

5.0 POPULATION AND HUMAN HEALTH

5.1 Introduction

The 2014 EIA Directive (2014/52/EU) updated the list of topics to be addressed in an EIAR and has replaced 'Human Beings' with 'Population and Human Health'. The 2014 Directive does not provide a definition of the term "human health". Guidance from the European Commission states *"Human health is a very broad factor that would be highly Project dependent."* The term "human health" is contained in both the SEA and EIA Directives. The Commission's SEA Implementation Guidance states *"The notion of human health should be considered in the context of the other issues mentioned in paragraph (f)"*. Accordingly, consideration of human health effects resulting from the construction and operation of a project should focus on health issues arising in the context of the other environmental factors listed in Article 3 of the Directive/ Section 171A of the Act, namely:

- Population
- Biodiversity, with particular attention to protected species and habitats
- Land, soil, water, air and climate
- Material assets, cultural heritage and the landscape
- Interaction between the above factors

It is noted that there are inter-related environmental topics described throughout this EIAR document which are of relevance to Population and Human Health. Issues such as the potential likely and significant impacts of the proposed development on the landscape, biodiversity, archaeology & cultural heritage, air quality & climate, noise & vibration, water, land & soils, material assets including traffic & transport and built services are of direct and indirect consequence to human health. For detailed reference to particular environmental topics please refer to the corresponding Chapter of the EIAR.

While most developments by people will affect other people, this section of the EIAR concentrates on those topics which are manifested in the environment. In accordance with EPA advice¹, the potential for the proposed project to result in significant impacts on Population and Human Health has been assessed with regard to the following topics relating to population and health-

- Land use and settlement patterns
- Population and Housing Supply
- Employment
- Community Infrastructure Capacity
- Human Health and Wellbeing

This Chapter of the EIAR will address the potential significant impacts, if any, of the proposed residential development on population and human health under these topics. For a full description of the project please refer to Chapter 3.

¹ Section 3.3.6, EPA, 2022

It is noted that the transposing legislation does not require assessment of land-use planning, demographic issues or detailed socioeconomic analysis. Following EPA advice, coverage of these topics has been provided in a separate Planning Report to accompany this application for planning permission.

5.2 Study Methodology

This Chapter of the EIAR has been prepared with reference to the document produced by the European Union, 'Environmental Impact Assessment of Projects Guidance on the preparation of the Environmental Impact Assessment Report (Directive 2011/92/EU as amended by 2014/52/EU)' (EU, 2017) as well as National Guidelines which provide guidance on the 2014 EIA Directive including the 'Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment' (2018) and the 'Guidelines on the information to be contained in environmental impact assessment reports', published by the EPA in 2022.

To establish the existing receiving environment / baseline, site visits were undertaken to appraise the location and likely and significant potential impact upon human receptors. Desk based study of published reference documents such as the National Planning Framework, the Regional Spatial and Economic Strategy for the Eastern and Midland Region as well as the South Dublin County Development Plan were reviewed as well as online databases by Central Statistics Office, CSO online interacting mapping and Census data as well as Pobal online services.

5.2.1 Principal Receptors

In terms of sensitive receptors that may be potentially impacted by the construction and operational stage of the proposed development, there are existing residential developments located to the west, north and east of the subject site that bound the development area.

Residential properties to the north of Stocking Avenue and west of the Ballycullen Road are not considered a sensitive receptor as the development site is at a distance from these and there is existing development between these properties and the application site. In addition the various EIAR studies did not identify these properties as sensitive receptors.

Other potential receptors of impacts include transient populations such as car drivers, walkers, cyclists and bus/car passengers. Potential impacts on the wider area relating to population and human health only extend to traffic.



Figure 5.1 Sensitive Receptors identified in the assessment of Noise and Vibration

5.3 The Receiving Environment – Baseline Scenario

5.3.1 Land Use and Settlement Patterns

The development lands the subject of this EIAR are located in the townland of Woodtown and Ballycullen, Dublin 16 and extend to an area of approximately 10.38 hectares with a net development area of 10.36 hectares. The lands are contiguous with the existing surrounding residential development in the area.



Figure 5.2 Characteristics of Study Area

--- Lands Zoned for Development/Rural Area Boundary — Approximate 1km radius Application Site

The subject lands comprise two fields that have each been divided by way of a fence line to the south and features a double hedgerow and stream in the centre. The natural boundary of the two fields is formed by a hedgerow further south. The site is currently greenfield with horses grazing in the eastern field. The immediate area can be described as suburban, featuring existing residential development to the west, north and east south west and a village centre consisting of a Tesco and creche to the north east at White Pines. Two of the areas main features are the M50 to the east and the Dodder River Valley to the west. The site will be accessed via Stocking Avenue is a local road to the north that links to the R113 and to the M50 at junction 11.

