood, Santry	Construction Phase
Kategale Limited.	Phase 2 of a 2-phase masterplan for a mixed residential and commercial development in Northwood, Santry	Construction Phase
Luas Bray	Extension of Luas Green Line to Bray	Construction Phase
Luas Finglas	Green Line extension Broombridge to Finglas	Construction Phase
Luas Green Line	Capacity Enhancement - Phase 2	Construction Phase
Luas Lucan	Luas to Lucan	Construction Phase
Luas Poolbeg	Luas to Poolbeg	Construction Phase
Mater Misericordiae University Hospital	Construction of a 4-storey clinical extension	Construction Phase
MKN Developments Limited SHD	278 no. apartments at Forest Road, Swords, Co. Dublin	Construction Phase
NTA/Iarnród Éireann - DART+ Programme	Non-tunnel elements	Construction Phase
NTA/Iarnród Éireann - DART+ Programme	Tunnel Element (Kildare Line to Northern Line)	Construction Phase
NTA: BusConnects	Overhaul of current bus system in Dublin region including 12 new proposed bus corridor schemes	Construction Phase
OPW	Construction of a commercial office building at Hawkins Street	Construction Phase
Phibsborough Shopping Centre Limited SHD	321 no. Build to Rent shared accommodation bed spaces at Phibsborough Shopping Centre and 345-349 North Circular Road, Dublin 7	Construction Phase
Puddenhill Property Limited SHD	590 apartment units in 4 blocks at Charlestown, Finglas	Construction Phase

Other Development Developer/Name	Short Description	MetroLink Phase
QMK Dublin Limited.	141-bedroom hotel	Construction Phase
Rivergate Property Swords Limited	Mixed use scheme with 109-bedroom aparthotel and retail unit at Malahide Road, Co. Dublin	Construction Phase
Sanderly Holdings Limited SHD	Demolition of existing vacant motor vehicle showroom and no. 38 Glasnevin Hill, and construction of 101 no. apartments	Construction Phase
Strandmount Limited.	36-bedroom aparthotel at Charlemont Place	Construction Phase
Tanat Limited.	Construction of a new 22 storey landmark office and hotel development at Tara Street	Construction Phase
Vanguard Health Services International Limited.	8-storey hospital/healthcare facility off Holywell Link Road in Swords	Construction Phase
Winchurch Investments Limited	Demolition of the existing two storey mixed-use buildings and construction of new mixed-use development at Phibsborough Road/Eglington Terrace.	Construction Phase

30.4.14.1 Construction Phase

All of the 42 other developments screened in for potential cumulative impacts on Infrastructure & Utilities, as listed in Table 30.19, relate to the Construction Phase, if construction works were to take place at the same time as the proposed Project. Cumulative impacts may arise where utility diversions or new connections are required for both the development and the proposed Project, potentially resulting in cumulative disruption to service provision and impact upon local residents and businesses. However, with the standard mitigation included for the proposed Project (refer to Chapter 22 (Infrastructure & Utilities)), the cumulative impact will be Not Significant.

30.4.14.2 Operational Phase

No developments were deemed likely to result in a negative cumulative impact in relation to utilities and infrastructure during the Operational Phase of the proposed Project. The proposed Project has been designed to integrate with BusConnects, R132 Connectivity Project and the Dart+ Programme, such as through the construction of bus interchanges at stations and the construction of a new metro-heavy rail interchange station at Glasnevin. These measures will serve to enhance the positive cumulative impact of the proposed Project and other projects in terms of access to sustainable transport.

30.4.15 Agronomy

The list of 176 'other developments' has been reviewed and assessed in relation to cumulative impacts relevant to agronomy. A total of 173 other developments were screened out for cumulative impacts during the Construction and Operational Phases, due to their distance, scale and nature.

The study area for agronomy is outlined in Section 23.3.1 of Chapter 23 (Agronomy) of this EIAR. A total of three other developments screened in for potential cumulative impacts with the proposed Project, prior to the implementation of any mitigation measures. These are listed in Table 30.20.

**Table 30.19: Other Developments 'Screened In' for Potential Agronomy Cumulative Impacts with the Proposed Project (Pre - Mitigation)**

Other Development Developer/Name	Short Description	MetroLink Phase
Irish Water – Greater Dublin Drainage Project	New wastewater treatment plant and associated underground pipelines.	Construction Phase
Vanguard Health Services International Limited	8-storey hospital/healthcare facility off Holywell Link Road in Swords	Construction Phase

Other Development Developer/Name	Short Description	MetroLink Phase
MKN Developments Limited SHD	278 no. apartments at Forest Road, Swords, Co. Dublin	Construction Phase

30.4.15.1 Construction Phase

One other development (Greater Dublin Drainage Project) was screened in for the potential for significant cumulative impacts on land holding folio DN212005F. Both the Greater Dublin Drainage Project and the proposed Project will be impacting on the southern portion of the folio during their Construction Phases. There will be approximately 89 acres of this folio impacted by the proposed Project to allow for the construction of Dardistown Depot and the DASP. The Greater Dublin Drainage Project will impact a small area to the south of the holding as its pipeline is to be constructed parallel to the M50 Motorway, while the Dardistown to Northwood track will cross with the Greater Dublin Drainage Project horizontally, in a line type incline.

One other development (Vanguard Health Services International Limited) was screened in for the potential for a cumulative impact due to the removal of agricultural land from this development and the proposed Project in the same area. The proposed Project will remove approximately 23 acres from agricultural use.

One other development (MKN Developments Limited) was screened in for the potential for a cumulative impact due to the removal of agricultural land from this development and the proposed Project in the Swords area.

30.4.15.2 Operational Phase

No other developments were deemed likely to result in a cumulative impact in relation to agronomy during the Operational Phase of the proposed Project.

**30.4.16 Materials & Waste Management**

The list of 176 'other developments' has been reviewed and assessed in relation to cumulative impacts relevant to materials and waste management. A total of five other developments were screened out for cumulative impacts during the Construction and Operational Phases, due to their distance, scale and nature.

The study area for materials and waste management is outlined in Section 24.3.1 of Chapter 24 (Materials & Waste Management) of this EIAR. A total of 171 other developments were screened in for potential significant cumulative impacts with the proposed Project, prior to the implementation of any mitigation measures. These are listed in Table 30.21:

**Table 30.20: Other Developments 'Screened In' for Potential Materials and Waste Management Cumulative Impacts with the Proposed Project (Pre-Mitigation)**

Other Development Developer / Name	Short Description
1 Players Land Limited	244 Build to Rent apartments over 3 blocks at Cross Avenue, Blackrock, Dublin
1 Wyckham Land Limited.	Strategic Housing Development for 628 no. residential units in five blocks, residential amenities, a creche and all associated site development works.
A Star Backpackers Limited	Development will consist of a 96-bedroom contemporary tourist hostel at 6-12, Sackville Place and 107A Marlborough Street, Dublin 1.
AAI Walkinstown Limited	Demolition of existing buildings, construction of 171 apartments, creche and associated site works.
Abbey Cottages Limited	Development of 119 room hotel at 35/36, Abbey Street Upper
Abbey Cottages Ltd	11 storey (over basement) 151 room hostel at Abbey Street Upper

