Environmental Impact Assessment Report

Lands at 'St.Teresa's' Temple Hill, Monkstown, Blackrock, Co. Dublin

On behalf of

Oval Target Limited

December 2021

Brock McClure

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1 Introduction

1.1 Introduction and Terms of Reference

This Environmental Impact Assessment Report has been prepared on behalf of **Oval Target Limited, 1st Floor, 55 Percy Place, Dublin 4, D04 CX38,** in respect of a proposed Strategic Housing Development comprising **493 residential units**, a crèche facility of 392 sq., a café of 67. 4sq.m and residential tenant amenity space of 451 sq., all located on a site of c. 3.9ha on lands at **'St. Teresa's', Temple Hill, Monkstown, Blackrock, Co. Dublin** ("the proposed St. Teresa's SHD")**.**

A full description of the site of the proposed development, along with a description of the proposed development itself is provided in Chapters 2 and 3 of this EIAR.

1.2 Summary of the Proposed Development

The development will consist of a new residential and mixed use scheme of 493 residential units and associated residential amenities, a childcare facility and café in the form of (a) a combination of new apartment buildings (A1-C2 and D1 – E2); (b) the subdivision, conversion and re-use of 'St. Teresa's House' (Block H); and (c) the dismantling, relocation and change of use from residential to café of 'St. Teresa's Lodge' (Block G) within the site development area. A detailed development description is now set out as follows:

The proposal provides for the demolition (total c. 207 sq m GFA) of (a) a single storey return (approx. 20 sq m) along the boundary with The Alzheimer's Society of Ireland; (b) the ground floor switch room (approx. 24.9sq.m.), (c) ground floor structures northwest of St. Teresa's House (26.8sq.m), (d) basement boiler room northwest of St. Teresa's House (17.0 sq.m), (e) ground floor structures northeast of St. Teresa's house (22.0sq.m.) (f) basement stores northeast of St. Teresa's house (67.8 sq.m.) and (g) a non - original ground floor rear extension (approx. 28.5 sq m) associated with the Gate Lodge.

The new development will provide for the construction of a new mixed use scheme of 487 no. apartment units in the form of 11 no. new residential development blocks (Blocks A1-C2 and D1 – E2) as follows:

- Block A1 (5 storeys) comprising 37 no. apartments (33 no. 1 bed units and 4 no. 2 bed units)
- Block B1 (10 storeys) comprising 55 no. apartments (37 no. 1 bed units, 10 no. 2 bed units, 8 no. 3 bed units)
- Block B2 (8 storeys) comprising 42 no. apartments (28 no. 1 bed units, 9 no. 2 bed units and 5 no. 3 bed units)
- Block B3 (8 storeys) comprising 42 no. apartments (28 no. 1 bed units, 9 no. 2 bed units and 5 no. 3 bed units)
- Block B4 (5 storeys) comprising 41 no. apartments (4 no. studio units, 4 no. 1 bed units, 27 no. 2 bed units and 6 no. 3 bed units)
- Block C1 (3 storeys) comprising 10 no. apartments (1 no. studio units, 3 no. 1 bed units and 6 no. 2 beds)
- Block C2 (3 storeys) comprising 6 no. apartments (2 no. 1 bed units and 4 no. 2 bed units) together with a creche facility of 392 sq. m at ground floor level and outdoor play area space of 302 sq. m.
- Block C3 (1 storey over basement level) comprising residential amenity space of 451 sq. m.
- Block D1 (6 storeys) comprising 134 no. apartments (12 no. studio units, 22 no. 1 bed units, 90 no. 2 bed units and 10 no. 3 bed units).
- Block E1 (6 storeys) comprising 70 no. apartment units (34 no. 1 bed units, 26 no. 2 bed units and 10 no. 3 bed units).
- Block E2 (6 storeys) comprising 50 units (1 no. studio units, 29 no. 1 bed units, 18 no. 2 bed units and 2 no. 3 bed units).

Each new residential unit has associated private open space in the form of a terrace / balcony.

The development also provides for Block H, which relates to the subdivision and conversion of 'St. Teresa's House' (3 storeys) into 6 no. apartments (5 no. 2 bed units and 1 no. 3 bed unit) including the demolition of non-original additions and partitions, removal and relocation of existing doors, re-instatement of blocked up windows, replacement of windows, repair and refurbishment of joinery throughout and the upgrade of roof finishes and rainwater goods where appropriate.

It is also proposed to dismantle and relocate 'St. Teresa's Lodge' (1 storey) from its current location to a new location, 180 m southwest within the development adjacent to Rockfield Park. St. Teresa's Lodge (Block G) will be deconstructed in its original location and reconstructed in a new location using original roof timbers, decorative elements and rubble stonework, with original brickwork cleaned and re-used where appropriate. A non - original extension (approx. 28.5 sq. m) is proposed for demolition. The current proposal seeks further extension of this building (approx. 26.8 sq. m) and a change of use from residential to café use to deliver a Part M compliant single storey building of approx. 67.4 sq. m.

