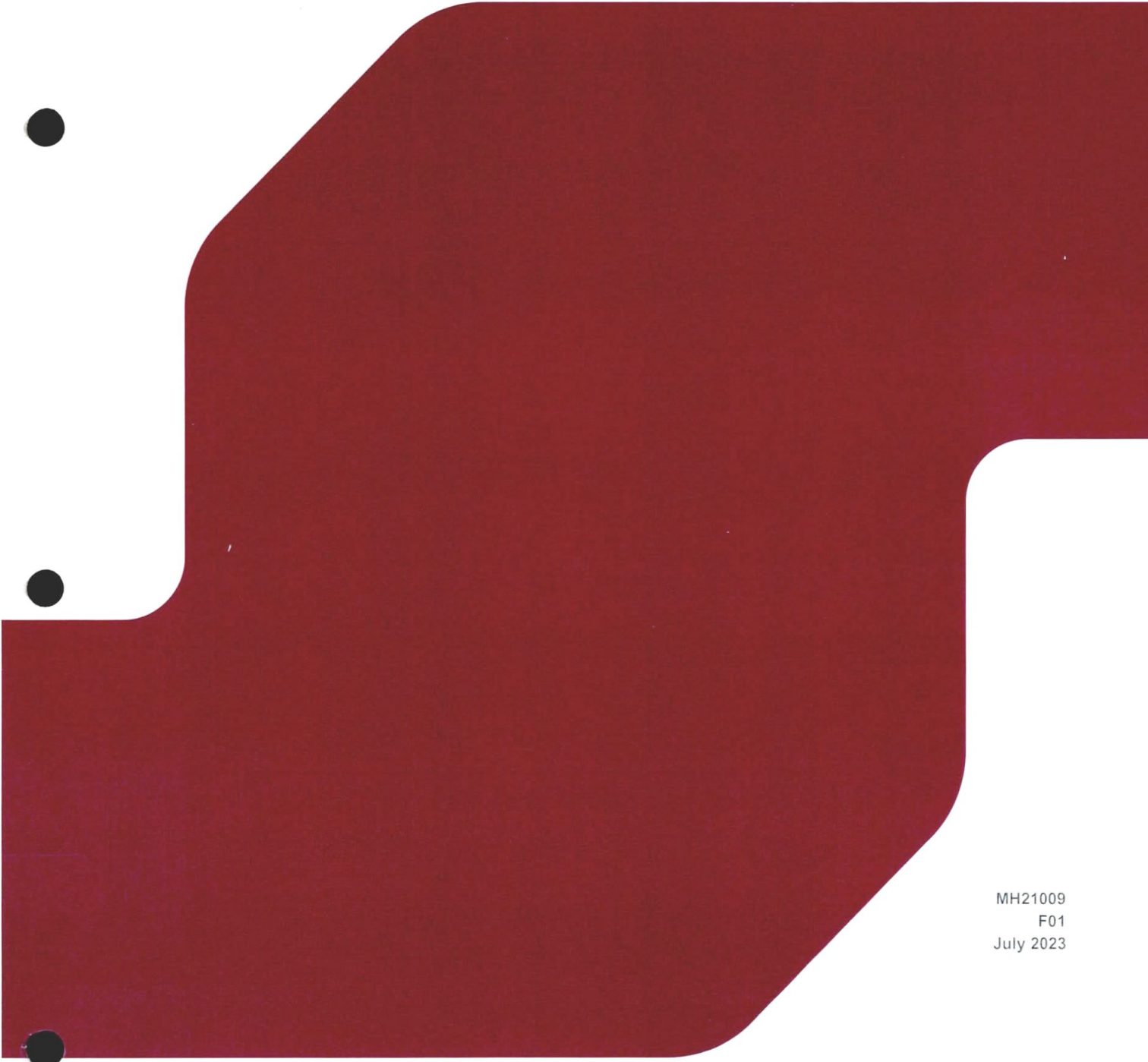


# ENVIRONMENTAL IMPACT ASSESSMENT REPORT VOLUME 2: MAIN TEXT

Large-scale Residential Development 'Swift Square Apartments'



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## Appendices

See Volume 3 (A) and (B) of this EIAR



## Glossary of Terms

Term	Meaning
AA	Appropriate Assessment
AADT	Annual Average Daily Traffic
ABP	An Bord Pleanála
ADF	Average Daylight Factor
ANSP	Air Navigation Service Provider
APSH	Annual Probable Sunlight Hours
ARCADY	Assessment of Roundabout Capacity and Delay
ASI	Archaeological Survey of Ireland
BCI	Bat Conservation Ireland
BER	Building Energy Rating
BRE	Building Research Establishment
BTO	British Trust for Ornithology
CAP	Climate Action Plan
CCRA	Climate Change Risk Assessment
CDWMP	Construction and Demolition Waste Management Plan
CEMP	Construction Environmental Management Plan
CFD	Computational Fluid Dynamics
CFRAM	Catchment Flood Risk Assessment and Management
CIEEM	Chartered Institute of Ecology and Environmental Management
CIRIA	Construction Industry Research and Information Association
CMP	Construction Management Plan
CNT	Construction Noise Threshold
CO <sub>2</sub>	Carbon dioxide
CSO	Central Statistics Office
CWMP	Construction Waste Management Plan
DAA	Dublin Airport Authority
DAHG	Department of Arts, Heritage and the Gaeltacht
DB	Decibel
DECC	Department of Environment, Climate and Communications
DECLG	Department of the Environment, Community and Local Government
DEHLG	Department of Environment, Heritage and Local Government
DES	Department of Education and Skills
DHLGH	Department of Housing, Local Government and Housing
DMRB	Design Manual for Roads and Bridges
DMURS	Design Manual for Urban Roads and Streets
DoEHLG	Department of the Environment, Heritage and Local Government
DOS	Degree of Saturation
DTTAS	Department of Transport, Tourism and Sport
ED	Electoral Division
EIA	Environmental Impact Assessment