Other Development Developer / Name	Short Description
Adroit Operations Limited SHD	203 no. residential units at Enniskerry Road, Kiltiernan, Dublin 18
Adwood Limited. SHD	1,034 residential units, retail and commercial unit in townlands of Kilcarbery, Corkagh Demesne, Deansrath and Nangor, Co. Dublin
Alphabet ABC Properties Limited SHD	397 bedspace shared living residential development at Cork Street, Dublin 8
Ardstone Homes Limited SHD	241 no. apartments at Stocking Avenue, Woodstown, Dublin 16
Ardstone Homes Limited SHD	590 residential units at Scholarstown Road, Dublin 16
Ardstone Homes SHD	114 Build to Rent apartments at Stocking Avenue, Dublin 16
Arora Dublin T2 Limited	410-bedroom hotel, replacement weather radome and temporary construction compound, Dublin Airport.
Atlas GP Limited	Mixed use development at a site of 0.5 ha at Apollo House, Tara Street (D02 N920); 9-11 Townsend St (incl. The Long Stone Pub) (D02 FE00); College House, Nos. 2-3 Townsend Street, (D02 F990), and the Screen Cinema, 16 Hawkins Street
Atlas GP Trading Limited:	The proposed development consists of the amalgamation and re-organisation of the permitted basements and floor levels of both buildings and the removal of the permitted car lifts onto Townsend St
Atlas GP Limited	512 apartments in 5 blocks at Howth Road, Co. Dublin
Atlas GP Limited	Demolition of 4 no. dwellings and construction of 255 no. residential units
Aviva Life & Pensions Ireland Designated Activity Company	Demolition of the existing 1 and 2 no. storey buildings and the construction of a part 4, 5 and 6 no. storey mixed-use development
Balark Trading GP Limited	Demolition of 8-10 Hanover Street East and construction of a build-to-rent residential development
Balark Trading GP Limited	Construction of a 9 storey over basement aparthotel
Balgriffin Park Limited	260 apartments and associated site works in two blocks at Belmayne P4. The corner of Churchwell Road and Churchwell Crescent, Belmayne, Dublin 13.
Ballycullen Limited Partnership	SHD for 329 residential units, a creche and all associated site development works located in the townland of Woodtown, Ballycullen, Dublin 16.
Ballymore Property Developments Limited SHD	142 residential units at Seamount Road and Seamount Abbey, Malahide
Ballymore Property Developments Limited SHD	435 apartments in 5 blocks at Pelletstown, Dublin 11
Bartra ODG Limited SHD	1,074 residential units at O'Devaney Gardens, Dublin 7
Barry Ward	Construction of a new Operations Depot and Civic amenity Site at St. Margaret's Road.
Bashview Limited	Demolition of the existing structure and the provision of a nine storey over basement office building with a restaurant at ground floor.
Belwall Limited	413 apartments, creche and associated site works across 4. apartment blocks at Saint Columbans and No. 25 Hole in the Wall Road, Donaghmede, Dublin 13.
Bindford Limited SHD	205 no. Build to Rent apartments at Phibsborough Road, Cross Guns Bridge, Phibsborough, Dublin 7

Other Development Developer / Name	Short Description
Bovale	Residential development comprising 29 dwellings bounded by Holywell Avenue
Cairn Homes Properties Limited	Removal of the existing backfilled basement and construction of 730 residential units, in 5 blocks at site at Parkside 5B, Parkside, Dublin 13.
Cairn Homes Properties Limited	421 residential units, retail/office/commercial units, residential amenity areas, in 9 blocks. Site at Cooldown Commons and Fortunestown, Citywest, Dublin 24
Cairn Homes Properties Limited SHD	282 apartments in four blocks at Parkside Boulevard, Dublin 13
Capacity enhancement and reconfiguration of the M11/N11	Junction 4 to Junction 14 to provide additional lanes and upgraded junctions, plus service roads
Carrey Issuer DAC SHD	413 Build to Rent apartments at Newmarket Street, Dublin 8
Carsara Inns	
Cassidy's Hotel Limited.	Extension to hotel and alterations to the side and rear boundary. 6,7 & 8 Cavendish Row and 9A Rutland Place, Dublin 1, D01 V3P6
Certas Energy Ireland Limited	Installation of a new 40,000L above ground fuel storage tank and associated drainage including a new 10,000 class 1 separator. Certas Service Station, Swords Rd, Swords, Co. Dublin K67 P2H2
CG Hotels Dublin Airport Limited	Construction of a 1-6 storey extension (over lower ground) to the existing hotel. Radisson Blu Hotel, Corballis Way/East Link Road, Dublin Airport, Swords.
CG Hotels Dublin Airport Limited	A new standalone 8-12 -storey (over partial basement) hotel. Radisson Blu Hotel, Corballis Way/East Link Road, Dublin Airport, Swords.
Charlemont Regeneration Limited	Construction of a new building comprising 2 retail units, 22 apartment units and communal open space. 17-19 Richmond Street South and 14 Gordon Place, Dublin 2, D02 EF 20.
Cherry Core Limited and Jasmine Perfection Limited SHD	Demolition of existing buildings on site, construction of 189 no. Build to Rent apartments at James Street and a site off Basin View, Dublin 8
Chilldale Limited SHD	130 houses and a creche at Rowlestown, Co. Dublin
Clarke Family Partnership	Construction of 36 residential units at Fosterstown North
Clonkeen Investments DAC	299 no. apartments, creche and associated site works. Lands adjoining Clonkeen College, Clonkeen Road, Blackrock, Co. Dublin
Colbeam Limited SHD	698 no. student bedspace accommodation works at Our Lady's Grove, Goatstown, Dublin 14
Cornel Living Limited	419 Build to Rent dwellings, 1 childcare facility, 1 retail/cafe unit. Site at Old Bray Road, Cornelscourt, Dublin 18
Cosgrave Developments SHD	331 apartments at Northwood Avenue, Santry
Crekav Trading GP Limited SHD	657 apartments in 9 blocks at Raheny, Dublin 5
Crekav Trading GP Limited SHD	253 apartments in 3 blocks at Dundrum, Dublin 14
CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund	1,614 no. Build to Rent apartments, and associated site works. Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9
DAA plc	Terminal 1, Dublin Airport facade refurbishment
DAA plc	Amendment to Planning Permission reference F19A/0049 as granted which is for: a) a single-storey extension of Pier 1 and Pier 2 Immigration Hall by 673 square metres to the North East at Dublin Airport