Total Open space (approx. 15,099.7 sq. m) is proposed as follows: (a) public open space (approx. 11,572.3 sq. m) in the form of a central parkland, garden link, woodland parkland (incorporating an existing folly), a tree belt; and (b) residential communal open space (approx. 3,527.4 sq. m) in the form of entrance gardens, plazas, terraces, gardens and roof terraces for Blocks B2 and B3. Provision is also made for new pedestrian connections to Rockfield Park on the southern site boundary and Temple Hill along the northern site boundary.

Basement areas are proposed below Blocks A1, B1 to B4 and D1 (c. 7,295 sq. m GFA). A total of 252 residential car parking spaces (161 at basement level and 91 at surface level); 1056 bicycle spaces (656 at basement level and 400 at surface level); and 20 motorcycle spaces at basement level are proposed. 8 no. car spaces for creche use are proposed at surface level.

The proposal also provides for further Bin Storage areas, Bike Storage areas, ESB substations and switch rooms with a combined floor area of 356.2 sq. m at surface level.

The development also comprises works to the existing entrance to St. Teresa's; the adjoining property at 'Carmond'; and residential development at St. Vincent's Park from Temple Hill (N31/R113). Works include the realignment and upgrade of the existing signalised junction and associated footpaths to provide for improved and safer vehicular access/egress to the site and improved and safer access/egress for vehicular traffic to/from the property at 'Carmond' and the adjoining residential development at St Vincent's Park.

Emergency vehicular access and pedestrian/cyclist access is also proposed via a secondary long established existing access point along Temple Hill. There are no works proposed to the existing gates (Protected Structure) at this location.

The associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; attenuation proposals; permeable paving; all landscaping works including tree protection; green roofs; boundary treatment; internal roads and footpaths; and electrical services including solar panels at roof level above Blocks A1, B1 - B4, C1-C3, D1, E1, E2.

1.3 Purpose of the EIAR

The central purpose of this EIAR and its appendices is to document the outputs of the assessment of the likely and significant impact on the environment of the proposed development (or "project") which has been carried out on behalf of the developer. Accordingly, the chapters of this EIAR contain the following: information regarding the project' the Baseline scenario; the likely significant effect of the project; the reasonable alternatives considered; and the features and measures to mitigate adverse significant effects. In addition, a Non-Technical Summary has been prepared, and additional information specified in Annex IV of the EIA Directive has also been included.

The primary purpose of this EIAR is to inform the EIA process, by identifying likely significant environmental impacts resulting from the proposed development, to describe the means and extent by which they can be reduced or mitigated, to interpret and communicate information about the likely impacts and provide an input into the decision-making planning process.

The fundamental principles to be followed when preparing an EIAR are:

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

The EIA process was iterative and progressed in tandem with the project design process. The EIAR document captures this assessment process and describes its outcomes.

The EIAR documents the consideration of the environmental effects and provides transparent, objective and replicable documentary evidence of the EIA evaluation and decision-making processes.

The EIAR document provides information on any identified effects arising as a consequence of the proposed development and which are:

- Environmentally based;
- Likely to occur; and,
- Have significant effects.

It also documents the manner in which the project design incorporates mitigation measures; including impact avoidance, reduction or amelioration; to explain how significant adverse effects will be avoided.

The key purpose of this EIAR document is to enable the competent authority to form a reasoned conclusion, in the context of the decision-making process, on the significant effects of the project on the environment, based on the examination of the EIA Report.

Pursuant to the provisions of Article 5(1) of the EIA Directive, where an environmental impact assessment is required, the developer shall prepare and submit an EIAR which shall include at least:
(a) a description of the project comprising information on the site, design, size and other relevant features of the project;

(b) a description of the likely significant effects of the project on the environment;

(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;

(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;

(e) a non-technical summary of the information referred to in points (a) to (d); and

(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.

The EIAR shall include the information that may reasonably be required for reaching a reasoned conclusion on the significant effects of the project on the environment, taking into account current knowledge and methods of assessment. In addition, the developer shall, with a view to avoiding duplication of assessments, take into account the available results of other relevant assessments under European Union or national legislation, in preparing the EIAR.

The EIA Directive and implementing Irish legislation prescribe a range of environmental factors which are used to organise descriptions of the environment and the environmental impact assessment should identify, describe and assess in an appropriate manner, in the light of each

individual case, the direct and indirect significant effects of a project on the prescribed environmental factors which are:

(a) population and human health;

(b) biodiversity, with particular attention to species and habitats protected under Directive 92/43/EEC and Directive 2009/147/EC;

(c) land, soil, water, air and climate

(d) material assets, cultural heritage and the landscape;

(e) the interaction between the factors referred to in points (a) to (d).

This EIAR documents the assessment process of the prescribed environmental factors in relation to the proposed SHD residential development at 'St. Teresa's', Temple Hill, Monkstown, Blackrock, Co. Dublin.

