

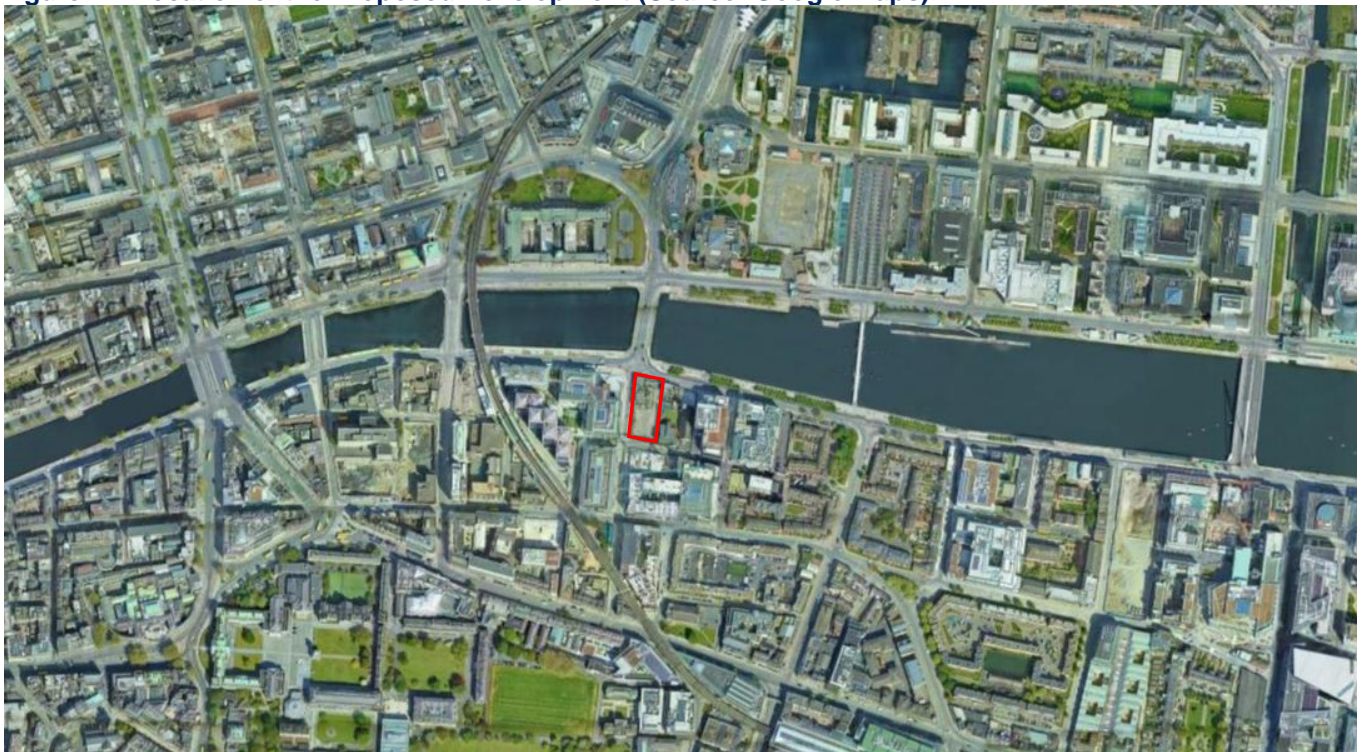
1.0 INTRODUCTION

1.1 INTRODUCTION AND TERMS OF REFERENCE

John Spain Associates, Planning & Development Consultants, and the associated environmental consultants, have been commissioned by, Ventaway Limited, to prepare an Environmental Impact Assessment (EIA) Report in respect of an application to Dublin City Council (DCC) for the demolition of the existing disused former City Arts Centre Building and construction of a 14 storey mixed use building containing an office development, co-working space/cafe, and community/arts/cultural spaces on a parcel of land comprised of 1-4 City Quay, Dublin 2 D02KT32, 23-25 Moss Street, Dublin 2 D02 F854 and 5 City Quay, Dublin 2 D02PC03.

The location of the proposed development is shown in Figure 1.1 below. The lands primarily comprise the former City Arts Centre Building and associated hard standing bounded to the north by City Quay, to the west by Moss Street, and to the south by Gloucester Street South. The City Quay Covid testing centre and City Quay National school adjoin the eastern boundary of the subject lands.

Figure 1.1 Location of the Proposed Development (Source: Google Maps).