Other Development Developer / Name	Short Description
	Terminal 1, Dublin Airport, Co. Dublin.
DAA plc	The development will consist of enabling works to facilitate the mandatory upgrade of the airport security screening system for passenger baggage. This will include the demolition and clearance of the Carousel No. 4 Building, making good the remaining Terminal 1 facade; and all associated fencing and site works.
DBTR-SCR1 Fund a Sub-Fund of the CWTC Multi Family ICAV SHD	Demolition of all buildings excluding the original fabric of the former Player Wills Factory at South Circular Road, Dublin 8, construction of 492 no. Build to Rent apartments,
Deck Building Services DAC	Change of use from commercial to residential land use, refurbishment and restoration works to Nos. 42 and 43 Blessington Street and construction of a three-storey apartment building, comprising 6 one-bedroom apartments. 42/43, Blessington Street, Dublin 7.
Declan Taite & Anne O'Dwyer SHD	197 residential units at Kiltiernan, Dublin 18
Derryroe Limited SHD	105 apartments and aparthotel extension at Ballsbridge, Dublin 4
Dublin City Council	Increase capacity of the Dublin Waste to Energy Facility (ABP ref: PL29S.EF2022) from 600,000 tonnes per annum to 690,000 tonnes per annum. Pigeon House Road Dublin 4.
Dublin City University SHD	
Dublin County Board	A 2-storey extension to the existing single storey sports facility. DCU Sports Grounds, Saint Clare's, Griffith Avenue, Dublin 9, with second access from Ballymun Road
Dublin Port Southern Port Access Road	Development of a road link connecting from the southern end of the Dublin Port Tunnel to the South Port area
Dun Laoghaire Rathdown County Council	Residential development of 597 residential units in townlands of Shanganagh, Cork Little and Shankill, Co. Dublin
Durkan (Brickfield Drive) Limited SHD	282 apartment units in 4 blocks at Brickfield Drive, Crumlin, Dublin 12
Elchoir Construction Limited SHD	144 apartments in 3 blocks at Donabate, Co. Dublin
Enhancements of the N2/M2	Inclusive of a bypass of Slane, to provide for additional capacity on the non-Motorway sections of this route,
EWR Innovation Park Limited SHD	336 apartments in 6 blocks at East Wall Road, Dublin 3
FCC Greenway	
Fingleton White – Aviation Fuel Pipeline	Dublin Airport to Dublin Port underground pipeline
Fitzwilliam	
GA Development ICAV	Mixed use development at the Dublin Institute of Technology, Dublin 8
Gerrard Gannon	1,030
Glenveagh Homes Limited SHD	192 no. apartments at Carpenterstown Road, Castleknock, Dublin 15
Glenveagh Homes Limited SHD	463 residential units and a creche at Fortunestown, Citywest, Dublin 24
Glenveagh Living Limited SHD	Demolition of all the structures on the site, 702 no. Build to Rent residential units at Castleforbes Business Park, Sheriff Street Upper and East Road, Dublin 1
GLL PRS Holdco Limited	SHD including 162 residential units across 3 blocks. Deer Park, Howth, County Dublin.

Other Development Developer / Name	Short Description
Golden Port Estates Limited	249 apartments and associated site works. 8 five to eight-storey blocks. Carriglea Industrial Estate, Muirfield Drive, Naas Road, Dublin 12.
Grand Parade	
Greenacre Residential DAC SHD	488 apartments in 5 blocks at Fortunestown Lane, Saggart, Co. Dublin
Greenleaf Homes Limited SHD	502 apartment units in 6 blocks at Tallaght, Dublin 24
GDA Cycle	
Gunn Lennon Fabrication Limited	Construction of a light industrial manufacturing unit. GFL site South of Unit 2, Swords Business Park (Mountgorrey), Swords,
Heronvale Developments Limited	130 residential units and associated site works. Lands at Shaldon Grange, located off Enniskerry Road (R117), Kiltarnan, Dublin 18.
Homeland Silverpines Limited	Demolition of properties and associated outbuildings, change of use of St Joseph's House, construction of 463 no. apartments, childcare facility and associated site works. Brewery Road and Leopardstown Road, Dublin 18.
HPREF HSQ Investments Limited	Construction of 399 no. Build To Rent apartments and associated site works. Heuston South Quarter, St John's Road West/Military Road, Kilmainham, Dublin 8.
IPUT	
Irish Life Assurance plc	Development at Blocks 3A and 3B of the Irish Life Centre (and their associated garden areas) at the Irish Life Centre, 1 Abbey Street Lower, Dublin 1
Irish Water – Greater Dublin Drainage Project	New wastewater treatment plant and associated underground pipelines.
Irish Water - Water Supply Project	Water supply pipeline from Parteen Basin in Tipperary to Dublin, including a water treatment plant and other associated infrastructure
Irish Water – Clarendon	Dublin Sewer Upgrades
Ironborn Real Estate Limited SHD	445 no. Build to Rent apartments at Stepside, Dublin 18
JOM Investments Unlimited Company	An extension to the rear of Unit C4 to provide for additional retail warehouse storage area. Unit C4, Gullivers Retail Park, Northwood Avenue, Santry, Dublin 9.
Junction upgrades M1	Including other capacity improvements and additional lanes south of Drogheda, where required
Kategale	Phase 1 of a 2-phase masterplan for a mixed residential and commercial development in Northwood, Santry
Kategale	Phase 2 of a 2-phase masterplan for a mixed residential and commercial development in Northwood, Santry
Kategale	2-Phase masterplan for a mixed residential and commercial scheme at Northwood Crescent
Ketut Limited SHD	200 apartments in 4 blocks at Leopardstown, Dublin 18
Knockrabo Investments DAC	227 apartments and associated site works. 4 Blocks, part 2 to part 8-storeys in height. Lands at Knockrabo, Mount Anville Road, Goatstown, Dublin 14.
Kimpton Vale	
Luas Bray	Extension of Luas Green Line to Bray
Luas Finglas	Green Line extension Broombridge to Finglas
Luas Lucan	Luas to Lucan