The development area is zoned 'Residential' by the South Dublin County Development Plan. There are two other parcels of land within the immediate area that have the same zoning objective. Both of these sites have live planning permissions for residential development. The application site is the largest undeveloped site zoned for new residential communities to be provided in the study area illustrated above.

5.3.2 Population and Housing Supply

The subject site is located within the area of Dublin City and Suburbs as defined in the Census 2022. The study area for the assessment of baseline population and housing consist of the two electoral divisions of;

- Firhouse-Ballycullen
- Firhouse Village

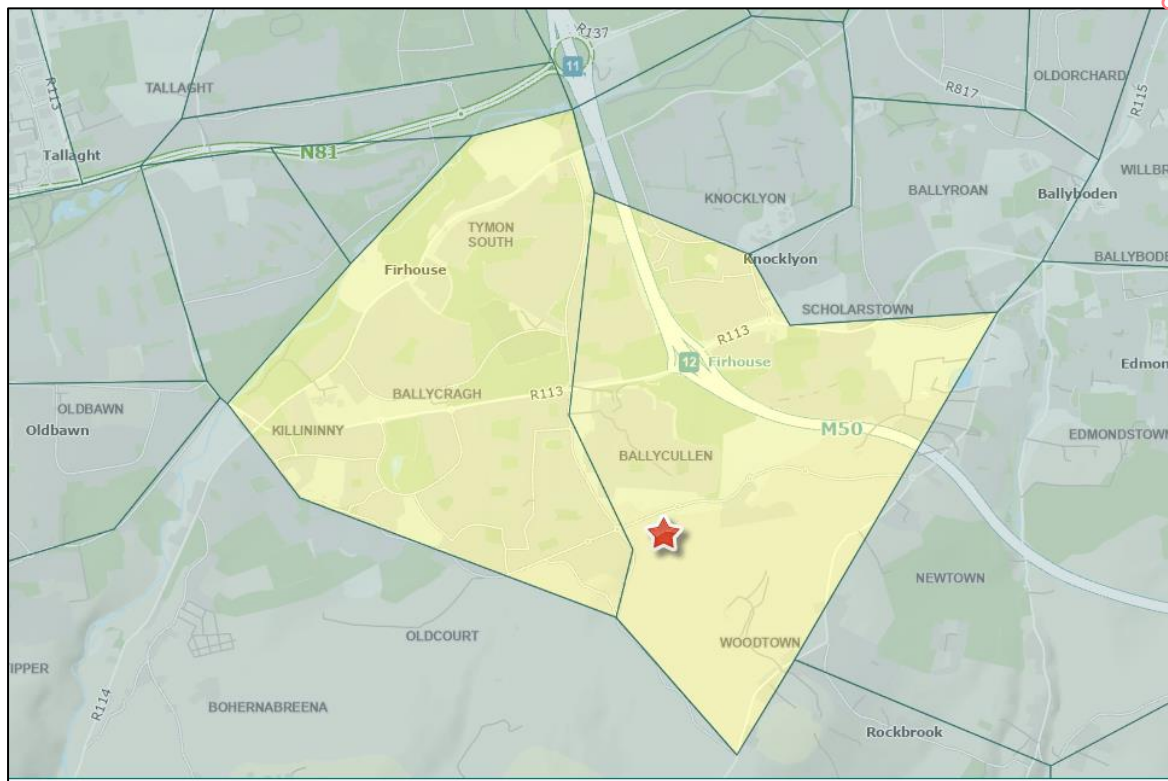


Figure 5.3 Study Area - EDs Firhouse-Ballycullen and Firhouse Village

The population of this area at the time of the 2022 Census was 22,776, representing an 11% increase since 2016.