Source: Google Map

The proposed development comprises:

- Demolition of the existing buildings and structures (it is noted the structures or part thereof may be demolished in compliance with a Dangerous Buildings Notice prior to a decision being made);
- Construction of a mixed use building up to 14 storeys in height (c. 58 metres above ground) over a double basement;
- The offices are proposed from 1st to 13th floor (14th storey) with terraces at 6th, 9th and 12th floor levels;
- A co-working/café space (230 sqm) is proposed at ground floor level along the Moss Street elevation;
- The community/arts/cultural spaces are contained at ground and lower ground floor levels;
- The basement level (B1) provides for 9 no. car parking spaces;
- 330 no bicycle spaces will be provided. 314 no. long stay spaces will be provide at lower ground floor level and 16 no. short stay spaces will be provided at ground floor level on Moss Street.
- The overall gross floor area of the development comprises 28,543 sq.m. including 910 sq.m. community/arts/cultural space and 23,501 sq.m. offices;
- All ancillary and associated works and development including plant, temporary construction works, public realm, landscaping, utilities connections and infrastructure.

A detailed description of the proposed development with greater detail regarding the development site and its surrounds can be reviewed within Chapter 2 of this EIA Report document.

The central purpose of the EIA process is to undertake an assessment of the likely and significant impact on the environment of the proposed development in parallel with the project design process, and to document this process in an Environmental Impact Assessment Report (EIAR); which is then submitted to the competent/consent authority, in order to inform the subsequent decision as to whether the development should be permitted to proceed.

This EIA Report document has been prepared in accordance with the European Union EIA Directive 85/337/EC as amended by 97/11/EC, 2003/4/EC, 2011/92/EU and Directive 2014/52/EU.

The EIA Report has also been prepared in accordance with the Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (published in August 2018) and the 2022 Guidelines on the information to be contained in Environmental Impact Assessment Reports published by the EPA.

This Chapter describes the methodology via which the Environmental Impact Assessment (EIA) Report was carried and prepared. The methodology used is broadly consistent across all chapters in order to ensure the EIA Report is clear and easy to navigate.

1.2 CONTEXT

1.2.1 Legislative Requirements

The requirement for EIA for certain types and scales of development is set out in the EIA Directives (2011/92/EU and 2014/52/EU), European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (the bulk of which came into operation in September 2018), the European Communities (Environmental Impact Assessment) Regulations 1989-2006, Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001-2019. It should be noted that this EIA Report is prepared in accordance with the 2011 EIA Directive (2011/92/EU), as amended by the 2014 EIA Directive.

The EIA Directives list those projects for which an EIA is mandatory (Annex I) and those projects for which an EIA may be required (Annex II). With regard to Annex II projects, Member States can choose to apply thresholds or use case by case examination or a combination of both to assess where EIA is required. In Ireland, a combination of both has been applied.

The project proposed is not listed under Annex I EIA Directives and it is below the relevant threshold as set out in the Planning and Development Regulations 2001-2018 for Annex II projects. The threshold for “Urban development which would involve an area greater than 2 hectares in the case of a business district” as set out in Part 2 of Schedule 5 (10(b)iv) of the Regulations was considered to be most relevant threshold in the context of the proposed development in the subject location. The proposed development does not exceed this threshold, however in light of proximity to the Customs House and the potential for visual impact the Applicant has decided to voluntarily prepare an EIA Report.

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

1.2.2 Format and Structure of this EIA Report

This EIA Report has been prepared in accordance with the requirements of EIA Directives (2011/92/EU and 2014/52/EU). It is prepared in the Grouped Format Structure following the guideline structure set down in the Environmental Protection Agency (EPA) “Guidelines on the Information to be Contained in Environmental Impact Assessment Reports” (May 2022).

The “Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment” (August 2018) and the European Commission Guidance on the preparation of the Environmental Impact Assessment Report have also been considered in the preparation of the EIA report.

The structure of the EIA Report is set out in Table 1.1 below.