Other Development Developer / Name	Short Description
Luas Poolbeg	Luas to Poolbeg
Lulani Dalguise Limited SHD	298 residential units and creche at Monkstown, Blackrock, Co. Dublin
MacCabe Durney Barnes	131 residential units, childcare facilities and associated site works. Stocking Lane, Ballyboden, Dublin 16.
Mater Misericordiae University Hospital	Construction of a four-storey clinical extension
Mater Misericordiae University Hospital	Wastewater Treatment Plant
Maxol Property Limited	Demolition all existing buildings, construction of 112 apartments and associated site works. Maxol Filling Station and a vacant motor sales/service garage (formerly Michael Grant Motors), Beach Road, Dublin 4.
Metro South	MetroLink extension Charlemont to Sandyford
MKN Developments Limited SHD	278 no. apartments at Forest Road, Swords, Co. Dublin
MSD International GmbH t/a MSD Ireland	Extension and modifications to the existing ESB Substation at Drynam Road, Barrysparks, Swords, Co. Dublin
National Council for the Blind of Ireland	Single storey building for gym use with glazed link corridor to the eastern side of the existing training building on the northern side of the existing site of P.V. Doyle House, Whitworth Road, Drumcondra, Dublin 9.
NTA - BusConnects	Overhaul of current bus system in Dublin region including 12 new proposed bus corridor schemes
NTA/Iarnród Éireann - DART+ Programme	Non tunnel elements
NTA/Iarnród Éireann - DART+ Programme	Tunnel Element (Kildare Line to Northern Line)
O Cualann Cohousing Alliance CLG	39 affordable residential units in Ballymun
OBSF Limited SHD	290 apartments in 6 blocks and creche at Fortunestown, Dublin 24
October Management Limited	A new link road from the roundabout to the south of Lakeshore Drive, Crowcastle, Swords, Co Dublin.
Oldtown-Mooretown Western Distributor Link Road	
Omni Park Shopping Centre Consortium SHD	324 apartments at Swords Road, Dublin 9
OPW	Construction of a commercial office building at Hawkins Street
Orchid Residential Limited SHD	Demolition of an existing building and hard surface parking area and the construction of 239 no. student bedspaces at Goatstown Road, Dublin 14.
Oval Target Limited	Demolition of an existing extension, construction of 493 no. apartments, creche and associated site works. St Teresa's House (protected structure) and St Teresa's Lodge (protected structure) Temple Hill, Monkstown, Blackrock, Co. Dublin.
Oxley Holdings Limited	Commercial development at site to the rear of Connolly Station, Sheriff Street Lower, Dublin 1. Construction of 3 commercial blocks
Oxley Holdings Limited SHD	741 Build to Rent apartments at Sheriff Street Lower, Dublin 1
Paul and David Butler SHD	116 residential units at Kilternan, Dublin 18
Pembroke Partnership Limited	115 no. apartments, creche and associated site works. 4 Blocks 3 - 5 storeys. Frankfort Castle, Old Frankfort, Dundrum, Dublin 14.
Phibsborough Shopping Centre Limited	Construction of an extension to the existing Phibsborough Shopping Centre with student accommodation and a 3-4 storey setback block for mixed use

Other Development Developer / Name	Short Description
Phibsborough Shopping Centre Limited SHD	321 no. Build to Rent shared accommodation bed spaces at North Circular Road, Dublin 7
Port Side Investments Limited.	Amendment to previously permitted development to accommodate 3 additional buildings. Holywell, Marshallstown, Swords, Co Dublin
Private Landowner (3543/21)	Demolition of existing shed and construction of 1 detached 2-storey 3-bedroom mews house. 52A Western Way Dublin 7, D07KV22 (rear of 52 Mountjoy Street)
Private Landowner (4184/21)	Demolition of the existing disused single storey building which faces Blessington Court and the construction of a 3-storey building to accommodate 3 no. 2 bed own door apartment units. Rear 3 Blessington Street, Dublin 7
Private Landowner (F20A/0535)	Development of a Petrol Filling Station with amenity building. Holywell Distributor Road, Mountgorry, Swords, Co. Dublin
Puddenhill Property Limited SHD	590 apartment units at Charlestown, Finglas
QMK	
Quintain Developments Ireland Limited	172 no. residential units in a mix of houses and duplexes. Public open space, a new vehicular road and an upgrade of an existing foul water pump
Rails Investment Limited.	Construction of a part 3 – part 6 storey office building at Boyne Street, Dublin 2
Randelswood Holdings Limited SHD	250 Build to Rent apartments at Palmerstown, Dublin 20
Reconfiguration of the N4	M50 junction to Leixlip to rationalise accesses and to provide additional capacity at the Quarryvale junction
Reconfiguration of the N7	M50 junction to Naas to rationalise junctions and accesses to provide a higher level of service for strategic traffic
Rivergate Property Swords Limited	Mixed use scheme with 109-bedroom aparthotel and retail unit at Malahide Road, Co. Dublin
Roseberry Investments Limited SHD	124 apartments in 2 blocks at Swords Road, Dublin 9
Ruirside Development Limited SHD	725 apartments in 6 blocks at Ashtown, Dublin 15
Ruirside Developments Limited	30-storey residential building including 198 residential units, cafe/restaurant, replacement office use and ancillary accommodation and works. 42A Parkgate Street, Dublin 8, D08 E3FY
Ruirside Developments Limited	Strategic Housing Development application for 245 no. apartment units comprising three blocks at Part of Former Premier Dairies Site
Sanderly Holdings Limited SHD	Demolition of existing vacant motor vehicle showroom and no. 38 Glasnevin Hill, construction of 101 no. apartments
Sandford Living Limited	671 Build to Rent apartments, creche and associated site works. Milltown Park, Sandford Road, Dublin 6
Sandyford GP Limited SHD	564 apartments in 6 blocks at Sandyford Business District, Dublin 18
Savona Limited	131 Build to Rent apartments and associated site works. Redcourt, Seafield Road East, Clontarf, Dublin 3
Seven Cabra Real Estate Limited SHD	485 residential units in 9 blocks at Cabra, Dublin 7
Silvermount Limited	545 Build to Rent apartments, creche and associated site works. 6 Blocks from 1-10 storeys. Lands at Concorde Industrial Estate, Naas Road, Walkinstown, Dublin 12

Other Development Developer / Name	Short Description
St Marnock's II Designated Activity Company SHD	153 residential units at Station Road, Portmarnock
Swords Relief Road at Lord Mayors	
Strandmount Limited	36-bedroom aparthotel at Charlemont Place
Summix FRC Developments Limited SHD	368 student bed spaces in 3 blocks at Brewery Block, Dublin 8
Tanat Limited	Construction of a new 22 storey landmark office and hotel development at Tara Street
Ternary Limited	Construction a new office building extending to 8-storeys at Nassau Street
The Donnybrook Partnership SHD	148 apartments at Donnybrook, Dublin 4
The Park Shopping Centre Limited SHD	Demolition of the existing Park Shopping Centre and construction of 175 no. residential units
The Shoreline Partnership	Alteration of permitted development, as permitted under FCC Reg. Ref. F16A/0412, ABP Reg. Ref. ABP-248970, as amended, with development now proposed for 882 residential dwellings. Lands formerly known as the Coast, Baldoyle, Dublin 13
The Shoreline Partnership	Development of 1,221 residential apartment/duplex dwellings in 11 blocks ranging in height from 2 to 15 storeys and including for residential tenant amenity, restaurant/cafe, creche. Lands at Baldoyle/Stapolin, the Coast, Baldoyle, Dublin 13.
The Skerries Road Partnership SHD	165 residential units in Rush, Co. Dublin
Trinity College Dublin SHD	358 student bedspaces in 4 blocks at Trinity Hall, Dartry, Dublin 6
Trinity	Biochemistry
Vanguard Health Services International Limited	8-storey hospital/healthcare facility off Holywell Link Road in Swords
Viridis Real Estate Services Limited and Prussia Properties Limited	Demolition of industrial sheds and workshops, construction of 236 no. student bedspaces and associated site works. 3 Blocks 5-7 storeys. Prussia Street, Dublin 7.
Widening of the M50	Widening to three lanes in each direction between junction 14 and junction 17
Widening of the N3	Junction 1 to Junction 4 and related junction and necessary changes to the existing national road network
Winchurch Investments Limited	Demolition of the existing buildings at 146-147 Phibsborough Road and 10 Eglington Terrace and construction of new mixed-use development.
Winterbrook Homes Limited SHD	231 residential apartment units at Mount St Mary's, Dundrum Road, Dublin 14

30.4.16.1 Construction Phase

All of the 171 other developments listed in Table 30.21 were screened in for the potential for the cumulative impact of increased material demand and additional excavated material requiring disposal to arise from each of these developments. A potential significant effect of reduced landfill capacity was identified, should any of the Construction Phases for these developments occur at the same time as the Construction Phase of the proposed Project.