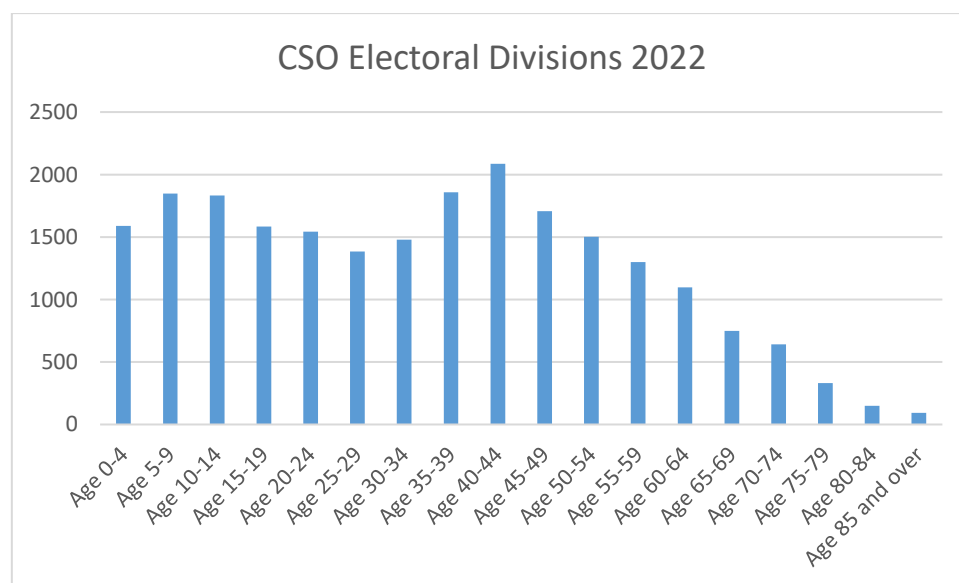


Figure 5.4 Population within Study Area Census 2022

The Census 2022 results record that of the 7,166 households who stated the year their house was built, 52% were built in the period between 1991 and 2010 compared to 13% since 2010. The downturn in the economy and lack of supply of new housing stock is reflected in the period of 2011-2015 when only 3% of housing stock was constructed. There appears to have been a strong increase in housing stock from 2016 with 10% of all permanent private households constructed from 2016 - 2022 when the Census took place.

As outlined in Figure 5 of the Development Plan, South Dublin County's annual rate of construction between 2017 and Q3 2021 inclusive was on average 1,310. However, this was below the overall average demand for the County for 2017-2031 of 1,832 units a year set out by the ESRI in 'Projected Housing Demand by Local Authority Area 2020-2031, ESRI NPF Scenario Housing Supply Target'. The shortfall, as result, has been carried forward into the years leading up to and the lifetime of the Development Plan period up to 2028 requiring on average 2,613 housing units a year.

The subject site is located within the Neighbourhood of Templeogue, Walkinstown, Rathfarnham, Firhouse as identified and detailed at Appendix 12 of the South Dublin County Development Plan. This neighbourhood had a population of 78,166 in 2016 and is expected to grow by an additional 7,098 persons (9%) by 2028. In line with the Core Strategy Chapter 2, Table 11 of the Development Plan outlines that infill and new residential development within this area will facilitate approximately 11% of the County's housing growth. This equates to 1,677 new units over the lifetime of the plan.

Census 2022 records for private households by type of accommodation for the study area clearly show that the majority of housing (90.5%) consists of traditional houses. Looking to potential supply, an examination of planning permissions granted for new houses and apartments in South Dublin County Council area from Q1 2022 to Q4 2024 indicates that 52% of units were houses (discounting one-off houses) and 48% were apartments².

5.3.3 Employment and Commuting Pattern

The National Planning Framework (NPF) is the Government's high-level strategic plan for shaping the future growth and development of our Country out to the year 2040. The Updated Draft Revised National Planning Framework published in November 2024 (Appendix 2) records a total of 601,702 resident workers in Dublin City and Suburbs and a jobs to resident workers ratio of 0.96.

According to the South Dublin County Development Plan 2022-2028 (Section 9.1) South Dublin County has a strong and diverse economic base and is home to 6,975 (SDCC rates data 2022) business entities and had 84,6271 jobs at the time of Census 2016 (CSO Workplace Zone Data). Retailing, transportation and distribution, industry and manufacturing, professional and financial services, medical and pharmaceuticals are the key economic sectors in the County.

² CSO

Census 2022 analysis of the workforce within Dublin City and Suburbs records that 99.5% of the workforce in the study area work within Dublin City and Suburbs with the balance working in Swords, Co.Dublin. the average distance to the workplace is 9.3km.

The percentage of the population in South Dublin working from home has changed substantially since the 2016 Census, increasing by 584%. Data for the study area indicates 44% of workers confirmed working from home.