Table 1.1 Structure of this EIA Report

Ch./Vol.		Title	Content
Vol. 1		Non-Technical Summary	Provides a concise non-technical summary of the information contained in the EIA Report.
Vol. 2	Ch. 1	Introduction	Sets out the purpose, methodology and scope of the document.
Vol. 2	2	Project Description	Sets out the description of the site, design and scale of the proposed development.
Vol. 2	3	Alternatives	Considers all relevant phases from construction through to existence and operation together with a description and evaluation of the reasonable alternatives studied by the developer including alternative locations, designs and processes considered; and a justification for the option chosen taking into account the effects of the project on the environment.
Vol. 2	4	Population and Human Health	Describes the demographic and socio-economic profile of the receiving environment and potential impact of the proposed development on population, i.e. human beings, and human health.
Vol. 2	5	Land, Soils, Geology and Hydrogeology	Provides an overview of the baseline position, the potential impact of the proposed development on the site's soil and geology and impacts in relation to land take and recommends mitigation measures.
Vol. 2	6	Water and Hydrology	Provides an overview of the baseline position, the potential impact of the proposed development on water quality and quantity and recommends mitigation measures.
Vol. 2	7	Biodiversity	Describes the existing ecology on site and in the surrounding catchment, and assesses the potential impact of the proposed development and mitigation measures incorporated into the design of the scheme.
Vol. 2	8	Air Quality and Climate	Provides an overview of the baseline air quality and climatic environment, the potential impact of the proposed development, and recommends mitigation measures.
Vol. 2	9	Noise and Vibration	Provides an overview of the baseline noise environment, the potential impact of the proposed development and recommends mitigation measures.
Vol. 2	10	Archaeology and Cultural Heritage	Provides an assessment of the site and considers the potential impact of the proposed development on the local archaeology and cultural heritage; and recommends mitigation measures.
Vol. 2	11	Traffic and Transport	Provides an assessment of the site and considers the potential impact of the proposed development on the local road network; and recommends mitigation measures.
Vol. 2	12	Material Assets - Waste	Describes the existing waste requirements of the proposed development and the likely impact of the proposed development on this material assets.
Vol. 2	13	Material Assets - Utilities	Describes the existing services and infrastructural service requirements of the proposed development and the likely impact of the proposed development on this material assets.
Vol. 2	14	Interactions of the Foregoing	Describes the potential interactions and interrelationships between the various environmental factors.
Vol. 2	15	Principal Mitigation and Monitoring Measures	Sets out the key mitigation and monitoring measures included in the above chapters of the EIAR Document for ease of reference.
Vol. 3		Landscape and Visual Impact	Details the likely effects on the landscape and visual environment of the proposed development with reference to accompanying photomontages.

Using the Grouped Format Structure, the EIA Report examines each environmental aspect in a separate chapter. Each chapter generally covers the following:

- Receiving Environment;
- Characteristics of the Proposed Development;
- Potential Impacts of the Proposed Development;
- Do-Nothing Scenario;
- Remedial and Mitigation Measures;
- Predicted Impacts of the Development; and
- Cumulative Impacts.

RECEIVED: 25/03/2025

A Non-Technical Summary of the findings of the EIA Report is provided as a separate document.

Mitigation measures applicable to each specialism are provided within the relevant chapters of this EIA Report.

A description of projects that have been assessed cumulatively with the proposed development are provided in Section 2.8 of this EIA Report and in supporting planning documentation. Cumulative impacts for each environmental topic are assessed within the relevant specialist chapters of this EIA Report.

Interactions i.e. the interrelationship between each environmental aspect, are also assessed as they occur in each chapter. The final chapter of the EIA Report, Chapter 16 shows where interactions have been identified and how they have been addressed

1.3 CONSULTATION

JSA, the applicant and the proposed development project team have liaised with the relevant departments of DCC in advance of lodgement of this application. Pre-application meetings were held with DCC Planning, Drainage and Transport Departments. Officials from DCC and members of the design and developer team attended. A number of specific issues, concerns and suggestions were raised and further details regarding how they have been implemented into the design are provided in the planning application documents.

In addition, relevant specialist in the proposed development project team have liaised with statutory bodies (including Roads/Transportation, Irish Water and ESB) by correspondence and access to online databases during the course of the EIA Report preparation.

JSA and the other respective EIA contributors/authors have incorporated all relevant advice and comments received from consultees into the relevant chapters of this EIA Report.

1.4 EIA PROJECT TEAM

1.4.1 EIA Project Management

This EIA was project managed, co-ordinated and produced by John Spain Associates in association with a team of specialist environmental consultants, the applicant and overall design team. John Spain Associates' role was to coordinate the EIA process and to liaise between the design team and various environmental specialist consultants. John Spain Associates were also responsible for editing the EIA Report document to ensure that it is cohesive and not a disjointed collection of disparate reports by various environmental specialists. John Spain Associates does not accept responsibility for the input of specialist consultants or the design team.