30.4.16.2 Operational Phase

No other developments were deemed likely to result in a cumulative impact in relation to materials and waste management during the Operational Phase of the proposed Project.

### 30.4.17 Archaeological & Cultural Heritage

The list of 176 'other developments' has been reviewed and assessed in relation to cumulative impacts relevant to archaeological and cultural heritage. 121 other developments were screened out for archaeological and cultural heritage cumulative impacts during the Construction and Operational Phases, due to their distance, scale and nature.

The study area for archaeological and cultural heritage is outlined in Section 25.2.1 of Chapter 25 (Archaeological & Cultural Heritage) of this EIAR. Fifty-five other developments were screened in for potential cumulative impacts with the proposed Project during the Construction Phase and can be seen in Table 30.22.

**Table 30.21**

Other Development Developer/Name	Short Description	MetroLink Phase
Abbey Cottages Limited	Development of 119 room hotel at 35/36, Abbey Street Upper	Construction Phase
Abbey Cottages Limited	11 storey (over basement) 151 room hostel at Abbey Street Upper	Construction Phase
Atlas GP Limited	Mixed use development at Apollo House	Construction Phase
Atlas GP Trading Limited	Proposed development on Townsend Street	Construction Phase
Aviva Life & Pensions Ireland Designated Activity Company	6 storey mixed-use development at Merrion Court, Dublin 2	Construction Phase
Balark Trading GP Limited	Demolition of 8-10 Hanover Street East and construction of a build-to-rent residential development	Construction Phase
Bashview Limited	Demolition of the existing six storey mixed use structure and the provision of a nine storey over basement office building with a restaurant at ground floor.	Construction Phase
Bindford Limited SHD	205 no. Build to Rent apartments Phibsborough Road, Cross Guns Bridge, Phibsborough, Dublin 7	Construction Phase
Carrey Issuer DAC SHD	413 Build to Rent apartments at Newmarket Street, Dublin 8	Construction Phase
Carsara Inns Limited.	Construction of a new 5 storey mixed use development at Pembroke Street Lower, Dublin 2	Construction Phase
Cassidy's Hotel Limited.	Extension to hotel and alterations to the side and rear boundary. 6,7 & 8 Cavendish Row and 9A Rutland Place, Dublin 1, D01 V3P6	Construction Phase
CG Hotels Dublin Airport Limited	Construction of a 1-6 storey extension (over lower ground) to the existing hotel. Radisson Blu Hotel, Corballis Way/East Link Road, Dublin Airport, Swords.	Construction Phase
CG Hotels Dublin Airport Limited	A new standalone 8-12 -storey (over partial basement) hotel. Radisson Blu Hotel, Corballis Way/East Link Road, Dublin Airport, Swords.	
Charlemont Regeneration Limited	Construction of a new building comprising 2 retail units, 22 apartment units and communal open space. 17-19 Richmond Street South and 14 Gordon Place, Dublin 2, D02 EF 20.	Construction Phase
DBTR-SCR1 Fund a Sub-Fund of the CWTC Multi Family ICAV SHD	Demolition of all buildings excluding the original fabric of the former Player Wills	Construction Phase

Other Development Developer/Name	Short Description	MetroLink Phase
	Factory at South Circular Road, Dublin 8, and construction of 492 no. Build to Rent apartments, 240 no. Build to Rent shared accommodation	
Deck Building Services DAC	Change of use from commercial to residential land use, refurbishment and restoration works to Nos. 42 and 43 Blessington Street and construction of a three-storey apartment building, comprising 6 one-bedroom apartments. 42/43, Blessington Street, Dublin 7.	Construction Phase
Dublin City University SHD	1,240 student bed spaces on DCU campus, Glasnevin, Dublin 9	Construction Phase
Fingleton White - Aviation Fuel Pipeline	Dublin Airport to Dublin Port underground pipeline	Construction Phase
Fitzwilliam Real Estate Development Limited	Development of a hotel in vicinity of Arnott's, Henry Street	Construction Phase
GDA Cycle Network Plan	Various cycle routes proposed for the GDA	Construction Phase
Gunn Lennon Fabrication Limited (F21A/0551)	Construction of a light industrial manufacturing unit. GFL site South of Unit 2, Swords Business Park (Mountgorrey), Swords,	Construction Phase
Irish Water - Clarendon Street	Dublin Sewer Upgrades	Construction Phase
Irish Water - Greater Dublin Drainage Project	New wastewater treatment plant and associated underground pipelines.	Construction Phase
Irish Water - Water Supply Project	Water supply pipeline from Parteen Basin in Tipperary to Dublin, including a water treatment plant and other associated infrastructure	Construction Phase
Kategale Limited	2-Phase masterplan for a mixed residential and commercial scheme at Northwood Crescent	Construction Phase
Luas Finglas	Green Line extension Broombridge to Finglas	Construction Phase
Luas Green Line	Capacity Enhancement - Phase 2	Construction Phase
Luas Lucan	Luas to Lucan	Construction Phase
Luas Poolbeg	Luas to Poolbeg	Construction Phase
Mater Misericordiae University Hospital	Construction of a four-storey clinical extension	Construction Phase
Metro South	MetroLink extension Charlemont to Sandyford	Construction Phase
MKN Developments Limited SHD	278 no. apartments at Forest Road, Swords, Co. Dublin	Construction Phase
National Council for the Blind of Ireland	Single storey building for gym use with glazed link corridor to the eastern side of the existing training building on the northern side of the existing site of P.V. Doyle House, Whitworth Road, Drumcondra, Dublin 9.	Construction Phase
NTA - BusConnects	Overhaul of current bus system in Dublin region including 12 new proposed bus corridor schemes	Construction Phase
NTA/Iarnród Éireann - DART+ Programme	Non tunnel elements	Construction Phase
NTA/Iarnród Éireann - DART+ Programme	Tunnel Element (Kildare Line to Northern Line)	