1.4 Definition of EIA and EIAR

Article 1(2)(g) 4 of Directive 2014/52/EU states that "environmental impact assessment" means a process consisting of:

(i) the preparation of an environmental impact assessment report by the developer, as referred to in Article 5(1) and (2);

(ii) the carrying out of consultations as referred to in Article 6 and, where relevant, Article 7;

(iii) the examination by the competent authority of the information presented in the environmental impact assessment report and any supplementary information provided, where necessary, by the developer in accordance with Article 5(3), and any relevant information received through the consultations under Articles 6 and 7;

(iv) the reasoned conclusion by the competent authority on the significant effects of the project on the environment, taking into account the results of the examination referred to in point (iii) and, where appropriate, its own supplementary examination; and

(v) the integration of the competent authority's reasoned conclusion into any of the decisions referred to in Article 8a.

It is important to set out that the amended Directive (Directive 2014/52/EU) uses the term Environmental Impact Assessment Report (EIAR) rather than Environmental Impact Statement (EIS).

The Guidelines on the Information to be contained in an *Environmental Impact Assessment Report, Environmental Protection Agency, 2017*, provide the following definition of an EIAR:

> *"A statement of the effects, if any, which proposed development, if carried out, would have on the environment.*
>
> *The EIAR is prepared by the developer and is submitted to a CA (Competent Authority) as part of a consent process. The CA uses the information provided to assess the environmental effects of the project and, in the context of other considerations, to help determine if consent should be granted. The information in the EIAR is also used by other parties to evaluate the acceptability of the project and its effects and to inform their submissions to the CA.*
>
> *The EIAR consists of a systematic analysis and assessment of the potential effects of a proposed project on the receiving environment. The amended EIA Directive prescribes a range of environmental factors which are used to organise descriptions of the environment and these factors must be addressed in the EIAR.*
>
> *The EIAR should be prepared at a stage in the design process where changes can still be made to avoid adverse effects. This often results in the modification of the project to avoid or reduce effects through redesign".*

An EIAR is the document produced as a result of that process and provides information which the competent authority uses to form a reasoned conclusion, in the context of the decision-making process, on the significant effects of the project on the environment, based on the examination of the EIA Report.

1.5 EIA Legislation

This EIAR document has been prepared in accordance with the applicable provisions of Directive 2011/92/EU, as amended by Directive 2014/52/EU on assessment of the effects of certain public and private projects on the environment ("the EIA Directive").

The obligations under the EIA Directive have been transposed into Irish law for the purposes of this application for permission by the provisions of Part X of the Planning and Development Act 2000 ("the 2000 Act") and the provisions of the Planning and Development Regulations 2001, as amended ("the 2001 Regulations").

The EIAR has also been prepared in accordance '*Guidelines for Planning Authorities and An Bord Pleanála on Carrying out Environmental Impact Assessment'(September 2018)* and the Environmental Protection Agency (EPA) published draft '*Guidelines on the information to be contained in Environmental Impact Assessment Reports*' (August 2017). These guidelines are intended to facilitate compliance with the 2014 EIA Directive and this EIAR has been prepared in accordance with the Guidelines.

In addition to the above guidelines, we note that in preparation of this EIAR, regard has been given to the following documentation:

- Environmental Impact Assessment of Projects Guidance on the preparation of the Environmental Impact Assessment Report (European Commission, 2017);
- *Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment, August 2018;*
- *Draft Guidelines on the information to be contained in environmental impact assessment reports, EPA, August 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); and*
- *Development Management Guidelines (DoEHLG, 2007).*

1.6 Overview of EIA Process

The Environmental Impact Assessment (EIA) of Projects is a key instrument of European Union environmental policy. The EIA Directive requires that public and private Projects that are likely to have significant effects on the environment be made subject to an assessment prior to development consent being given (i.e., the decision by the competent authority or authorities that entitles the developer to proceed with the Project). Before development consent can be granted, an EIA is required if a Project is likely to impact significantly upon the environment.

As set out in the European Commission's "Environmental Impact Assessment of Projects Guidance on the preparation of the Environmental Impact Assessment" (2017), there are three stages involved in EIA: Screening, Scoping, and the Preparation of the EIA Report.

The 'Screening Stage' ascertains whether the Project's effects on the environment are expected to be significant, i.e., the Project is 'Screened' to determine whether an EIA is necessary. Projects listed in Annex I to the Directive are automatically subjected to an EIA because their environmental effects are presumed to be significant. Projects listed in Annex II to the Directive require a determination

to be made about their likely significant environmental effects. The Member State's competent authority make that determination through either a (i) case-by-case examination or (ii) set thresholds or criteria.

The 'Scoping Stage' provides the opportunity for developers to request competent authorities for an opinion as to the extent of the information required to make an informed decision about the Project and its effects. This step involves the assessment and determination, or 'scoping', of the amount of information and analysis that authorities will need.

The information relating to a Project's significant effects on the environment is gathered during the third stage: the preparation of the EIA Report. These three stages are complemented by specific steps in the EIA process. This is defined in Article 1(2)(g) (see Table 1.1 below) which provides a definition of the Environmental Impact Assessment by describing the EIA process. Environmental Impact Assessment (EIA) requirements derive from the EIA Directive and.

Screening for Environmental Impact Assessment

Pursuant to the provisions of Article 94, and Schedule 5 of the Planning and Development Regulations 2001 (as amended), an EIAR is required to accompany a planning application for development of a class set out in Schedule 5, Part 2, which exceeds a limit, quantity or threshold set for that class of development.