EIAR	Environmental Impact Assessment Report
EPA	Environmental Protection Agency
ERFB	Eastern Regional Fisheries Board
ESD	Effort Sharing Decision
ETS	Emission Trading Scheme
EU	European Union
EV	Electric Vehicle
FCC	Fingal County Council
FCCC	Fingal County Childcare Committee
FFL	Finished Floor Level
FRA	Flood Risk Assessment
FRM	Flood Risk Management
FRM Guidelines	Planning System and Flood Risk Management Guidelines
FRMPs	Flood Risk Management Plans
GDA	Greater Dublin Area
GHGA	Greenhouse Gas Assessment
GIS	Geographic Information Systems
GL	Ground Level
GSI	Geological Survey Ireland
HGV	Heavy Goods Vehicle
HSE	Health Service Executive
IAA	Irish Aviation Authority
ILO	International Labour Organisation
KER	Key Ecological Receptor
LAeq	The continuous equivalent A-weighted sound pressure level. This is an “average” of the sound pressure level.
LAm <sub>ax</sub>	This is the maximum A-weighted sound level measured during a sample period
LiDAR	Light Detection and Ranging
L <sub>night, outside</sub>	Threshold of night noise exposure for the purposes of assessing overall annoyance.
LRD	Large-Scale Residential Development
MtCO <sub>2</sub> eq	Million tonnes carbon dioxide equivalent
NAP	Noise Action Plan
NBDC	National Biodiversity Data Centre
NHA	Natural Heritage Area
NIAH	National Inventory of Architectural Heritage
NMS	National Monuments Service
NPF	National Planning Framework
NPWS	National Parks and Wildlife Service
NRA	National Roads Authority
NTA	National Transport Authority
NZEB	Near Zero Energy Building
OS	Ordnance Survey
OpenFOAM	Open Source Field Operation And Manipulation



OPW	Office of Public Works
OSCADY	Optimised Signal Capacity and Delay
OSI	Ordnance Survey Ireland
PCU	Passenger Car Unit
PM <sub>10</sub>	Particulate Matter
PM <sub>2.5</sub>	Particulate Matter
pNHA	Proposed National Heritage Area
PRF	Potential Roosting Feature
PSCS	Project Supervisor Construction Stage
PSDP	Project Supervisor Design Process
PSZ	Public Safety Zone
QI	Qualifying Interest
QLFS	Quarterly Labour Force Survey
QNHS	Quarterly National Household Survey
RER	Renewable energy rating
RES	Regional Spatial and Economic Strategy
RFC	Ratio of Flow to Capacity
RLB	Red Line Boundary
RMP	Record of Monuments and Places
RPS	Record of Protected Structures
RSA	Road Safety Authority
RSIA	Road Safety Impact Assessment
RTP	Residential Travel Plan
SAC	Special Areas of Conservation
SCI	Special Conservation Interest
SEAI	Sustainable Energy Authority of Ireland
SHD	Strategic Housing Development
SMR	Sites & Monuments Record
SPA	Special Protected Area
SUDS	Sustainable Urban Drainage Systems
TFI	Transport for Ireland
The Act	Climate Action and Low Carbon Development Act 2015
TII	Transport Infrastructure Ireland
TMP	Traffic Management Plan
TRICS	Trip Rate Information Computer System
TTA	Traffic and Transport Assessment
UÉ	Uisce Éireann (formerly Irish Water)
VSC	Vertical Sky Component
WAC	WAC Waste Acceptance Criteria
WFD	Water Framework Directive
Zol	Zone of Influence

# 1 INTRODUCTION

## 1.1 Context

This Environmental Impact Assessment Report (EIAR) has been prepared as instructed by JOM Investments Unlimited Company to accompany a proposed Large-scale Residential Development (LRD) application at lands located to the north of Swift Square Office Park and Northwood Avenue, Santry, Dublin 9.

The application site (1.919 ha<sup>1</sup>) and immediate context are shown in **Figure 1-1** below.



**Figure 1-1: Site Location Map (indicative subject site outline in red)**

Source: Open Street Map. Annotations by RPS

This chapter introduces the project for which planning permission is sought and documents the procedure that was followed in preparing the EIAR.

## 1.2 Proposed Development

A detailed description of the proposed development is provided in **Chapter 5** (Project Description) of Volume 2 of this EIAR.