Other Development Developer/Name	Short Description	MetroLink Phase
October Management Limited	A new link road from the roundabout to the south of Lakeshore Drive, Crowcastle, Swords, Co Dublin.	Construction Phase
OPW	Construction of a commercial office building at Hawkins Street	Construction Phase
Oxley Holdings Limited	Commercial development at site to the rear of Connolly Station, Sheriff Street Lower, Dublin 1. Construction of 3 commercial blocks	Construction Phase
Oxley Holdings Limited SHD	741 Build to Rent apartments at Sheriff Street Lower, Dublin 1	Construction Phase
Private Landowner (3543/21)	Demolition of existing shed and construction of 1 detached two-storey three-bedroom mews house. 52A Western Way Dublin 7, D07KV22 (rear of 52 Mountjoy Street)	Construction Phase
Private Landowner (4184/21)	Demolition of the existing disused single storey building which faces Blessington Court and the construction of a 3-storey building to accommodate 3 no. 2 bed own door apartment units. Rear 3 Blessington Street, Dublin 7	Construction Phase
QMK Dublin Limited	141-bedroom hotel	Construction Phase
Rails Investment Limited.	Construction of a part 3 – part 6 storey office building at Boyne Street, Dublin 2	Construction Phase
Rivergate Property Swords Limited	Mixed use scheme with 109-bedroom aparthotel and retail unit at Malahide Road, Co. Dublin	Construction Phase
Sanderly Holdings Limited SHD	Demolition of existing vacant motor vehicle showroom and no. 38 Glasnevin Hill and construction of 101 no. apartments	Construction Phase
Seven Cabra Real Estate Limited SHD	485 residential units in 9 blocks at Cabra, Dublin 7	Construction Phase
Strandmount Limited	36-bedroom aparthotel at Charlemont Place	Construction Phase
Swords Relief Road at Lord Mayors		Construction Phase
Tanat Limited	Construction of a new 22 storey landmark office and hotel development at Tara Street	Construction Phase
Ternary Limited	Construction a new office building extending to 8-storeys at Nassau Street	Construction Phase
Trinity College Dublin	Demolition of biochemistry building and redevelopment of site	Construction Phase
Trinity College Dublin SHD	358 student bedspaces in 4 blocks at Trinity Hall, Dartry, Dublin 6	Construction Phase
Vanguard Health Services International Limited	8-storey hospital/healthcare facility off Holywell Link Road in Swords	Construction Phase
Winchurch Investments Limited	Demolition of the existing buildings and construction of new mixed-use development at Phibsborough Road and Eglington Terrace	Construction Phase

30.4.17.1 Construction Phase

Fifty-five other developments were screened in for potential cumulative impacts with the proposed Project during the Construction Phase. These developments were screened in for potential cumulative

impacts on archaeological deposits which would have an impact on the archaeological heritage of Dublin. This cumulative impact was deemed to be Not Significant.

*30.4.17.2 Operational Phase*

No other developments were screened in for potential cumulative impacts with the proposed Project during the Operational Phase.

**30.4.18 Architectural Heritage**

The list of 176 'other developments' has been reviewed and assessed in relation to cumulative impacts relevant to architectural heritage. A total of 173 other developments were screened out for architectural heritage cumulative impacts during the Construction and Operational Phases, due to their distance, scale and nature.

The study area for architectural heritage is outlined in Section 26.2.1 of Chapter 26 (Architectural Heritage) of this EIAR. Only three other developments were screened in for potential cumulative impacts with the proposed Project, prior to the implementation of any mitigation measures. This development is listed in Table 30.22.

**Table 30.22: Other Developments 'Screened In' for Potential Architectural Heritage Cumulative Impacts with the Proposed Project (Pre-Mitigation)**

Other Development Developer/Name	Short Description	MetroLink Phase
Grand Parade Property Trading Co. DAC	Refurbishment/alterations to existing 8-storey building and provision of new office building at Charlemont	Operational Phase
Metro South	MetroLink extension Charlemont to Sandyford	Operational Phase
DART+ Non Tunnel Elements		Construction Phase

*30.4.18.1 Construction Phase*

One other development (DART+ Non Tunnel Elements) was deemed likely to result in a Not Significant cumulative impact in relation to architectural heritage during the Construction Phase of the proposed Project.

*30.4.18.2 Operational Phase*

Two other developments as listed in in Table 30.22 were screened in for potential cumulative impacts. In the case of the Grand Parade Property Trading Co. DAC, the potential significant impact would arise from the introduction of new features into the setting of a protected structure. In the case of Metro South a highly localised Not Significant cumulative impact is predicted where the proposed Project and Metro South would meet.

**30.4.19 Landscape & Visual**

The list of 176 'other developments' has been reviewed and assessed in relation to cumulative impacts relevant to landscape. A total of 165 other developments were screened out during the Construction and Operational Phases, due to their distance, scale and nature.

The study area for landscape is outlined in Section 27.2.5 of Chapter 27 (Landscape & Visual) of this EIAR. A total of 15 other developments were screened in for potential cumulative impacts with the proposed Project, prior to the implementation of any mitigation measures. These include:

**Table 30.23: Other Developments 'Screened In' for Potential Landscape Cumulative Impacts with the Proposed Project (Pre-Mitigation)**

Other Development Developer/Name	Short Description	MetroLink Phase
Arora Dublin T2 Limited	410-bedroom hotel, replacement weather radome and temporary construction compound, Dublin Airport.	Operational Phase
Bindford Limited SHD	205 no. Build to Rent apartments and associated site works at 113 Phibsborough Road, Cross Guns Bridge, Phibsborough, Dublin 7	Operational Phase/Construction Phase
CG Hotels Dublin Airport Limited	Construction of a 1-6 storey extension (over lower ground) to the existing hotel. Radisson Blu Hotel, Corballis Way/East Link Road, Dublin Airport, Swords.	Operational Phase
CG Hotels Dublin Airport Limited	A new standalone 8-12 -storey (over partial basement) hotel. Radisson Blu Hotel, Corballis Way/East Link Road, Dublin Airport, Swords.	Operational Phase
DAA plc	Terminal 1, Dublin Airport façade refurbishment	Operational Phase
Fingal County Council	R132 Connectivity Project. A proposal to improve connectivity for pedestrians and cyclists across and along the R132.	Operational Phase
GDA Cycle Network Plan	Various cycle routes planned for the GDA	Operational Phase
Grand Parade Property Trading Co. DAC	Refurbishment/alterations to existing 8-storey building and provision of new office building at Charlemont	Operational Phase
IPUT Plc	Refurbishment and extension of office building at George's Quay, Dublin 2	Operational Phase
Irish Water – Greater Dublin Drainage Project	New wastewater treatment plant and associated underground pipelines.	Construction Phase
MKN Developments Limited SHD	278 no. apartments at Forest Road, Swords, Co. Dublin	Construction Phase
NTA - BusConnects	Overhaul of current bus system in Dublin region including 12 new proposed bus corridor schemes	Construction Phase/Operational Phase
QMK Dublin Limited	141-bedroom hotel	Construction
Tanat Limited	Construction of a new 22 storey landmark office and hotel development at Tara Street	Operational Phase

*30.4.19.1 Construction Phase*

One other development (Greater Dublin Drainage Project) was screened in for potential Slight local cumulative landscape and visual effects if the Construction Phases were to overlap.

One other development (MKN Developments Limited) was screened in for potential Not Significant cumulative landscape and visual effects if the Construction Phases were to overlap.

One other development (BusConnects) was screened in for the potential for additional Significant impacts on local landscape and visual amenity. The proposed Project is contiguous in several locations (e.g. at Griffith Park and Glasnevin Stations). The proposed BusConnects works will impact on roadways and footpaths and will result in mature tree removal. (The proposed Project landscape design accommodates current BusConnects proposals but may not be directly responsible for its associated removal of trees).