Schedule 5, Part 2, paragraph 10 *"Infrastructure Projects"* states as follows:

> ***(b) (i) Construction of more than 500 dwelling units.***
>
> *(ii) Construction of a carpark providing more than 400 spaces, other than a carpark provided as part of, and incidental to the primary purpose of, a development.*
>
> *(iii) Construction of a shopping center with a gross floor space exceeding 10,000 square meters.*
>
> *(iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere. (In this paragraph, "business district" means a district within a city or town in which the predominant land use is retail or commercial use.)*

The proposed St. Teresa's SHD comprises 493 residential units, a café, a creche, residential amenity space all located on a site of c. 3.9 ha.

The proposed development therefore falls below the thresholds set out above for mandatory Environmental Impact Assessment.

However, section 172 of the 2000 Act also sets out the basis on which an EIA will be required for such a "sub-threshold" development. An EIA is required where a sub-threshold development is likely to have significant effects on the environment and therefore should be subject to EIA. Whether or not a proposed development will have a 'significant effect' is not determined by reference to relevant quantity, area or other limit thresholds but involves a consideration of factors such as the nature and location of a project. On this basis, the developer decided to prepare an EIAR in respect of the proposed strategic housing development.

Article 299A of the 2001 Regulations provides that, where a planning application for a "sub-threshold" strategic housing development is accompanied by an EIAR and a request for a EIA screening determination under section 7(1)(a)(i)(I) of the 2016 Act was not made – as is the position in relation to this application – then the application shall be dealt with as if the EIAR had been submitted in accordance with subsection 172(1).

Scoping for the Environmental Impact Assessment

The Draft Guidelines on the information to be contained in environmental impact assessment reports, (EPA, August 2017) state that Scoping is a process of deciding what information should be contained in an EIAR and what methods should be used to gather and assess that information.

Scoping is It is defined in the European Commission EIAR guidance (EC, 2017) as:

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

In this case, the content of this EIAR was informed by an informal scoping process carried out by the applicant, the design team and appointed EIAR consultants to identify the core issues likely to be most important during the Environmental Impact Assessment process.

Content of the EIAR

In this context the following chapters are prepared in assessment of the likely significant effects of the proposed development on the environment:

No	Proposed Content
1	Introduction
2	Site Context and Description of the Development
3	Consideration of Alternatives
4	Population and Human Health
5	Biodiversity
6	Lands, Soils, Geology, Hydrogeology & Utilities
7	Hydrology
8	Noise and Vibrations
9	Air Quality and Climate
10	Wind and Microclimate
11	Landscape and Visual Impact
12	Material Assets – Traffic and Transport
13	Material Assets – Waste Management
14	Archaeological and Cultural Heritage
15	Architectural and Built Heritage
16	Daylight and Sunlight
17	Risks of Major Accidents and/or Disasters
18	Interactions
19	Summary of Mitigation Measures

Table 1.1 -Scoping and Chapters of this EIAR

In addition to the above a series of reports have been prepared to accompany the application for permission, which have also informed certain content of the chapters of the EIAR.

The scope of this EIAR has 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, August 2018.
- Draft Guidelines on the information to be contained in environmental impact assessment reports, EPA, 2017.
- Transposition of 2014 EIA Directive (2014/52/EU) in the Land Use Planning and EPA Licensing Systems - Key Issues Consultation Paper, Department of the 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 and Development Act, 2000, as amended, and Part 10 of the Planning and Development Regulations, 2001 (as amended);
- The requirements of the Dun Laoghaire-Rathdown Development Plan 2016-2022;
- Relevant Regional and National Planning Policy Documents;
- Issues raised during pre-application consultation meetings with Dun Laoghaire-Rathdown Development Plan 2016-2022 and An Bord Pleanála;
- Consultation process with statutory bodies and local stakeholders as referenced in the individual chapters; and
- Previous relevant planning history and applications that have been submitted on the subject and adjoining lands.

1.7 Format and Structure of an EIAR

The formation of an EIAR necessitates the co-ordination and collation of associated, yet diverse specialised areas of assessment. The EIA approach involves the examination of each environmental factor, describing the existing baseline environment, the subject proposal, its likely impacts and direct and indirect significant effects pertaining to the environmental factor and mitigation measures, where appropriate. The topics examined in this EIAR are categories under the environmental factors prescribed under the 2014 EIA Directive as follows:

- Population and Human Health
- Biodiversity
- Land, Soils, Geology, Hydrogeology & Utilities
- Hydrology
- Noise & Vibration
- Air Quality & Climate
- Material Assets
- Archaeological & Architectural Cultural Heritage
- Landscape & Visual Assessment

The structure used in this EIAR document is the Grouped Format structure and has been summarised in the table above

Non-Technical Summary

A Non-Technical Summary of the EIAR has also been prepared. One of the objectives of the EIA process is to ensure that the public and the public concerned are made aware of the environmental implications of any consenting decisions. The EPA guidelines note that the non-technical summary of the EIAR should facilitate the dissemination of the information contained in the EIAR and that the core objective is to ensure that the public is made as fully aware as possible of the likely environmental impacts of projects prior to a decision being made by the Competent Authority. A Non-Technical Summary of the EIAR has therefore been prepared which summarises the key environmental impacts and is provided as a separate document, for ease of reference.