In summary, the proposed development will consist of the following elements:

- Site clearance, including the removal of all structures on site, part of existing surface car parking;
- Relocation of existing surface car parking spaces catering for Swift Square Office Park personnel to a new basement accessible via a new ramp off the local road from Northwood Avenue and undercroft parking area with access at street level off the local road to the north of the site;

<sup>1</sup> The total subject site (gross) consists of 1 919 ha incl. temporary car parking area and construction access to be removed on completion of the proposed works. The net site area is c 1 135 ha.



- Development of 3 no. apartment blocks (1, 2 and 3) over a partially shared podium structure, with heights ranging from 4 to 9 storeys, comprising 192 no. apartment units, ancillary residential uses and parking; and,
- Provision of public and communal open spaces, public realm, boundary treatments, landscaping and lighting; refuse storage, associated drainage, attenuation and services; temporary car parking area and construction access; and all associated site development works.

A suite of drawings (i.e., architectural, engineering, landscape, etc.) has been prepared and submitted as part of the planning application package. Key selected drawings are presented in the below figures.

The proposed site layout and elevations are illustrated in the figures below.



**Figure 1-2: Site Plan – General**

Source: McCrossan O'Rourke Manning Architects (scaled version included with the application package)





**Figure 1-3: Site Plan – Main Site**

Source: McCrossan O'Rourke Manning Architects (scaled version included with the application package)

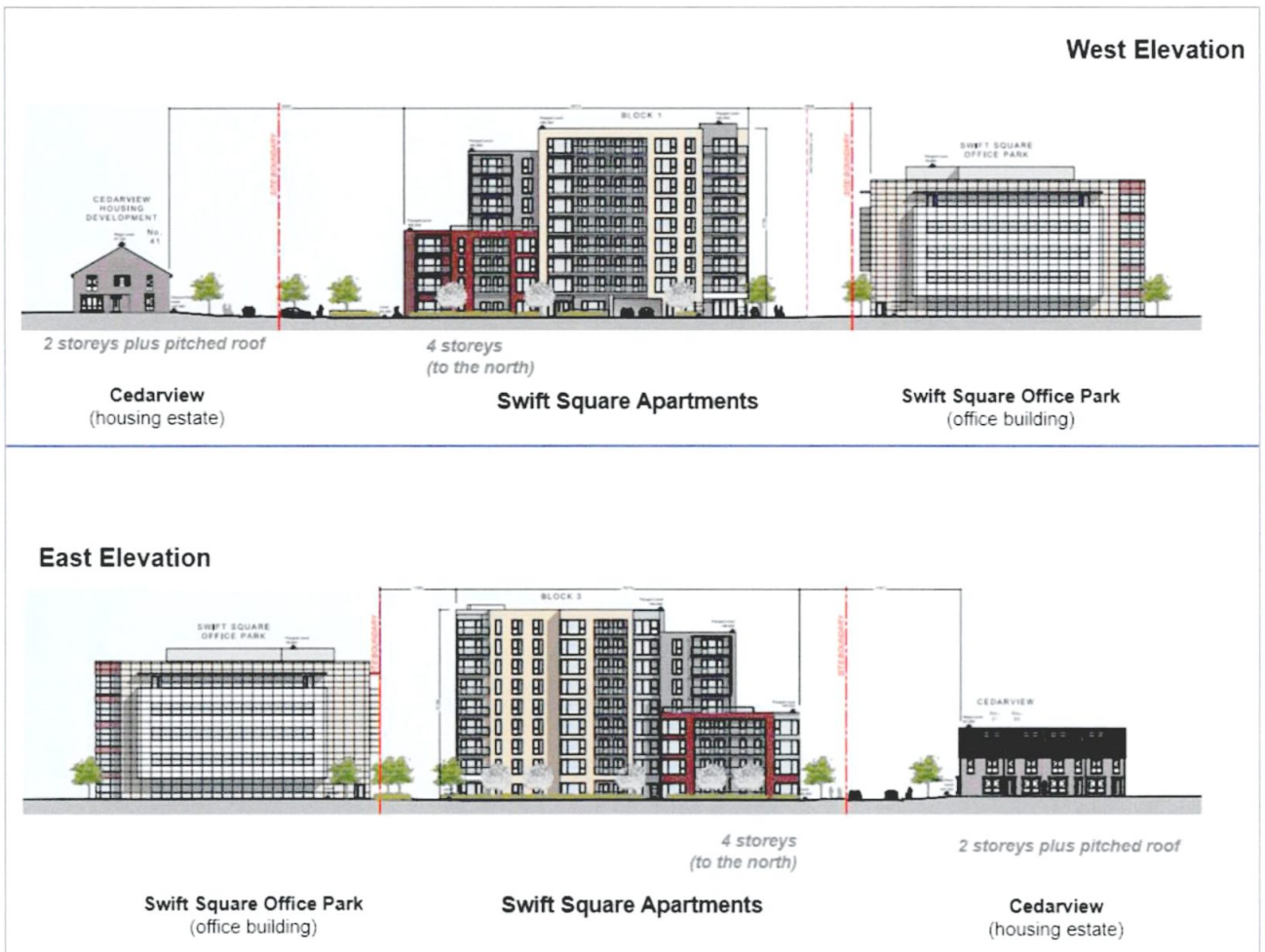
**Figures 1-4 and 1-5** illustrate proposed elevations to the north, south, east, and west, including details of existing and permitted developments within the context of the site.