The Bindford Limited development was screened in for moderate and negative cumulative impacts due to access being required for plant and machinery for the proposed Project which would result in a periodic deprivation of space.

QMK was screened in for Not Significant cumulative effects as the development may potentially impact views to O'Connell Street Station from Parnell Street and could potentially affect access during construction of the proposed Project.

#### *30.4.19.2 Operational Phase*

BusConnects was screened in for the potential for additional Significant impacts on local landscape and visual amenity during the Operational Phase in areas where it will overlap with the proposed Project.

The Grand Parade Property Trading Co. DAC development was screened in for potential Moderate to Significant cumulative impacts on views in the vicinity of Charlemont Station during the Operational Phase. It is important to note that this other development has therefore been accommodated within the station design.

The Tanat Limited development screened in for potential Moderate/Significant visual impacts on views from Tara Street during the Operational Phases, due to the scale of the Tanat Limited development (22 storeys) and the inclusion of the proposed Tara Station.

The GDA Cycle Network Plan screened in for potential minor and Not Significant cumulative impacts on a number of viewpoints along the proposed cycle network plan routes, where these will overlap with the proposed Project during their Operational Phases.

The Bindford Limited development screened in for potential Positive and Slight cumulative impacts which would relate to an improvement in landscape character and the visual environment of the area to the west of the proposed Glasnevin Station, when both this development and the proposed Project are operational.

The DAA plc development at Terminal 1 screened in for potential Positive and Not Significant cumulative impacts on views in the vicinity of the Terminal and the proposed Dublin Airport Station.

The IPUT development was screened for in for potential Slight landscape and visual effects in views around Tara Station.

The Arora development was screened in for potential Moderate/Significant landscape and visual effects. This development could obstruct local views of Dublin Airport Station.

The two CG Hotel developments were screened in for Slight/Imperceptible cumulative impacts. It is likely that the T2 Multi-storey car park will obstruct views between this development and Dublin Airport Station.

The R132 Connectivity Project was screened in for Significant and Positive cumulative effects as it is designed to integrate with the proposed Project and would be expected to enhance the landscape along the development.

## **30.5 Mitigation Measures**

No specific mitigation measures over and above those already proposed for the proposed Project have been identified for cumulative impacts. In most cases the mitigation included in the proposed Project, together with standard mitigation measures which would be implemented by the other developments, will be sufficient to reduce cumulative impacts so that they are not significant.

The assessments presented in Appendix A30.2 (Stage 3 & 4 Cumulative Impact Assessment Tables) of the EIAR take account of all the mitigation measures that will be applied as part of the proposed Project, to prevent significant negative impacts occurring as a result of the proposed Project and thereby also

reducing the potential for significant negative cumulative impacts with other developments. These mitigation measures are set out in the respective specialist chapters of this EIAR (Chapter 9 to Chapter 27) in Appendix A5.1 outline Construction Environmental Management Plan (CEMP) of the EIAR and summarised in Chapter 31 (Summaries of Route Wide Mitigation & Monitoring Proposed) of the EIAR.

Appropriate construction planning of the proposed Project and other nearby developments will be applied to prevent potential cumulative impacts of general construction disruption on neighbouring communities. This will be developed as part of a detailed CEMP and a Construction Traffic Management Plan for the proposed Project (by the appointed contractor). This will limit impacts of construction disruption from the proposed Project as far as practicable, noting that the construction programmes for other developments will be set by other developers.

### 30.5.1 Integration of Other Major Transport Projects

While the proposed Project must be a stand-alone project for planning purposes, and assessed as such, it is recognised that there are other significant major projects in planning that could increase or decrease the cumulative environmental impacts, both during construction (if Construction Phases overlap), and during operations, post-construction. In the case of the proposed Project there are the BusConnects Dublin - Core Bus Corridor Infrastructure Works and the Dart+ projects, as well as other major projects that will overlap. The key BusConnects Core Bus Corridor schemes in relation to the proposed Project are the Ballymun/Finglas to City Centre Core Bus Corridor Scheme and the Swords to City Centre Core Bus Corridor Scheme, which will have overlaps at various points along the proposed Project alignment. Dart+ will have a main interaction with the proposed Project in the vicinity of the proposed Glasnevin Station interchange, the proposed St Stephen's Green Station, and at the existing Tara Station.

Interface liaison with other major transport projects is taking place through the TII/NTA and will be set out in the Construction Contract, to ensure that there is coordination between projects, that construction access locations remain unobstructed by the proposed Project works and that any additional construction traffic mitigation measures required to deal with cumulative impacts are managed appropriately. For example, where traffic management proposals associated with the other major transport infrastructure projects require temporary lane modifications and/or traffic diversions, the construction traffic management plan shall ensure that appropriate access is maintained, through the roadway construction extents.

Where it is likely that the proposed Project will overlap the Construction Phase with other major transport infrastructure projects, particularly BusConnects and Dart+, the implications of the overlap will be collectively considered such that abortive works can be minimised. This consideration will take place where other major transport infrastructure projects are approved in a similar timeframe for the proposed Project and construction planning and detailed design work is being undertaken. The TII/NTA will help to facilitate this integration between major transport project interfaces.

Where it is identified that other major transport infrastructure project's completion will post-date the proposed Project construction schedule (like for example construction works within the road footprint outside of a proposed Project station for BusConnects), the overlap area works extents will be defined and agreed, and the proposed Project overlap scope of works may be incorporated into the other major transport infrastructure project's constructing scope (i.e. for the area of road footprint outside of a station that incorporates BusConnects).

Should the proposed Project's construction completion pre-date the commencement of the other major transport infrastructure project, the aim will be to design and construct the overlap area works extents as part of the proposed Project on a temporary fit-for-purpose basis, such that appropriate facilities achieve the proposed Project objectives. This would help to minimise the risk of abortive works that could arise during the construction of the other major transport infrastructure project.

With the above integration and interface liaison in place, potential conflicts during construction phases, including traffic management proposals, can be avoided as far as practicable. Furthermore, the overall efficiency of construction for these major transport projects can be increased.

### 30.6 Residual Impacts

With the implementation of the proposed Project mitigation measures, as outlined in Appendix A30.2 (Stage 3 & Cumulative Impact Assessment Table) of the EIAR and summarised in Chapter 31 (Summaries of Route Wide Mitigation & Monitoring Proposed), the majority of the identified potential negative cumulative impacts will be avoided or reduced to a level that is not considered a significant residual impact (i.e. Not Significant, Slight or Imperceptible). In addition, there are also a number of Positive residual impacts which will occur as a result of the operation of the proposed Project in combination with the operation of other transport-related developments.

These significant positive and negative residual impacts are outlined in Table 30.24.