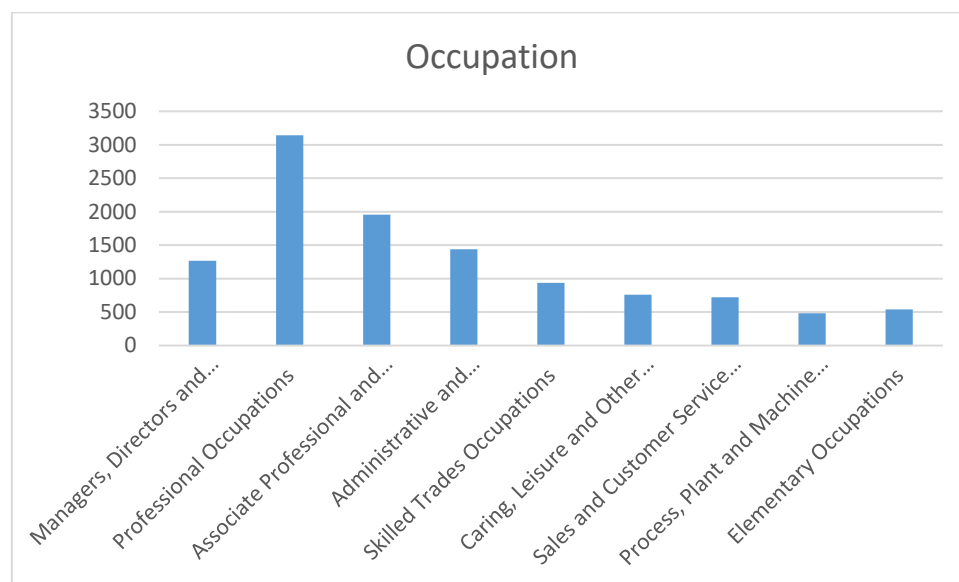


Figure 5.5 Occupation Census 2022

Travel to work, school or college patterns recorded by the Census 2022 indicate the journey time to work, school or college minutes majority of population in the study area (61%) is between 14minutes and 45minutes. 20% of journeys taken under 15 minutes while only 11% take one hour and over.

Using Census 2022 data, 62% of the population within the study area travel to work, school college or child by car (including passengers) while only 14% travel on foot. This is a higher percentage travelling by car and lower percentage travelling by foot than recorded for South Dublin.

When travel to school, college or childcare is considered separately from travel to work, the number of people in the study area who travel by car decreases to 48% and travel by foot increases to 54%.

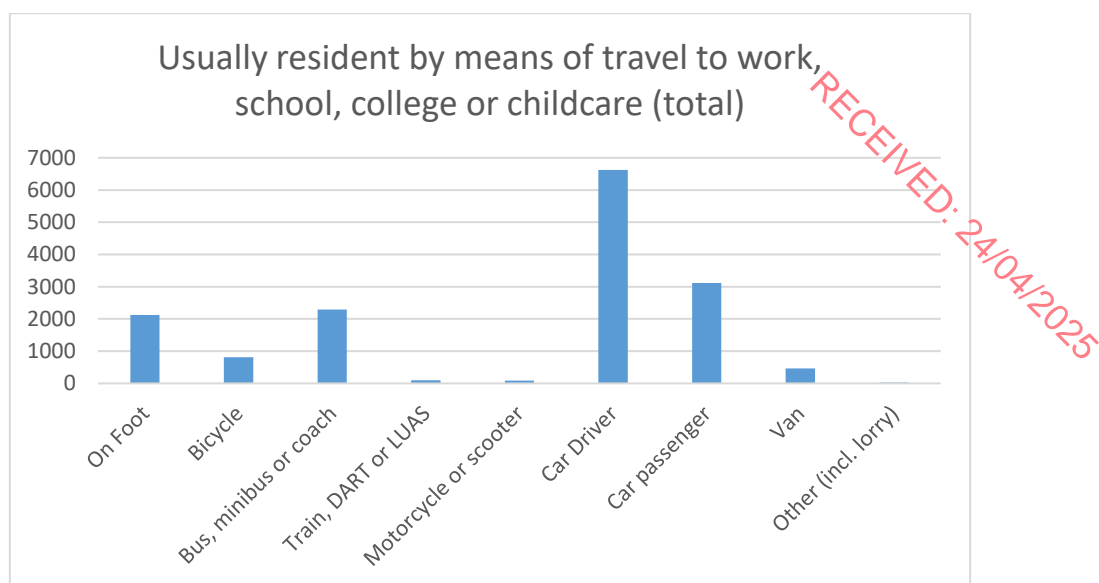


Figure 5.6 Means of Travel to School and Work census 2022

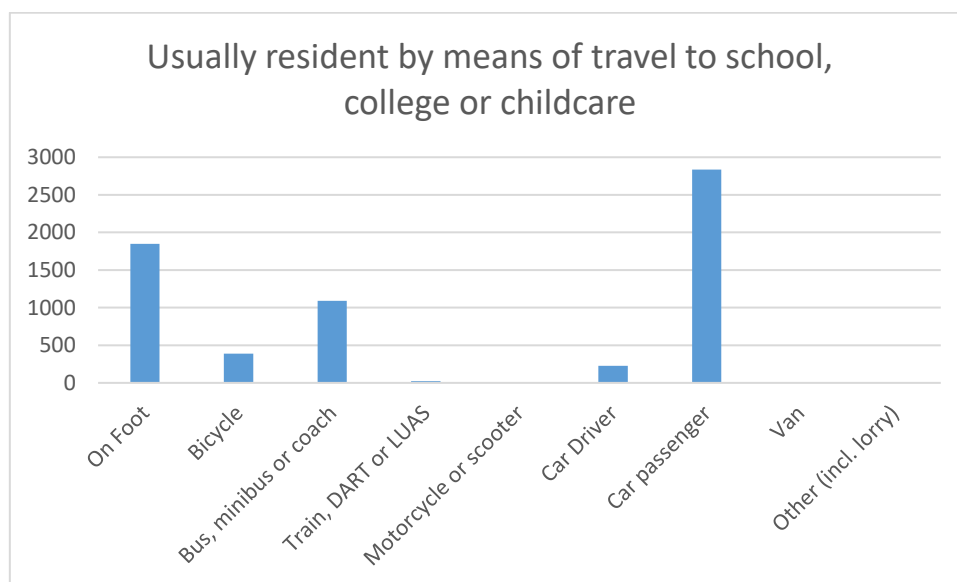


Figure 5.7 Travel to school, college or childcare Census 2022

Using statistics from Central Statistics Office-Small Area Population Statistics for the study area; of the total population aged 15 years and over of the area (17,508), 11,243 (64%) were employed and 3.5% were unemployed while a further 6% were students. The occupations with the highest recorded persons were 'Professional Occupations' followed by 'Associate Professional and Technical Occupations'. 46% of the working population fall within 'Managerial and technical' social class.

Of those who stated their highest level of education completed, 49% of the population had achieved at least an ordinary bachelor degree or higher.

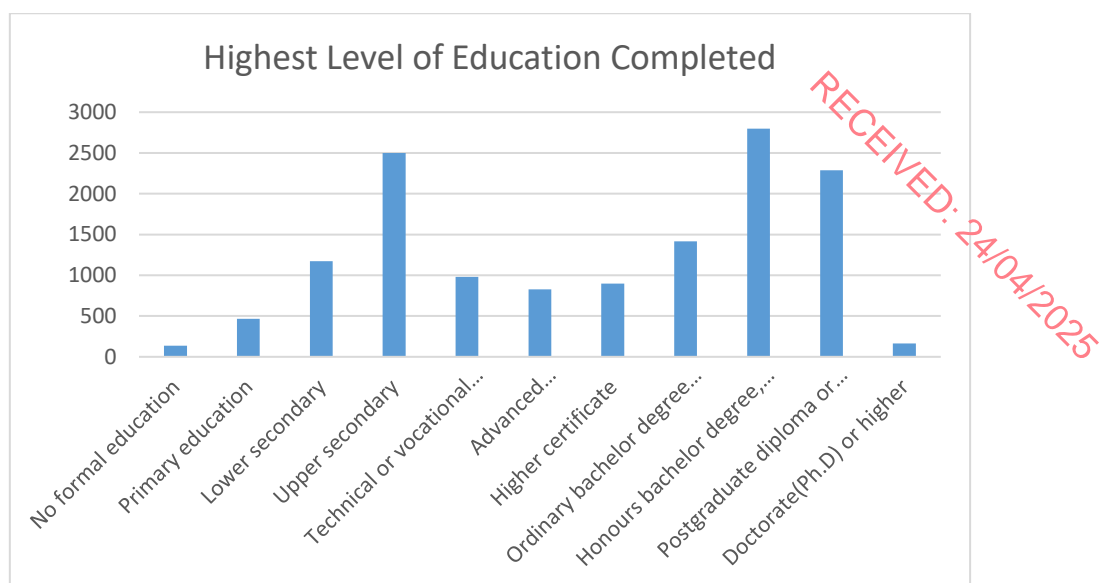


Figure 5.8 Highest Level of Education Completed

5.3.4 Community Infrastructure Capacity

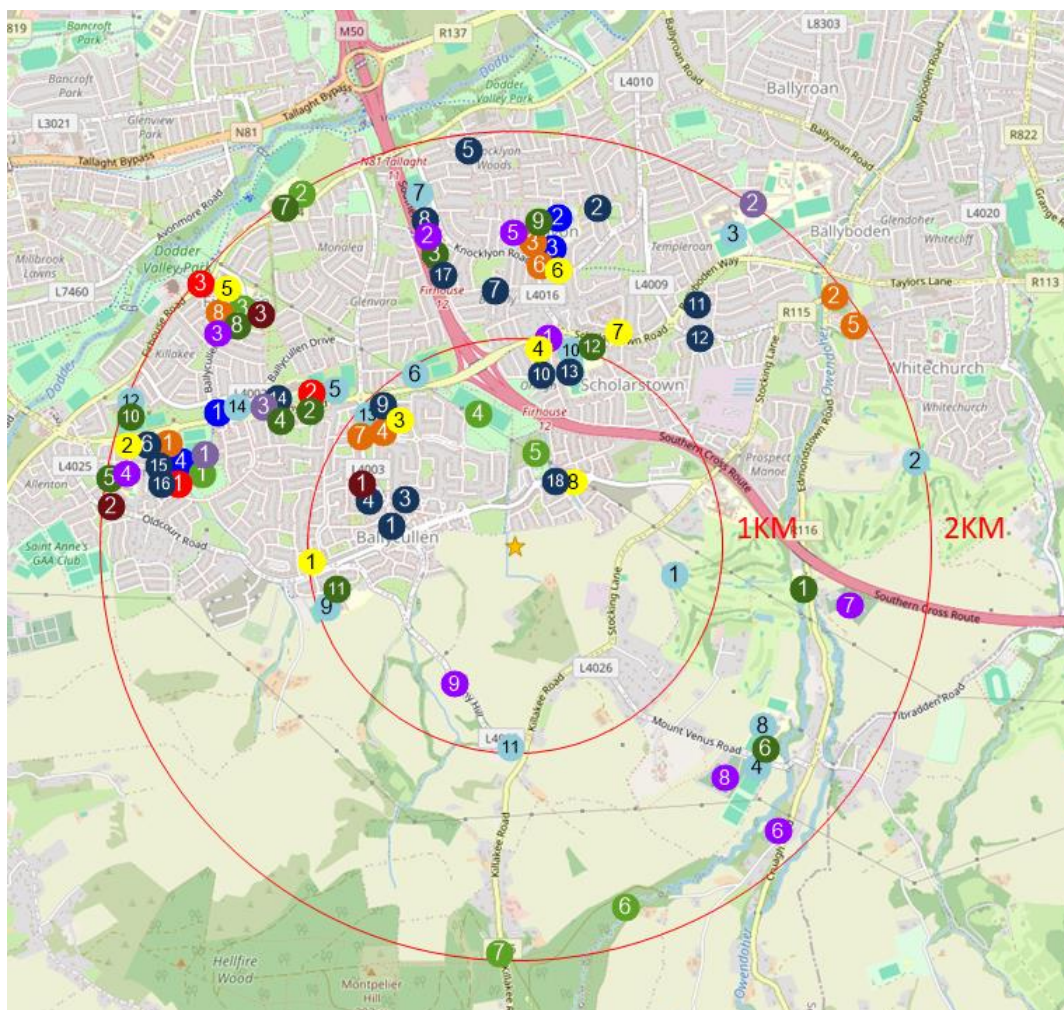


Figure 9 Audit of Community Services

Table 5.1			
Community Centres			
No.	Name		Library Facilities
1	Firhouse Community & Leisure Club	1	Mobile Library Service
2	Iona Pastoral Centre	2	Mobile Library Service
3	Knocklyon Community Centre	3	Mobile Library Service
4	The Park Community Centre		
Sports Facilities and Centres		General Practitioners / Medical Clinics / Pharmacies	
1	Rathfarnam Golf Club	1	Ballyboden Medical and Aesthetic Clinic
2	Edmondstown Golf Club	2	Ballyboden Medical Practice
3	Ballyboden St Enda's All Weather Pitch	3	Knocklyon Medical
4	Ballyboden Wanderers GAA	4	Scholarstown Family Practice
5	Firhouse Carmel FC Clubhouse	5	Solas Medical Ballyboden
6	Knocklyon United FC Ballycullen Pitches	6	McCabe's Pharmacy Knocklyon SC
7	Knocklyon United FC Delaford	7	McCabe's Pharmacy Firhouse
8	Parkvale FC	8	Moran's Pharmacy Firhouse
9	St Anne's GAA Pitch Ballycullen		
10	Olympian Gymnastics – Knocklyon		
11	Rathfarnam Equestrian Centre		
12	Tallaght Rockets Volleyball Club		
13	Curves Knocklyon – Women's Only Gym		
14	The Workroom Gym		
Parks		Shops and Retail	
1	Ballycragh Park	1	Lidl
2	Dodder Riverbank Park & Dodder Valley Park	2	Spar (Ballycullen Road)
3	Firhouse Village Park	3	Spar (Oldcourt Shopping Centre)
4	Knocklyon Park	4	Spar (Orlagh Grove)
5	Knocklyon Wilderness and Wetland Park	5	Supervalu (Firhouse)
6	Hell Fire Club Walk	6	Supervalu (Knocklyon)
7	Massy's Estate Forest / Massy's Woods	7	Tesco Express
		8	Tesco Superstore

Play Facilities		School Age Childcare Services	
1	Ballycragh Playground	1	Lily's Before & After School Childcare (Firhouse Carmel)
2	Firhouse Carmel Pitches and Playground	2	Lily's Before & After School Childcare (The Park)
3	Dodder Riverbank Park Playground	3	Primary Pals
Childcare Facilities			
1	Ballycullen Montessori	13	Little Penguins
2	Cool Kidz Crèche	14	Little Penguins Firhouse T/A Firhouse Childcare*
3	Chuckleberries Dalriada Montessori & Crèche	15	MGW Childcare Ltd. T/A Tickles Daycare
4	Chuckleberries Hunterswood Montessori & Crèche	16	Mini Marvels Montessori
5	Delaforde Montessori	17	Naionra Chnoc Liamhna
6	Discoveries Crèche & Montessori	18	Safari Childcare Rathfarnham
7	Eager Beavers Montessori	Primary Schools	
8	Knocklyon Lodge Crèche & Montessori	1	Edmondstown National School
9	The Learning Curve Playschool & Montessori	2	Firhouse Educate Together National School
10	Let's Play Pre-School	3	Gaelscoil Chnoc Liamhna (Dublin)
11	The Lodge Montessori Preschool	4	Gaelscoil na Giúise
12	Little Harvard Crèche & Montessori	5	Holy Rosary Primary School
Places of Worship & Cemeteries		6	Rockbrook Park School
1	Ballycullen Community Church	7	Scoil Carmel
2	Church of Christ	8	Scoil Treasa
3	Church of Our Lady of Mount Carmel	9	St Colmcille's National School
4	Holy Rosary Church	10	Firhouse Community College
5	St Colmcille's Church	11	Firhouse Educate Together National School
6	Cruagh Cemetery	12	St Colmcille's Community School
7	Kilmashogue Cemetery		
8	Mount Venus Cemetery		
9	Woodtown Cemetery		

For day to day local needs the proposed development would have a Tesco within walking distance of the site and a Lidl supermarket within 1km to the west of the site. Tallaght town centre and core retail area is located c.4km to the north west of the subject site. Tallaght has been designated as a Level 2 Retail Centre in the Regional Spatial and Economic Strategy and also has a direct Luas connection to Dublin City. The town includes major

shopping facilities, civic offices and associated commercial, financial, cultural and community facilities including a Technological University, a Regional Hospital and employment areas in Cookstown and Broomhill. The Tallaght Local Area Plan (LAP) provides for between 3,500-5,000 new housing units, the potential for significant additional non-residential floorspace through more intensive employment, commercial and industrial use, new schools and public services. The Development Plan also outlines a key objective to provide a multi-modal transport in Tallaght at the Luas Stop that will join into the new bus connects network.

There are a number of both primary and post-primary schools located within the area. Using data provided by the Department of Education and Skills on individual schools it is possible to establish the current number of students in existing schools in the area. This is set out in Table 5.1.

The application site is well connected to existing bus services as illustrated below. A high frequency bus connection from Woodstown (c.15 walk north from subject site) to Tallaght is provided by the S8 Blanch SC-Dublin Airport-Clongriffin bus route, which operates on a 24-hour schedule. This Orbital Route was introduced as part of the BusConnects scheme. A further new route in the BusConnects scheme, which is not yet in operation but will be of great benefit to future residents of the subject site, is Route 85 Tallaght-Ballyboden-Harold's Cross-Parnell Square. This route will run along Stocking Avenue to the north of the subject site and provide high-frequency bus connections on a 24-hour schedule to both Tallaght and to Dublin City. It is envisioned that Tallaght will evolve as a key transport hub as part of the BusConnects programme.

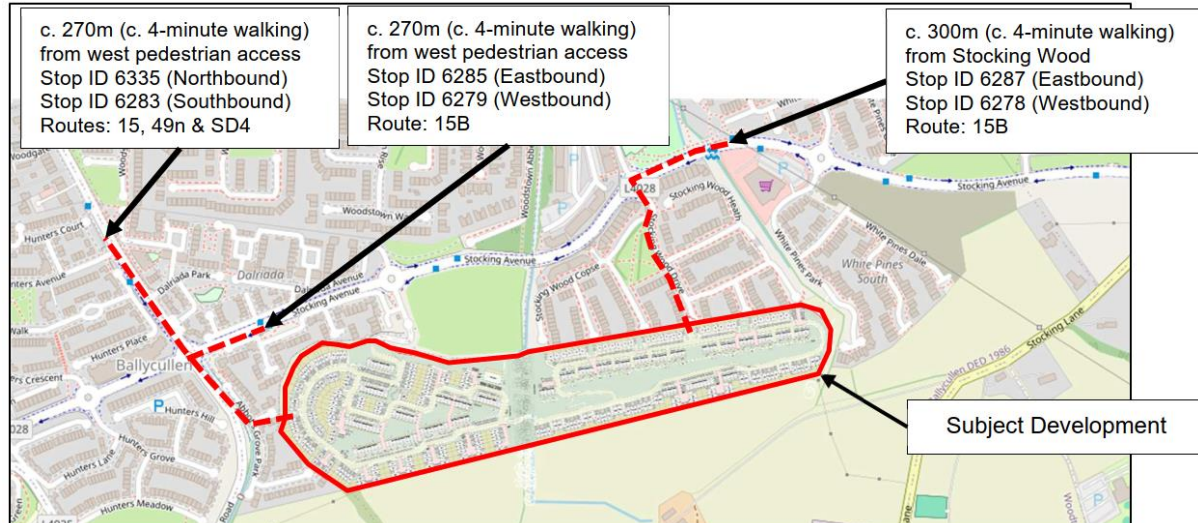


Figure 5.10 Site Location relative to Public Transport Routes – Extract from Travel Plan by Waterman Moylan