**Figure 1-4: Elevations – North & South**

Source: McCrossan O'Rourke Manning Architects (scaled version included with the application package)



## Figure 1-5: Elevations – East & West

Source: McCrossan O'Rourke Manning Architects (scaled version included with the application package)

### 1.3 Legislative Context

Certain projects that are likely to have significant effects on the environment are subject to Environmental Impact Assessment (EIA) requirements derived from the EIA Directive (85/337/EEC), which has been in force since 1985 and applies to a wide range of defined public and private projects. The initial Directive was amended three times in 1997, 2003 and 2009, which were in turn codified by Directive 2011/92/EU. Directive 2011/92/EU was further amended in 2014 by Directive 2014/52/EU.

The primary purpose of the EIA Directive is to ensure that public and private projects which are likely to have significant effects on the environment are granted development consent only after an assessment of the likely significant environmental effects of those projects has been carried out, i.e., an EIA.

The provisions of the EIA Directive are transposed into law in Ireland primarily through the *Planning and Development Act 2000* (Planning Act) and the *European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018* (S.I. 296 of 2018), which are incorporated into the *Planning and Development Regulations 2001* (Planning Regulations).

### 1.4 EIA Process

EIA is defined as:

*"(...) the process of examining the anticipated environmental effects of a proposed project - from consideration of environmental aspects at design stage, through consultation and preparation of an Environmental Impact Assessment Report (EIAR), evaluation of the EIAR by a competent authority, the subsequent decision as to whether the project should be permitted to proceed, encompassing public response to that decision<sup>2</sup>".*

Broadly speaking, the EIA process involves a number of steps which include the production of an EIAR, although this is not the end in itself but rather an output to assist in a wider decision-making framework. This EIAR will be used by Fingal County Council (FCC), as the competent authority, to make a decision to grant permission with conditions as considered appropriate, grant permission subject to specified modifications with conditions as considered appropriate, grant permission in part only with or without specified modifications with conditions as considered appropriate or refuse permission.

In line with current guidance, the EIA for the proposed development commenced at the project design stage.

Several interacting steps typify the early stages of the EIA process and include:

- **Screening** - This term is used to describe the process for determining whether a proposed development requires an EIA;
- **Scoping** - This stage firstly identifies the extent of the proposed development, and associated site, which will be assessed as part of the EIA process, and secondly, it identifies the environmental issues likely to be important during the course of completing the EIA process through consultation with statutory and non-statutory stakeholders;
- **Assessing Alternatives** - This stage outlines the possible alternative approaches to the proposed development; and
- **Assessing and Evaluating** - The central steps of the EIA process include baseline assessment (desk study and field surveys) to determine the status of the existing environment, impact prediction and evaluation, and determining appropriate mitigation measures where necessary.

The EIAR will accompany the planning application to FCC. This EIAR will also be made available to the public for consultation before any decision being made on a dedicated website.

<sup>2</sup> Source: [https://www.epa.ie/our-services/monitoring--assessment/assessment/environmental-impact-assessment/#:~:text=Environmental%20Impact%20Assessment%20\(EIA\)%20is,the%20EIAR%20by%20a%20competent](https://www.epa.ie/our-services/monitoring--assessment/assessment/environmental-impact-assessment/#:~:text=Environmental%20Impact%20Assessment%20(EIA)%20is,the%20EIAR%20by%20a%20competent)



It is acknowledged that the EIA process can extend beyond direct consent and into the implementation of monitoring and mitigation programmes, with the end focus being the protection of the environment in the long-term.

## 1.5 Requirements for EIA: Screening

The Planning Regulations specify the developments for which EIA will be required and the information that must be provided in an EIAR prepared in connection with the proposed development.

Screening is the term used to describe the process for determining whether a proposed development requires an EIA by reference to mandatory legislative threshold requirements or by reference to the type and scale of the proposed development and the significance or the environmental sensitivity of the receiving baseline environment.

The proposal has been screened by reference to the Planning Act and the Planning Regulations.

The requirement for an EIA is set out under section 172 of the Planning Act. The proposed development is not of a class specified in Part 1 of Schedule 5 of the Planning Regulations. The proposed development is of a class specified in Part 2 of Schedule 5 of the Planning Regulations but does not equal or exceed the quantity, area or other limit specified in that part under class 10 “Infrastructure projects” where the relevant threshold specified under class 10(b)(i) is “Construction of more than 500 dwelling units”. However, the proposed development does fall within class 13 “Changes, extensions, development and testing”, under which thresholds include:

*“(a) Any change or extension of development already authorised, executed or in the process of being executed (not being a change or extension referred to in Part 1) which would:-*

*(i) result in the development being of a class listed in Part 1 or paragraphs 1 to 12 of Part 2 of this Schedule, and*

*(ii) result in an increase in size greater than –*

*- 25 per cent, or*

*- an amount equal to 50 per cent of the appropriate threshold, whichever is the greater.”*

For clarity, the proposed development in isolation does not fall within the development classes listed in Part 1 or class 10(b)(i) of Part 2 of Schedule 5.