**Table 30.24: Potential Significant Residual Cumulative Impacts with the Proposed Project**

Other Development Developer/Name	Environmental Aspect/Potential Residual Impact	MetroLink Phase
DAA North Runway Project	Biodiversity – Significant and Permanent cumulative disturbance impact to habitats at a Local level	Operational Phase
Irish Water – Greater Dublin Drainage Project	Airborne Noise and Vibration – Negative, Significant and Temporary cumulative noise impact, if Construction Phases were to overlap	Construction Phase
NTA - BusConnects	Traffic & Transport - Positive and Significant cumulative traffic impact due to the provision of public transport services and a potential for modal shift from private vehicles to public transport	Operational Phase
	Airborne Noise and Vibration – Negative, Moderate and Temporary cumulative noise impact, if Construction Phases were to overlap [TBC following final modelling]	Construction Phase
	Biodiversity – Significant and Permanent cumulative disturbance impact to habitats at a Local level	Operational Phase
	Landscape – Negative and Significant Temporary cumulative landscape impact in areas where BusConnects construction works could overlap with the proposed Project	Construction Phase
	Landscape – Neutral and Moderate cumulative landscape impact in areas where BusConnects and the proposed Project overlap	Operational Phase
Kategale Limited. - Phase 1 of 2 of a 2-phase masterplan	Airborne Noise and Vibration – Negative, Moderate and Temporary cumulative noise impact, if Construction Phases were to overlap	Construction Phase
Grand Parade Property Trading Co. DAC – Office development	Landscape - Neutral and Moderate to Significant cumulative landscape and visual impacts	Operational Phase
Clarke Family Partnership – Residential development at Fosterstown North	Airborne Noise and Vibration – Slight to Moderate and Temporary cumulative construction noise and vibration impacts, depending on whether Construction Phases overlap and specific timing and locations of works	Construction Phase
Strandmount Limited – Aparthotel development	Airborne Noise and Vibration –Moderate and Temporary cumulative construction noise and vibration impacts, if Construction Phases overlap	Construction Phase
Atlas GP Limited: Mixed use development at Apollo House	Airborne Noise and Vibration –Moderate and Temporary cumulative construction noise and vibration impacts, if Construction Phases overlap	Construction Phase
Tanat Limited – Office/hotel development at Tara Street	Airborne Noise and Vibration – Slight to Moderate and Temporary cumulative construction noise and vibration impacts, if Construction Phases overlap	Construction Phase

Other Development Developer/Name	Environmental Aspect/Potential Residual Impact	MetroLink Phase
	Landscape – Neutral and Moderate to Significant cumulative landscape and visual impacts	Operational Phase
Fingal County Council Greenway	Biodiversity – Significant and Permanent cumulative disturbance impact to habitats at a Local level	Operational Phase
NTA/Iarnród Éireann - DART+ Programme (non-tunnel elements)	Traffic & Transport - Positive and Significant cumulative traffic impact due to the provision of public transport services and a potential for modal shift from private vehicles to public transport	Operational Phase
	Airborne Noise and Vibration – Negative, Slight to Significant and Temporary cumulative noise impact, depending on whether Construction Phases overlap and specific timing and locations of works	Construction Phase
NTA/Iarnród Éireann - DART+ Programme - Tunnel Element (Kildare Line to Northern Line)	Traffic & Transport - Positive and Significant cumulative traffic impact due to the provision of public transport services and a potential for modal shift from private vehicles to public transport	Operational Phase
Poolbeg Luas	Biodiversity – Significant and Permanent cumulative disturbance impact to habitats at a Local level	Operational Phase
Metro South	Biodiversity – Significant and Permanent cumulative disturbance impact to habitats at a Local level	Operational Phase
Junction upgrades and other capacity improvements on the M1 Motorway	Traffic & Transport – Negative and Moderate cumulative traffic impact if Construction Phases were to overlap	Construction Phase
	Biodiversity – Significant and Permanent cumulative disturbance impact to habitats at a County level	Operational Phase
R126 Donabate Relief Road	Biodiversity – Significant and Permanent cumulative disturbance impact to habitats at a Local level	Operational Phase
MKN Developments Limited SHD - 278 no. apartments at Forest Road, Swords, Co. Dublin	Airborne Noise and Vibration - Potential Not Significant to Moderate construction noise and vibration impacts, depending on whether Construction Phases overlap and specific timing and locations of works [TBC following final modelling]	Construction Phase
Bindford Limited SHD - 205 no. Build to Rent apartments at Phibsborough Road, Cross Guns Bridge, Phibsborough, Dublin 7	Traffic & Transport – Potential Moderate and Negative cumulative impact at Prospect Road during the Operational Phase due to increased pedestrian volumes in this area as a result of both projects.	Operational Phase
Arora Dublin T2 Limited. Proposed 410-bedroom hotel connecting to the T2 Multi-Storey Car Park and changes to Skybridge House to replace a weather radome. Site north of T2 Multi-Storey Car Park and Skybridge House.	Population & Land Use – Potential Moderate and Negative cumulative impact due to potential for the vehicle entrance to a proposed hotel conflicting with pedestrian movements between the proposed Dublin Airport Station and the office lands to the east of terminals and Dublin Airport	Operational Phase
	Landscape – Potential Moderate & Significant visual effects due to proposed development obstructing local views of Dublin Airport Station	Operational Phase
	Airborne Noise & Vibration – Potential for Moderate, Temporary noise and vibration impacts depending on the timing of the works.	Construction Phase
F20A/0535 (private landowner) Development of a new Petrol Filling Station at Holywell Distributor	Population & Land Use – Potential Moderate and Negative cumulative impact due to conflict between pedestrians for Swords Station and traffic using the proposed petrol station.	Operational Phase

Other Development Developer/Name	Environmental Aspect/Potential Residual Impact	MetroLink Phase
Road, Mountgorry, Swords, Co. Dublin		
Grand Parade Property Trading Co. DAC	Architectural Heritage- Potential Moderate cumulative impacts arising from introduction of new features into the setting of the protected structure.	Operational Phase
	Landscape & Visual – Potential Moderate, Significant and Neutral as the development has the potential to impact on views around Charlemont Station .	Operational Phase
Aviva Life & Pensions Ireland Designated Activity Company	Traffic & Transport – Potential Negative and Moderate cumulative impacts due to the development causing a “pinch point” on Merrion Row. Footfall of pedestrians accessing St Stephens Green Station will reduce pedestrian comfort further.	Operational Phase

### 30.7 Difficulties Encountered in Compiling this Chapter

The cumulative impacts of the proposed Project with each of the 'other developments' were assessed to a level of detail commensurate with the information that was available at the time of assessment. Where information regarding proposed other developments was limited, these gaps were acknowledged within the assessment and the associated uncertainty in these cases is documented.

## 30.8 References

Environmental Protection Agency (2015). Draft Advice Notes for Preparing Environmental Impact Statements.

Environmental Protection Agency (2022). Guidelines on the Information to be Contained in Environmental Impact Assessment Reports.

European Commission (1999). Guidelines for the Assessment of Indirect and Cumulative Impacts as well as Impact Interactions.

National Transport Authority (2016). Greater Dublin Area Transport Strategy 2016 – 2035.

UK Planning Inspectorate (2019). Advice Note Seventeen: Cumulative Effects Assessment Relevant to Nationally Significant Infrastructure Projects

### Directives and Legislation

Directive 2014/52/EU of 16 April 2014 on the assessment of the effects of certain public and private projects on the environment

Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment