Landscaping

The landscaping has been strategically designed to mitigate increased wind speeds and to provide shelter for pedestrians at ground level, within the central courtyard spaces and on the rooftop amenity areas. The landscaping design incorporates trees, hedges and raised planters and sheltered seating pockets which all act as wind mitigation measures.

Trees are to be planted close to primary entrance ways and along the streetscape, mitigating excessive wind speeds and providing shelter for pedestrians at street level. The use of trees and low-level shrubs all assist in the localised reduction of wind speed.

Chapter 17 sets out that the modelling has included the proposed design, the proposed landscaping strategy and the existing landscape which will remain, in conjunction with the existing buildings surrounding the development. The combination of all interactions has resulted in a comfortable environment for pedestrians within the proposed development.

Monitoring

Construction Phase

During the construction phase the wind conditions will gradually change from the conditions experienced in the existing environment to the conditions experienced during the operational phase. As wind comfort conditions are comfortable at both phases and no issues have been identified, no monitoring is required.

Operational Phase

The proposed development has been designed to have acceptable pedestrian wind comfort conditions during the operational phase, therefore no monitoring is required.

Chapter 18: Risk Management

Mitigation Measures

Chapter 18 of this EIAR sets out that control measures observed for health and safety and environmental management as per relevant code of practices (Code of Practice for Inspecting and Certifying Buildings and Works) and relevant legislation including Building Control Act 1990 (No. 3 of 1990), as amended and Building Control Regulations 1997, as amended. It is considered that the vulnerability of the proposed development to the risk of major accidents or disasters will not be significant.

Monitoring

There is no monitoring required with regards to the risk of major disasters and accidents beyond standard mitigation and management measures. All monitoring proposals for the interacting chapters have been detailed in the relevant technical chapters and are included in this Chapter 20 Mitigation Measures and Monitoring.

Cumulative Impacts

Any potential cumulative impacts have been considered in the preparation of this EIAR and are detailed where relevant in the various EIAR Chapters e.g. construction stage impacts, surface water drainage infrastructure, foul drainage, water supply, landscape and visual impact and traffic for example. Therefore, it is clear that the potential for any cumulative impacts to occur have been comprehensively considered in the preparation of this EIAR, as detailed throughout the various chapters. A full list of proposed and pending applications was considered by the EIAR Team as set out in Chapter 3.0 and where relevant were included in the cumulative impacts assessment of the relevant chapter. As a result, it is not proposed to include any specific measures for monitoring or mitigation to be undertaken in relation to cumulative impacts.

21.0 DIFFICULTIES ENCOUNTERED

There have been no significant difficulties encountered during the preparation and compilation of the majority of this Environmental Impact Assessment Report.

Chapter 5 'Population and Human Health' prepared by Thornton O'Connor Town Planning notes the following difficulty:

> *"There were no significant difficulties encountered in the preparation of this Chapter. However, we note that the full relevant results of the Census 2022 were not yet available at the time of writing. Very preliminary results have been published and have been referred to where relevant."*

Chapter 14 'Material Assets-Waste Management' prepared by AWN Consulting notes the following difficulty:

> *"Until final materials and detailed construction methodologies have been confirmed, it is difficult to predict with a high level of accuracy the construction waste that will be generated from the proposed works as the exact materials and quantities may be subject to some degree of change and variation during the construction process.*
>
> *There is a number of licensed, permitted and registered waste facilities in the Dublin and EMR regions and across Ireland and Northern Ireland. However, these sites may not be available for use when required or may be limited by the waste contractor selected to service the development in the appropriate phase. In addition, there is potential for more suitably placed waste facilities or recovery facilities to become operational in the future which may be more beneficial from an environmental perspective.*
>
> *The ultimate selection of waste contractors and waste facilities would be subject to appropriate selection criteria such as proximity, competency, capacity and serviceability. The waste facilities selected will ultimately be selected to minimise the environmental impacts on the surrounding environment.*

Appendix 5.1 'Review of BRE Sunlight & Daylight Assessment' prepared by 3D Design Bureau notes the following difficulty:

> *"It was neither possible nor practical for the Design Team to gain unfettered access to every parcel of private property within the study area surrounding the application site in order to carry out measured building survey. Therefore, while 3DDB has confidence that the three dimensional model used in the assessment of the impact of the proposed development on sunlight & daylight access achieves a high degree of accuracy, it should be noted that some level of assumption was necessary in completing the model."*

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