However, the proposed development is immediately east and adjacent to a recently constructed residential development permitted under case Ref. ABP-306075-19 and amended by case Ref. ABP-309416-21 for Blackwood Square Strategic Housing Development (SHD) for 330 no. units. The proposed development is also located immediately west of a recently permitted SHD under case Ref. ABP-313317-22 known as Whitehaven, consisting of 255 no. residential units.

It has therefore been determined that the quantum of development now proposed (192 no. units) in addition to the adjacent permitted and proposed residential development would exceed the relevant threshold (i.e., 500 units) and that an EIA should therefore be undertaken to consider direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the proposed development.

## 1.6 Matters to be Considered in the EIAR: Scoping

Scoping is an integral part of the EIA process, the aim of which is to identify matters that should be covered in the EIAR. It is defined in the EU Guidance<sup>3</sup> as:

*“The process of identifying the content and extent of the information to be submitted to the Competent Authority under the EIA process.”*

The scoping of an EIAR is concerned with identifying those aspects of the environment where there is an interaction, either direct or indirect, positive or negative, with the project, and as a consequence, there are potential effects which need to be assessed.

<sup>3</sup> Source: [https://ec.europa.eu/environment/eia/pdf/EIA\\_guidance\\_Scoping\\_final.pdf](https://ec.europa.eu/environment/eia/pdf/EIA_guidance_Scoping_final.pdf)

A scoping process to identify the issues that are likely to be most important during the EIA process was carried out by the applicant, design team and EIAR consultants and informed the format of this EIAR. This scoping was recorded in a draft scoping report which was the subject of pre-application consultation with environmental stakeholders before this EIAR was prepared (refer to **Chapter 2**). The responses received have been considered as part of the compilation of the EIAR.

The scope and content of this EIAR have also been informed by the following:

- European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018;
- *Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment*, Department of Housing, Local Government and Heritage, 2018;
- *Guidelines of the Information to be Contained in Environmental Impact Assessment Reports*, EPA, 2022;
- *Environmental Impact Assessment of Projects Guidance on Scoping (Directive 2011/92/EU as amended by 2014/52/EU)*, (EU, 2017);
- Transposition of 2014 EIA Directive (2014/52/EU) in the Land Use Planning and EPA Licencing Systems - Key Issues Consultation Paper, (Department of Environment, Community and Local Government, 2017);
- Circular letter PL 1/2017 - Advice on Administrative Provisions in Advance of Transposition (2017);
- The requirements of Part X of the Planning Act and Part 10 of the Planning Regulations;
- The requirements of the *Fingal Development Plan 2023-2029*;
- Regional and National Planning Policy Documents;
- The likely concerns of third parties;
- The nature, location and scale of the proposal;
- The existing environment, together with any vulnerable or sensitive local features and current uses;
- The planning history and environmental assessments associated with the subject site and adjoining lands;
- The likely and significant impacts of the proposed development on the environment; and,
- Available methods of reducing or eliminating undesirable impacts.

Having regard to the foregoing and in accordance with Annex IV (4) of EIA Directive and Schedule 6 of the Planning Regulations, the environmental factors to be addressed in the EIAR are:

- Biodiversity
- Land, Soils and Hydrogeology
- Water and Hydrology
- Air Quality
- Microclimate: Sunlight and Daylight
- Microclimate: Wind
- Noise and Vibration
- Cultural Heritage
- Landscape
- Material Assets: Traffic and Transport
- Material Assets: Built Services
- Population and Human Health
- Climate



Cumulative effects and environmental interactions, as required under Annex IV(5)(e) of EIA Directive are assessed within each Chapter of Volume 2 of the EIAR.

## 1.7 EIAR Content

The content of this EIAR has been prepared in accordance with the provisions of Article 5(1) and Annex IV of the EIA Directive. The Article 5(1) requirements are set out in **Table 1.1**.

**Table 1.1: Article 5(1) Requirements**

Article 5(1) Requirements	Relevant Section in this EIAR
<i>“The information to be provided by the developer shall include at least:</i>	
<i>(a) a description of the project comprising information on the site, design, size and other relevant features of the project;</i>	Chapter 5, Volume 2
<i>(b) a description of the likely significant effects of the project on the environment;</i>	Chapters 6 – 18, Volume 2
<i>(c) a description of the features of the project and/or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment;</i>	Chapters 6 – 18, Volume 2
<i>(d) a description of the reasonable alternatives studied by the developer, which are relevant to the project and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the project on the environment;</i>	Chapter 4, Volume 2
<i>(e) a non-technical summary of the information referred to in points (a) to (d); and</i>	Volume 1
<i>(f) any additional information specified in Annex IV relevant to the specific characteristics of a particular project or type of project and to the environmental features likely to be affected.”</i>	Chapters 6 – 18, Volume 2

Annex IV requirements are set out in **Table 1.2**.

**Table 1.2: Annex IV requirements**

Annex IV Requirements	Relevant Section in this EIAR
<i>“1. A Description of the project, including in particular:</i>	
<i>(a) a description of the location of the project;</i>	
<i>(b) a description of the physical characteristics of the whole project, including, where relevant, requisite demolition works, and the land-use requirements during the construction and operational phases;</i>	Chapter 5 (Vol. 2) Chapter 5 (Vol. 2)
<i>(c) a description of the main characteristics of the operational phase of the project (in particular any production process), for instance, energy demand and energy used, nature and quantity of the materials and natural resources (including water, land, soil and biodiversity) used;</i>	Chapter 5 (Vol. 2)
<i>(d) an estimate, by type and quantity, of expected residues and emissions (such as water, air, soil and subsoil pollution, noise, vibration, light, heat, radiation) and quantities and types of waste produced during the construction and operation phases.</i>	Chapters 6 – 18 (Vol. 2)
<i>2. A description of the reasonable alternatives (for example in terms of project design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.</i>	Chapter 4 (Vol. 2)
<i>3. A description of the relevant aspects of the current state of the environment (baseline scenario) and an outline of the likely evolution thereof without</i>	Chapters 6 – 18 (Vol. 2)

implementation of the project as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability of environmental information and scientific knowledge.

4. A description of the factors specified in Article 3(1) likely to be significantly affected by the project: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape. Chapters 6 – 18 (Vol. 2)

5. A description of the likely significant effects of the project on the environment resulting from, *inter alia*:

(a) the construction and existence of the project, including, where relevant, demolition works; Chapters 6 – 18 (Vol. 2)

(b) the use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the sustainable availability of these resources; Chapters 6 – 8 (Vol. 2)

(c) the emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste; Chapters 9, 11 and 18 (Vol. 2)

(d) the risks to human health, cultural heritage or the environment (for example due to accidents or disasters); Chapters 6, 13 and 17 (Vol. 2)

(e) 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; Chapter 19 (Vol. 2)

(f) the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change; Chapter 18 (Vol. 2)

(g) the technologies and the substances used. Chapter 9 (Vol. 2)

The description of the likely significant effects on the factors specified in Article 3(1) should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the project. This description should take into account the environmental protection objectives established at Union or Member State level, which are relevant to the project. Chapters 6 – 18 (Vol. 2)

6. A description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment, including details of difficulties (for example technical deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved. Chapters 6 – 18 (Vol. 2)  
Section 1.9

7. A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements (for example the preparation of a post-project analysis). That description should explain the extent, to which significant adverse effects on the environment are avoided, prevented, reduced or offset, and should cover both the construction and operational phases. Chapters 6 – 18 (Vol. 2)

8. A description of the expected significant adverse effects of the project on the environment deriving from the vulnerability of the project to risks of major accidents and/or disasters which are relevant to the project concerned. Relevant information available and obtained through risk assessments pursuant to Union legislation such as Directive 2012/18/EU of the European Parliament and of the Council or Council Directive 2009/71/Euratom or relevant assessments carried out pursuant to national legislation may be used for this purpose provided that the requirements of this Directive are met. Chapters 6 – 18 (Vol. 2)



*Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events on the environment and details of the preparedness for and proposed response to such emergencies*

9. A non-technical summary of the information provided under points 1 to 8 Non-Technical Summary (Vol. 1)

10. A reference list detailing the sources used for the descriptions and assessments included in the report.” Chapters 6-18 (Vol. 2)

Under Article 5(3) of the EIA Directive, it is expressly required that the developer must ensure that the EIAR is prepared by competent experts. Each of the chapters of this EIAR for the proposed development has been prepared by experts with the requisite qualifications and competencies.

Details on the experts are provided in **Section 1.9** and in the introduction to each environmental topic/chapter of Volume 2 of this EIAR.

## 1.8 Structure and Format of the EIAR

The EIAR has been prepared in a “Grouped Format” structure having regard to the prescribed environmental factors of the EIA Directive, the requirements of Article 94 and Schedule 6 of the Planning Regulations and the *Guidelines of the Information to be Contained in Environmental Impact Assessment Reports* prepared by the Environmental Protection Agency (EPA) in 2022 (EPA Guidelines 2022). In this way, each aspect of the environment is presented as a separate section referring to the environment as it exists, likely significant impacts, and proposed mitigation measures. The advantages of using this format are that it is easy to investigate a single topic, and it facilitates easy cross-reference to specialist studies.

The EPA Guidelines 2022 list the following fundamental principles to be followed when preparing an EIAR:

- Anticipating, avoiding and reducing significant effects;
- Assessing and mitigating effects;
- Maintaining objectivity;
- Ensuring clarity and quality;
- Providing relevant information to decision-makers; and
- Facilitating better consultation.

It is also important that the EIAR document remains tightly focussed. This minimises expenses, delays and the potential for a confusing mass of data to obscure relevant facts. The EIA process has been project-managed and steered so as to ensure that the EIAR documentation and analysis are confined to those topics and issues which are explicitly described in the legislation and where environmental impacts may arise. Evaluation and analysis have been limited to topics where the indirect, secondary or cumulative impacts are either wholly or dominantly due to the project or development under consideration and remain focused on issues that:

- Are environmentally based;
- Are likely to occur; and,
- Have significant and adverse effects.