1.8 Methodology Employed to Evaluate Each Environmental Topics

An outline of the methodology employed consistently in each chapter of the EIAR to examine each environmental topic is provided below. All inputs received have adhered to this structure as closely as possible:

Introduction	Provides an overview of EIAR and relevant terms of reference.
Study Methodology	The study methodology outlines the method by which the relevant information has been gathered and compiled.
The Existing Receiving Environment (Baseline Situation)	The receiving environment details the baseline condition for the site and references, the context, character, significance and sensitivity of the baseline receiving environment. Any factors for consideration in the immediate area are set out.
Do Nothing Scenario	In order to provide a qualitative and equitable assessment of the proposed development, this section considers the proposed development in the context of the likely impacts upon the receiving environment should the proposed development not take place
Characteristics of the Proposed Development	The characteristics of the development are set out as they relate to each discipline and should include reference to site location, size, design and appearance of the project, use of natural resources, the production of waste, emissions and nuisances.
Potential Impact of the Proposed Development	This section provides a description of the specific, direct and indirect, impacts that the proposed development may have. This is provided with reference to both the Receiving Environment and Characteristics of the Proposed Development sections while also referring to the (i) magnitude and intensity, (ii) integrity, (iii) duration and (iv) probability of impacts. The assessment addresses whether the impacts are direct, indirect, secondary or cumulative in nature, it also looks at the timescale of such impacts e.g., are they short, medium, long-term, and are they of a temporary, permanent, continuous or intermittent nature, and are they positive or negative impacts. The impact interactions are also addressed.
Risks to Human Health	This section will consider human health effects resulting from the construction and operation of a project and will concern the commissioning, operation and decommissioning of the project. The assessment of impacts on population and human health will refer to assessments of those factors under which human health might occur, as addressed elsewhere in the EIAR e.g., under the environmental factors of air, water, soil etc.
Potential Cumulative Impact	This section allows for a qualitative assessment of the addition of many minor or significant effects, including the effects of other projects, to create larger more significant effects.

Mitigation Measures	Avoidance, remedial and mitigation measures describe any corrective or mitigative measures that are either practicable or reasonable, having regard to the potential impacts of the scheme. This includes avoidance, reduction and remedy measures as set out in Section 4.7 of the Development Management Guidelines 2007 to reduce or eliminate any significant adverse impacts identified.
Residual / Predicted Impacts of the Proposed Development	This section allows for a qualitative description of the resultant specific direct, indirect, secondary, cumulative, short, medium and long-term, temporary, permanent, continuous, or intermittent, positive and negative effects as well as impact interactions which the proposed development may have, assuming all mitigation measures are fully and successfully applied.
Monitoring	This involves a description of monitoring in a post-development phase, if required. This section addresses the effects that require monitoring, along with the methods and the agencies that are responsible for such monitoring.
Interactions	This section provides a description of impact interactions together with potential indirect, secondary and cumulative impacts.
Difficulties Encountered in Compiling	This section provides an indication of any difficulties encountered by the environmental specialist in compiling the required information.
References	This section will include the list of sources used to complete the assessment.

Table 1.2 - Methodology for Evaluation

1.9 EIAR Project Team

Under Article 5(3) of the EIA Directive, it is expressly required that the developer must ensure that the environmental impact assessment report (EIAR) is prepared by competent experts. Each of the chapters of this EIAR for the subject development have been prepared by experts with the requisite qualifications and competences.

Environmental specialist consultants were commissioned for the various technical chapters of the EIAR document which are mandatorily required as per the EIA Directive and Regulations.

Each environmental specialist was commissioned having regard to their previous experience in EIA; their knowledge of relevant environmental legislation relevant to their topic; familiarity with the relevant standards and criteria for evaluation relevant to their topic; ability to interpret the specialised documentation of the construction sector and to understand and anticipate how their topic will be affected during construction and operation phases of development; ability to arrive at practicable and reliable measures to mitigate or avoid adverse environmental impacts; and to clearly and comprehensively present their findings.

Each environmental specialist was required to characterise the receiving baseline environment; evaluate its significance and sensitivity; predict how the receiving environment will interact with the proposed development and to work with the EIAR project design team to devise measures to mitigate any adverse environmental impacts identified.

The relevant consultants who contributed to the EIAR, their qualifications and expertise is detailed in Table 1.3 below.

Competent Person	Company	Chapters	Area of Expertise	Qualifications	Summary of Professional Expertise
Suzanne McClure	Brock McClure Planning Consultants	Non-Technical Summary (with others) 1 - Introduction 2 - Site Context & Description of Development 3 - Consideration of Alternatives 4 - Population and Human Health 17 - Risk of Major Accidents and Disasters 18 - Interactions of the Foregoing 19 - Summary of Mitigation Measures	Planning	BSocSC, MRUP MIPI MRTPI	Suzanne is a founding partner of Brock McClure Consultants. With 20 years planning experience in both the public and private sector, Suzanne has worked on a wide range of projects spanning across both statutory and strategic planning fields. Suzanne began her career in Local Government before moving to a Town Planning Consultancy in 2003. Suzanne's varied background allows her to bring commercial acumen and practical advice to all facets of the planning and development process. Suzanne has extensive experience in leading multi-disciplinary teams in the preparation of planning applications for large scale developments. She also has significant experience in the preparation of Environmental Impact Statements. Suzanne is a Corporate Member of the Irish Planning Institute and Royal Town Planning Institute.
John MacPolin	O'Mahony Pike Architects	3 - Consideration of Alternatives	Design Architects	B.Arch. (NUI) University College Dublin. Certificate in Architectural Professional Practice and Practical Experience (NUI) University College Dublin.	As an Associate in the practice, John has been involved as Design Team Leader and Project Architect in many key projects of varying types and scales at OMP including design and delivery of: • Mixed residential and commercial development at The Gasworks, 645units including incorporation of the Alliance Gasholder • Mixed use development at The Grange, Stillorgan, Co. Dublin - 478 apartments, 4,500m2 office, nursing home, retail unit and creche. • Clancy Quay 2 – residential development 163 units, new build and conservation and refurbishment of nine existing protected structures.

					• Administration, sports, social and recreational facility for the Deaf Community, Cabra, Dublin 6,687 m2 • Student accommodation: Binary Hub 471 bedrooms, Montpelier Hill 319 bedrooms, Cork Street 399 bedrooms.
Alexis Fitzgerald Colm Clarke	Scott Cawley	5 - Biodiversity	Ecologists	B.A., M.Sc.	Alexis FitzGerald is a Consultant Ecologist with Scott Cawley. He holds an honors degree in Natural Sciences, with a specialisation in Botany, from Trinity College Dublin and obtained a distinction in his Masters in Biodiversity and Conservation from the same institution. He is an expert at vascular plant, charophyte and bryophyte identification and habitat surveying, developed over more than seven years of intensive study in university, professional ecological surveying and with natural history groups such as the Botanical Society of Britain and Ireland (BSBI) and the Dublin Naturalists' Field Club (DNFC). He also has extensive professional experience with vegetation and habitat classification and mapping (including EU Habitats Directive and Fossitt classification and statistical vegetation analysis), as well as rare, protected and invasive plant species surveying and monitoring. His role as a Consultant Ecologist has focused on the production of ecological surveys and assessments (including Preliminary Ecological Appraisal, Ecological Impact Assessment, Appropriate Assessment, Environmental Impact Assessment Biodiversity Chapter reporting, etc.) of linear infrastructure, residential, commercial and industrial projects. Alexis has a specialist interest in botany but is also competent in a range of fauna surveys (e.g., mammals including badgers, bats and otters). In a voluntary capacity, he is actively involved with such botanical and natural history groups as the BSBI and the DNFC, organising and leading field outings and indoor teaching seminars. He has also been the BSBI County Recorder for Co. Monaghan since 2015. Colm Clarke is a Consultant Ecologist with Scott Cawley. He obtained an honors degree in Natural Sciences, with a specialisation in Botany, from Trinity College Dublin, and a Masters in Biodiversity and Conservation from the same institution. Colm is an Associate Member of the CIEEM and is a member and active organiser of field events with for the

					Botanical Society of the British Isles and Bat Conservation Ireland. He has four year's professional experience working in ecology in Ireland and the UK and has worked with clients at both government and private levels. Colm has conducted ecological survey and assessment (Ecological Impact Assessment, Appropriate Assessment and Biodiversity Chapters of Environmental Impact Assessment Reports) of linear infrastructure, residential and industrial projects including. He is experienced assigning habitats to both Phase 1 (Fossitt, 2000) and Phase 2 (Irish Vegetation Community, and EU Annex I) levels, and in the identification of invasive, rare and protected species. Colm also has extensive experience in bat surveys, including long-term surveys of concert events, as well as experience surveying for crayfish, newts, otter, badger and birds.
Marcus Wallace	JJ Campbells and Associates Consulting Engineers	6 – Land, Soils, Geology, Hydrogeology & Utilities 7 - Hydrology	Civil & Structural Engineers	NCEA Dip Eng BEng (Hons) MIEI	Marcus Wallace joined JJ Campbell and Associates, Civil and Structural Engineers in 1996 and became a director in 2006. Marcus has extensive experience on large scale Civil and Structural projects throughout Ireland.
Elena Olefirenko Barry O'Brien	OCSC		Mechanical and Electrical Engineers	M.Sc., BSc Eng, C Eng, PSDP	Elena is an Associate with OCSC and has over 20 years of experience in design of large scale residential, commercial, institutional & industrial projects. Elena is a Chartered Engineer with Engineers Ireland Elena is responsible for the electrical design, coordination & supervision of various residential and mixed-use development projects. Delivering the projects from concept to completion. Her role includes Electrical design input including LV/MV distribution systems, lighting, emergency lighting, fire alarm systems, SLDs, security systems, general services and specifications.
Leo Williams Abe Scheele	AWN Consulting Ltd	8 - Noise and Vibration	Noise and Vibration	City & Guilds Level 1 & 2 in Sound Engineering and City & Guilds Music Technology	Abe Scheele is an Acoustic Consultant at AWN who has 5 years' experience working in Acoustics. Abe has experience in environmental noise surveying and impact assessment.