1.4.2 EIA Environmental Specialists

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

The amended EIA Directive (Directive 2014/52/EU) states the following in relation to the persons responsible for preparing the environmental impact assessment reports:

'Experts involved in the preparation of environmental impact assessment reports should be qualified and competent. Sufficient expertise, in the relevant field of the project concerned, is required for the purpose of its examination by the competent authorities in order to ensure that the information provided by the developer is complete and of a high level of quality'.

In order to outline compliance with this requirement and in line with emerging best practice the EIA Report states the names of the environmental consultants who have prepared each element of the EIA Report and lists their qualifications and relevant experience, demonstrating that the EIA Report has been prepared by competent experts. This is also in accordance with the 2018 EIA Guidelines for Planning Authorities and An Bord Pleanála.

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 measure 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 EIA project design team to devise measures to mitigate any adverse environmental impacts identified.

The relevant specialist consultants who contributed to the EIA Report and their inputs are set out in Table 1.2 below.

Table 1.2 Relevant Specialist Consultants

Chapter/Volume No.		Chapter Title	Consultant
Volume 1		Non-Technical Summary	John Spain Associates and others
Vol. 2	Chapter 1	Introduction	John Spain Associates – Blaine Cregan
Vol. 2	Chapter 2	Description of the Proposed Development	John Spain Associates – Blaine Cregan
Vol. 2	Chapter 3	Alternatives	John Spain Associates – Blaine Cregan
Vol. 2	Chapter 4	Population and Human Health	John Spain Associates – Blaine Cregan
Vol. 2	Chapter 5	Land, Soils, Geology & Hydrogeology	CS Consulting – Liganand Jewargi and Niall Barrett
Vol. 2	Chapter 6	Biodiversity (Flora and Fauna)	Altamar – Bryan Deegan, Hugh Delaney
Vol. 2	Chapter 7	Water and Hydrology	CS Consulting – Liganand Jewargi and Niall Barrett
Vol. 2	Chapter 8	Air Quality & Climate	Byrne Environmental – Ian Byrne
Vol. 2	Chapter 9	Noise & Vibration	Byrne Environmental – Ian Byrne
Vol. 2	Chapter 10	Archaeological, Architectural and Cultural Heritage	IAC – Faith Bailey
Vol. 2	Chapter 11	Traffic and Transportation Assessment	CS Consulting – Liganand Jewargi and Niall Barrett
Vol. 2	Chapter 12	Material Assets - Waste	Byrne Environmental – Ian Byrne
Vol. 2	Chapter 13	Material Assets - Utilities	CS Consulting – Liganand Jewargi and Niall Barrett
Vol. 2	Chapter 14	Interactions	John Spain Associates – Blaine Cregan
Vol. 2	Chapter 15	Mitigations	John Spain Associates – Blaine Cregan
Volume 3		Landscape and Visual Impact	City Designer– Richard Coleman

The relevant experience and qualifications of the authors are set out within the chapters.

1.5 DESCRIPTION OF IMPACTS IN THE EIA REPORT

The EPA Guidelines on the information to be contained in Environmental Impact Assessment Reports 2022 require that the direct, indirect, cumulative and residual impacts of the proposed development for both the construction and operational stages are described. The identified quality, significance and duration of effects for each aspect are categorised, as set out below. Quality refers to the nature of the impact, significance of effects refers to the degree that these will impact on the site and surrounding area and duration refers to how long the effects are likely to last

for. A direct impact is an impact the development will give rise to. An indirect impact is similar to a secondary impact – it may result in consequences not in the immediate vicinity of the site. Cumulative Impacts are impacts that arise in conjunction with other consented developments. Residual impacts are those which remain after mitigation measures have been applied.

The quality, magnitude and duration of potential effects are defined in accordance with the criteria provided in the EPA EIA Report Guidelines 2022 as outlined in Table 1.3.

Table 1.3 Description of Effects as per EPA Guidelines (2022)

Characteristic	Term	Description
Quality of Effects	Positive	A change which improves the quality of the environment
	Neutral	No effects or effects that are imperceptible, within normal bounds of variation or within the margin of forecasting error.
	Negative/Adverse	A change which reduces the quality of the environment
Describing the Significance of Effects ¹	Imperceptible	An effect capable of measurement but without significant consequences
	Not significant	An effect which causes noticeable changes in the character of the environment but without significant consequences
	Slight Effects	An effect which causes noticeable changes in the character of the environment without affecting its sensitivities
	Moderate Effects	An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends
	Significant Effects	An effect, which by its character, magnitude, duration or intensity alters a sensitive aspect of the environment
	Very Significant	An effect which, by its character, magnitude, duration or intensity significantly alters most of a sensitive aspect of the environment.
	Profound Effects	An effect which obliterates sensitive characteristics
Describing the Extent and Context of Effects	Extent	Describe the size of the area, the number of sites, and the proportion of a population affected by an effect.
	Context	Describe whether the extent, duration, or frequency will conform or contrast with established (baseline) conditions (is it the biggest, longest effect ever?)
Describing the Probability of Effects	Likely Effects	The effects that can reasonably be expected to occur because of the planned project if all mitigation measures are properly implemented.

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

	Unlikely Effects	The effects that can reasonably be expected not to occur because of the planned project if all mitigation measures are properly implemented.
Describing the Duration and Frequency of Effects	Momentary Effects	Effects lasting from seconds to minutes
	Brief Effects	Effects lasting less than a day
	Temporary Effects	Effects lasting less than a year
	Short-term Effects	Effects lasting one to seven years.
	Medium-term Effects	Effects lasting seven to fifteen years
	Long-term Effects	Effects lasting fifteen to sixty years
	Permanent Effects	Effects lasting over sixty years
	Reversible Effects	Effects that can be undone, for example through remediation or restoration
	Frequency of Effects	Describe how often the effect will occur. (once, rarely, occasionally, frequently, constantly – or hourly, daily, weekly, monthly, annually)
Describing the Type of Effects	Indirect Effects (a.k.a secondary or Off-site effects)	Effects on the environment, which are not a direct result of the project, often produced away from the project site or because of a complex pathway.
	Cumulative Effects	The addition of many minor or insignificant effects, including effects of other projects, to create larger, more significant effects.
	'Do Nothing' Effects	The environment as it would be in the future should the subject project not be carried out
	'Worst case' Effects	The effects arising from a project in the case where mitigation measures substantially fail
	Indeterminable Effects	When the full consequences of a change in the environment cannot be described
	Irreversible Effects	When the character, distinctiveness, diversity, or reproductive capacity of an environment is permanently lost
	Residual Effects	The degree of environmental change that will occur after the proposed mitigation measures have taken effect
	Synergistic Effects	Where the resultant effect is of greater significance than the sum of its constituents (e.g. combination of Sox and NOx to produce smog)

1.6 ADDITIONAL ASSESSMENTS REQUIRED

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

- **Appropriate Assessment** – an Appropriate Assessment Screening Report and a Natura Impact Statement has been completed for the proposed development, as required under the Habitats and Birds Directive (92/43/EEC and 79/409/EEC) and are included with the planning application.
- **Flood Risk Assessment** - A Stage 3 Flood Risk Assessment has been undertaken for the site and is also included with the planning application.
- **Resource Waste Management Plan** – A RWMP has been prepared in line with 'A Waste Action Plan for a Circular Economy. Ireland's National Waste Policy. 2020-2025'. DECC, 2020, and 'Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects', EPA, 2021. The report is included as part of the planning application.

1.7 **FORECASTING METHODS AND DIFFICULTIES IN COMPILING THE SPECIFIED INFORMATION**

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

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

1.8 **EIA REPORT QUALITY CONTROL**

John Spain Associates is committed to consistently monitoring the quality of EIA Report documents prepared both in draft form and before they are finalised, published and submitted to the appropriate competent authority taking into account latest best-practice procedure, legislation and policy.

The Department Housing, Local Government and Heritage published guidelines on Environmental Impact Assessment for Planning Authorities and the Board (published August 2018), and the EPA have published guidelines on the information to be contained in an Environmental Impact Assessment Reports which have been consulted in the preparation of this EIA Report.

1.9 **ERRORS**

While every effort has been made to ensure that the content of this EIA Report 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 EIA Report.

1.10 **REFERENCES**

- **Department Housing, Local Government and Heritage, 2018.** *Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment.* Environmental Protection Agency. The Department Housing, Local Government and Heritage.
- **Environmental Protection Agency, 2022.** *Guidelines on the Information to be Contained in Environmental Impact Assessment Reports.* Environmental Protection Agency.