This systematic approach described above employs standard descriptive methods, replicable assessment techniques and standardised impact descriptions to provide an appropriate evaluation of each environmental topic under consideration. An outline of the methodology employed consistently in each chapter to examine each environmental topic is provided in **Table 1.3**.

**Table 1.3: Methodology employed to evaluate each Environmental Topic**

Topic	Methodology Employed
Introduction	This section provides an overview of the specialist area and specifies the specialist who prepared the assessment. This section can also expand on the information presented in <b>Chapter 5</b> (Project Description) of Volume 2 of this EIAR and take account

Topic	Methodology Employed						
	of the feedback from stakeholders in relation to the scope and level of detail of the proposed assessment.						
<b>Assessment Methodology (including assessment criteria)</b>	This section includes a clear description of the approach, including methods used to predict/forecast impacts, sources of information used, and standards and guidance used.						
<b>Baseline Scenario (Existing Environment)</b>	This section comprises a description of the specific environment into which the proposal will fit, taking into account other developments likely to occur. The particular aspects of the environment will be discussed in terms of their context, character, significance and sensitivity.						
<b>Impact Assessment</b>	<p>The potential impact of the proposal will comprise a general description of the possible types of impacts that proposals of this kind would be likely to produce during the construction and operational phases. This includes a consideration of the "Do Nothing" scenario. This scenario describes the environment as it would be in the future if no development of any kind is carried out. An assessment of the specific direct and indirect impacts that the proposed development may have during both the construction and operational phases of the proposed development in the absence of any remedial or reductive measures. The predicted impacts will be discussed having regard to their character, magnitude, duration, consequences and significance.</p> <table border="1" data-bbox="490 851 1419 1603"> <tr> <td data-bbox="490 851 697 1603" rowspan="5"> <p style="text-align: center;"><b>More Significant</b></p>  <p style="text-align: center;"><b>Less Significant</b></p> </td> <td data-bbox="705 851 1419 1061"> <p><b>Effects which are substantial.</b> They represent key factors in the decision-making process with regard to planning consent. These effects are generally, but not exclusively, associated with site or features of international, national or regional importance that are likely to suffer the most damaging impact and loss of resource integrity.</p> </td> </tr> <tr> <td data-bbox="705 1072 1419 1172"> <p><b>Effects which are major.</b> These beneficial or adverse effects are considered to be very important considerations and are likely to be material in the decision-making process.</p> </td> </tr> <tr> <td data-bbox="705 1183 1419 1349"> <p><b>Effects which are moderate.</b> These beneficial or adverse effects may be important but are not likely to be key decision-making factors. The cumulative effects of such factors may influence decision-making if they lead to an increase in the overall adverse effect on a particular resource or receptor.</p> </td> </tr> <tr> <td data-bbox="705 1360 1419 1493"> <p><b>Effects which are minor.</b> These beneficial or adverse effects may be raised as local factors. They are unlikely to be critical in the decision-making process but are important in enhancing the subsequent design of the project.</p> </td> </tr> <tr> <td data-bbox="705 1504 1419 1603"> <p><b>Effects which are negligible.</b> No effects or those that are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error.</p> </td> </tr> </table>	<p style="text-align: center;"><b>More Significant</b></p>  <p style="text-align: center;"><b>Less Significant</b></p>	<p><b>Effects which are substantial.</b> They represent key factors in the decision-making process with regard to planning consent. These effects are generally, but not exclusively, associated with site or features of international, national or regional importance that are likely to suffer the most damaging impact and loss of resource integrity.</p>	<p><b>Effects which are major.</b> These beneficial or adverse effects are considered to be very important considerations and are likely to be material in the decision-making process.</p>	<p><b>Effects which are moderate.</b> These beneficial or adverse effects may be important but are not likely to be key decision-making factors. The cumulative effects of such factors may influence decision-making if they lead to an increase in the overall adverse effect on a particular resource or receptor.</p>	<p><b>Effects which are minor.</b> These beneficial or adverse effects may be raised as local factors. They are unlikely to be critical in the decision-making process but are important in enhancing the subsequent design of the project.</p>	<p><b>Effects which are negligible.</b> No effects or those that are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error.</p>
<p style="text-align: center;"><b>More Significant</b></p>  <p style="text-align: center;"><b>Less Significant</b></p>	<p><b>Effects which are substantial.</b> They represent key factors in the decision-making process with regard to planning consent. These effects are generally, but not exclusively, associated with site or features of international, national or regional importance that are likely to suffer the most damaging impact and loss of resource integrity.</p>						
	<p><b>Effects which are major.</b> These beneficial or adverse effects are considered to be very important considerations and are likely to be material in the decision-making process.</p>						
	<p><b>Effects which are moderate.</b> These beneficial or adverse effects may be important but are not likely to be key decision-making factors. The cumulative effects of such factors may influence decision-making if they lead to an increase in the overall adverse effect on a particular resource or receptor.</p>						
	<p><b>Effects which are minor.</b> These beneficial or adverse effects may be raised as local factors. They are unlikely to be critical in the decision-making process but are important in enhancing the subsequent design of the project.</p>						
	<p><b>Effects which are negligible.</b> No effects or those that are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error.</p>						
<b>Mitigation Measures</b>	A description of any specific remedial or reductive measures considered necessary and practicable resulting from the assessment of potential impacts during the construction and operational phases. Monitoring proposals will also be included in this section as appropriate.						
<b>Cumulative Impact</b>	The cumulative impact of the proposed development, along with other permitted and existing developments in the vicinity, will be considered.						
<b>Residual Impact</b>	This section will review the impacts of the proposed development with mitigation measures in place and identifies remaining negative impacts.						