				(BAI, MAI, PgDip, MIOA)	Leo Williams, Acoustic Consultant at AWN, who has works in the field of acoustics for over 7 years. He has extensive experience in all aspects of environmental surveying, noise modelling and impact assessment for various sectors including commercial, industrial, healthcare, renewable energy and residential.
Niamh Nolan	AWN Consulting Ltd	9 - Air Quality and Climate	Air Quality and Climate	BSocSc., AMIAQM, AMIEnvSc	Niamh is an Environmental Consultant in the Air Quality section of AWN Consulting. She has one year experience in the environmental consulting sector and has experience preparing EIAs for a number of residential developments. She holds a BSocSci (Hons) in Social Policy and Geography from University College Dublin. She is an Associate Member of both the Institute of Air Quality Management and the Institution of Environmental Science. She has experience in mapping software primarily in QGIS and she specialises in the area of air quality, climate and sustainability.
Cristina Paduano	BFluid	10 - Wind and Microclimate	Wind and Microclimate	PhD Mech. Eng, MSc. Aerospace Engineering- (CFD Modelling Specialist) Chartered Engineer (CEng) MIEI	Cristina is an experienced CFD Specialist (Computational Fluid Dynamics) with a demonstrated history of up to 14 years of working in the design and civil engineering industry to assess fluid flows through numerical techniques. Cristina has carried out various wind modelling assessment for buildings complex in Ireland, UK and the Middle East such as Spencer Place, Elephant Park, Apollo and Hawkins House, Dublin Airport Wind Barriers, Qatar Stadium and for a series of tall buildings in Dubai. Her experience in aerodynamics and flows assessment in and around buildings has been gained through her Master's degree in Aerospace Engineering and through her PhD in Mechanical engineering in airflows-structure interactions. Both the Master and the PhD were based on numerical modelling of aerodynamics phenomena through CFD analysis. Cristina collaborates also in Academic researchers in the field of numerical modelling of fluid dynamic problems within the Fluid Structures Vibrations and Aero-acoustic Laboratory at TCD. She has been presenting flow analysis and related numerical studies at international conferences

					such as FIV, and AIAA. At B-Fluid she manages a team of aerodynamics engineers which combine numerical modelling with wind tunnel and airflow testing for applications related to the built environment sector.
Bill Hastings	ARC	11 - Landscape and Visual Impact Assessment (Impact Assessment)	Architectural Consultants	B. Arch UCD 1970 Fellow of the Royal Institute of the Architects of Ireland RIAI accredited Grade 1 Conservation Architect Member of ICOMOS Ireland	Bill Hastings has more than forty years' experience working in architecture and architectural services in Ireland, the UK and overseas. After leaving Gillespie Kidd & Coia Architects, Glasgow, in 1972, entered into private practice in the areas of architecture, conservation, visual impact assessment, digital modelling & photomontage, measured survey and recording and environmental impact assessment. For many years, ARC has been carrying out analysis of the potential visibility and visual impact of development. This work includes analysis of the potential visual impact of new urban quarters proposed as part of local area plans, of new roads or railways and other infrastructure, of major new developments and of individual buildings or structures. Analysis of the visual sensitivity of potential development land is also carried out, as well as analysis of the visual sensitivity of historic buildings, areas and monuments. In order to maintain knowledge of the most up to date methods for assessment, Bill has also engaged in considerable research and have published in peer review journals. For example, please refer to the article 'The Eye of the Beholder' by Bill Hastings at (2000) 7(1) IPELJ 3. One of the many topics Bill taught during his time lecturing in University College Dublin (from 1975 to 2012) related to impact assessment and design and its response to context.
David Murphy	Modelworks	11 - Landscape and Visual Impact Assessment (Preparation of Photomontages)	Visual Consultants	MRIAI	Founder and Chairman of Model Works, he is an award winning architect and member of the Royal Institute of Architects in Ireland. With forty years' experience in design and architectural communication and presentation, he began his professional career in the USA with KRJD Architects who pioneered photomontage techniques to present and communicate design. He founded Model Works in Dublin thirty five years ago, a company recognized as a leader in architectural presentation and visual impact assessment.