The overall EIAR is arranged in three volumes, as follows:



### 1.8.1 Volume 1: Non-Technical Summary

A non-technical summary of the information is contained within **Volume 1** of the EIAR.

### 1.8.2 Volume 2: Main Text

This is the main volume of the EIAR. It provides information on the location and scale of the proposed development, details on design and impacts on the environment (both positive and negative) as a result of the project. The structure of the EIAR document is set out below:

- Chapter 1: Introduction
- Chapter 2: Consultation and Project Scoping
- Chapter 3: Planning Policy Context
- Chapter 4: Alternatives Considered
- Chapter 5: Project Description
- Chapter 6: Biodiversity
- Chapter 7: Land, Soils and Hydrogeology
- Chapter 8: Water and Hydrology
- Chapter 9: Air Quality
- Chapter 10: Microclimate: Sunlight and Daylight
- Chapter 11: Microclimate: Wind
- Chapter 12: Noise and Vibration
- Chapter 13: Cultural Heritage
- Chapter 14: Landscape and Visual
- Chapter 15: Material Assets: Traffic and Transport
- Chapter 16: Material Assets: Built Services
- Chapter 17: Population and Human Health
- Chapter 18: Climate
- Chapter 19: Cumulative Effects and Environmental Interactions
- Chapter 20: Schedule of Environmental Commitments

### 1.8.3 Volume 3: Appendices

Specialists’ technical data and other related reports are contained within Volume 3. Volume 3 comprises parts A and B.

Part A includes appendices associated with various specialisms.

Part B includes verified views (**Appendix 14.2**) associated with **Chapter 14** (Landscape and Visual) only.

**Table 1.4: Volume 3 Part A Appendices**

Appendix	Title
Appendix 2.1	Pre-Planning Consultation Records
Appendix 2.2	Formal LRD Meeting Record and LRD Opinion (issued 13 January 2023)
Appendix 6.1	Protected Sites for Nature Conservation in the Vicinity of the Proposed Development
Appendix 6.2	Desktop Study

Appendix	Title
Appendix 6.3	Examples of Valuing Important Ecological Features
Appendix 6.4	Biodiversity Policies and Objectives from Fingal Development Plan 2023-2029
Appendix 7.1	Ground Investigation Report (August 2022)
Appendix 7.2	Waste Classification Report (August 2022)
Appendix 10.1	Shadow Study Diagrams
Appendix 11.1	CFD Model Details
Appendix 14.1	Arboricultural Report
Appendix 15.1	Traffic Count Data
Appendix 15.2	TRICS Output Files
Appendix 15.3	Traffic and Transport Assessment
Appendix 17.1	School Demand & Concentration Report
Appendix 17.2	Social Infrastructure Audit

#### 1.8.4 Other Reports / Documents

In addition to the EIAR and its appendices, the application documentation for the proposed development also includes the following:

- Planning Report & Statements of Consistency with Planning Policy prepared by RPS Group Ltd
- Statement of Specific Information Requirements of the LRD Opinion prepared by RPS Group Ltd
- Childcare Demand Analysis prepared by RPS Group Ltd
- Architectural Design Statement prepared by McCrossan O'Rourke Manning Architects
- Building Lifecycle Report prepared by McCrossan O'Rourke Manning Architects
- Housing Quality Assessment prepared by McCrossan O'Rourke Manning Architects
- Landscape Report prepared by Kevin Fitzpatrick Landscape Architecture
- Landscape Works and Maintenance Specification prepared by Kevin Fitzpatrick Landscape Architecture
- Arboricultural Report prepared by The Tree File Ltd
- Assessment of Sunlight & Daylight Access within the Proposed Development prepared by ARC
- Flood Risk Assessment prepared by J.B. Barry & Partners Ltd
- Water Services Report prepared by J.B. Barry & Partners Ltd
- Traffic and Transport Assessment prepared by J.B. Barry & Partners Ltd
- Residential Travel Plan prepared by J.B. Barry & Partners Ltd
- Construction Waste Management Plan prepared by J.B. Barry & Partners Ltd
- Construction Environmental Management Plan by J.B. Barry & Partners Ltd
- Draft Construction Management Plan prepared by J.B. Barry & Partners Ltd
- Stage 1 Road Safety Audit prepared by J.B. Barry & Partners Ltd
- Public Lighting Report prepared by McElligott Consulting Engineers