					He has particular experience in the area of verified photomontages having worked on many of the high profile sites across Ireland in the past 35 years. David is a member of the Royal Institute of Architects of Ireland.
Eoin Reynolds	NRB	12 - Traffic and Transport	Traffic Engineers	B.E., C.Eng., MIEI	Eoin Reynolds is a Chartered Engineer and founding Director of NRB Consulting Engineers Ltd. Eoin specialises in the field of Traffic & Transportation & Roads Design - assessing the infrastructure needs of development. He is expert in the provision of advice to both private sector and public sector clients on all aspects of roads, traffic and transportation, and mobility management. Eoin is also expert in the use of Traffic Engineering Modelling Software (TRICS, ARCADY, PICADY, LINSIG, TRANSYT and Micro-Simulation Techniques). He has given expert evidence at planning appeals, oral hearings and public enquiries
Chonaill Bradley	AWN Consulting Ltd	13 - Material Assets – Waste Management	Waste Management	BscEnv AssocCIWM	Chonaill Bradley, BSc (Environmental Science) is an Associate Member of the Institute of Waste Management (AssocCIWM). He is a Senior Environmental Consultant in AWN and has over 7 years' experience in environmental consultancy experience in Waste Management and Environmental Impact Assessment. He has helped coordinated and prepare specialist inputs including the Waste Management Chapters, Operational and C&D Waste Management Plans for numerous EIS/EIA/EIARs.
Franc Myles	Archaeology Built Heritage Company	14 - Architectural, Archaeological and Cultural Heritage	Architectural, Archaeological and Cultural Heritage	BA(Mod.), TCD 1987; MUBC, UCD 1999.	Franc is Principal Archaeologist with Archaeology and Built Heritage Ltd., which he founded in 2013. He has been a licensed archaeologist for over 20 years and prior to 2009 was employed as a Senior Project Archaeologist with Margaret Gowen & Co. Ltd. He has excavated across the island and has also published and lectured on many aspects of the country's built and archaeological heritage. Franc is a former board member of the Institute of Archaeologists of Ireland, a founding committee member of the Irish Post Medieval Archaeology Group and News Editor of

					Archaeology Ireland. As a buildings archaeologist Franc has an expertise in historic structures of all periods, with a particular interest in pre-Georgian urban and vernacular housing. He has lectured on the Postgraduate Diploma in Applied Building Repair and Conservation in TCD from the course's inception in 2004 and teaches CPD courses on historic building materials and the interface between archaeology and architecture.
Garrett O'Neill	Cathal O'Neill Architects	15 – Architectural Built Heritage	Conservation Architects	Dip. Arch., MUBC., FRIAI.	Garrett O'Neill is an architect with 37 years' post-graduate experience, predominantly in the practice of architectural conservation, and holds a Master's Degree in Urban and Building Conservation (UCD 2007). Cathal O'Neill Architects is an accredited RIAI Conservation Practice (Grade II). He has managed this practice since 1989. He is a Fellow of the RIAI and has served on its council. He has served as Professional Practice Examiner for both the RIAI and DIT. Current Conservation projects include Clery & Co. O'Connell Street, Ballykelly Distillery Monasterevin, and The Clarence Hotel.
Douglas Bell	Integrated Environmental Solutions	16 – Daylight and Sunlight	Architectural Consultants	BSC (HONS) PGDip	Douglas is the head of IES Lighting & BIM. For 14 years he has been a part of the IES Consultancy division using his expertise in Daylight Simulation and BIM to deliverer projects worldwide. As part of his remit Douglas has been leading the management and delivery of daylight simulation analysis with a focus on supporting design teams to optimise designs and submit for planning applications for large scale projects across UK & Ireland.

Table 1.3 – Competency Table

1.10 Appropriate Assessment

Article 6(3) of the Habitats Directive (92/43/EEC) states any project not directly connected with or necessary to the management of a Natura 2000 site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to the Appropriate Assessment procedure of its likely implications for the site in view of the site's conservation objectives.

An Appropriate Assessment Stage 1 Screening exercise was undertaken by Scott Cawley in accordance with 'Assessment of Plans and Projects Significantly Affecting Natura 2000 Sites – Methodological Guidance on the Provisions of Article 6 (3) and (4) of the Habitats Directive 92/43/EEC)'. In accordance with these Guidelines, the Appropriate Assessment may be a separate document or form part of the EIAR. In the case of the proposed development a separate Appropriate Assessment Screening Report is submitted with this application.

Whilst the ecological baseline is undoubtedly common to the assessments to be carried out by An Bord Pleanála pursuant to both the EIA Directive and Article 6(3) of the Habitats Directive, given the very different nature of those assessments, the requirements of Article 6(3) of the Habitats Directive are not addressed further in this EIAR.

1.11 Availability of EIAR Documentation

A copy of this EIAR and the relevant Non-Technical Summary of the EIAR document is available for purchase at the offices of An Bord Pleanála and Dún Laoghaire Rathdown County Council (the relevant Planning Authority) at a fee not exceeding the reasonable cost of making a copy of the document. The EIAR is also available on the SHD website for this application: www.templeroadplanning2.ie

1.12 EIAR Quality Control & Review

Brock McClure are committed to assuring the quality of EIAR documents, taking into account latest best-practice procedure, legislation and policy.

The DHPLG have published draft guidelines on Environmental Impact Assessment for Planning Authorities and the Board (published August 2018), and both the European Commission and the EPA have published guidance/draft guidelines on the information to be contained in an Environmental Impact Assessment Report, all of which have been consulted and implemented in the preparation of this EIAR.

1.13 Errors

While every effort has been made to ensure that the content of this EIAR document is error free and consistent there may be instances in this document where typographical errors and/or minor inconsistencies do occur. These typographical errors and/or minor inconsistencies are unlikely to have any material impact on the overall findings and assessment contained in this EIAR.