4.3.5 Human Health

The Pobal HP Deprivation Index is Ireland's primary social gradient tool. The Pobal HP Deprivation Index is a method of measuring the relative affluence/ disadvantage of an area using various census information. Policy makers use the Pobal HP Deprivation Index for the purposes of selecting schools for DEIS (programme for schools serving disadvantaged students), allocating funding under the Social Inclusion and Community Activation Programme (SICAP), identifying communities to work with as part of the Family and Community Services Resource Centre (FRC) Programme, and to determine the location of healthcare facilities based on the predicted health needs and outcomes of a local population.

The Pobal HP Deprivation Indices is an index based on the combination of three dimensions of relative affluence and deprivation: Demographic Profile, Social Class Composition, Labour Market Situation. As illustrated by figure 5.11 below, the south of the study area in which the application site is located is affluent/very affluent. While there are pockets of disadvantage, overall the study area is above average.

This would appear to reflect the trend noted by Pobal, that new housing developments located outside the city are very affluent as competition in the housing market gives rise to a homogeneous population of young and highly educated professionals and managers in these new estates.

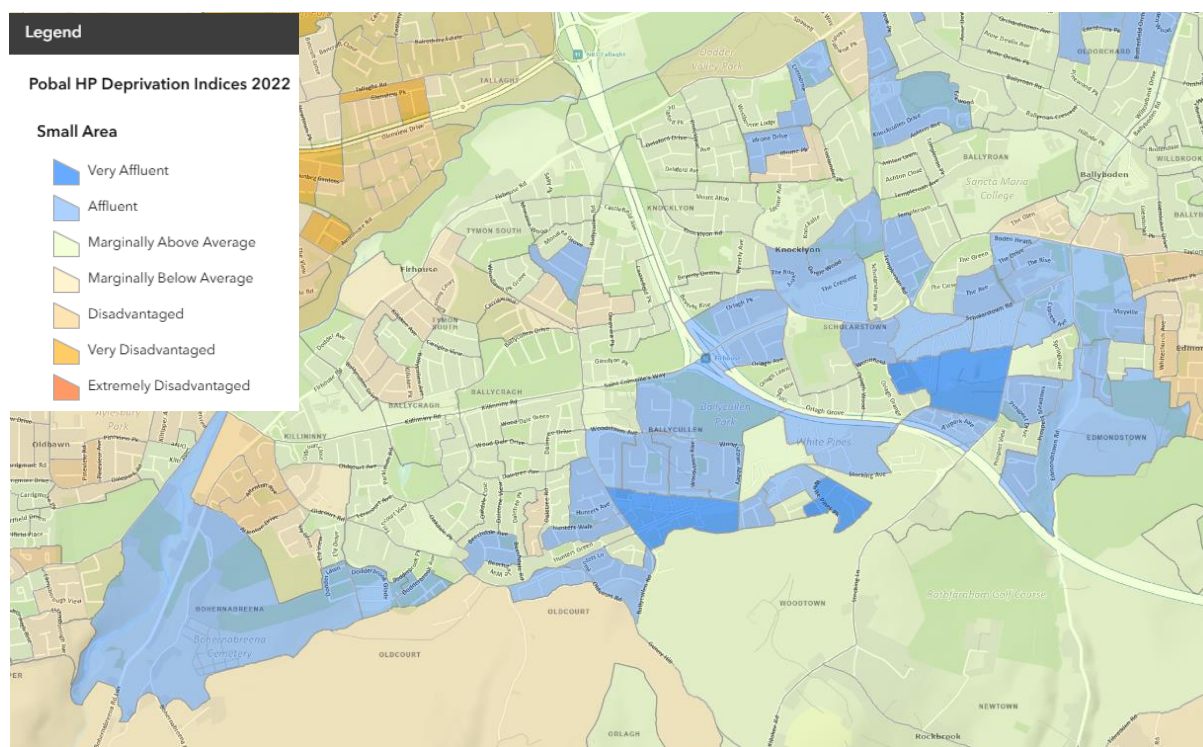


Figure 5. 11

Census 2022 records the general health of the majority of population in the study area stated their health was very good (65%).

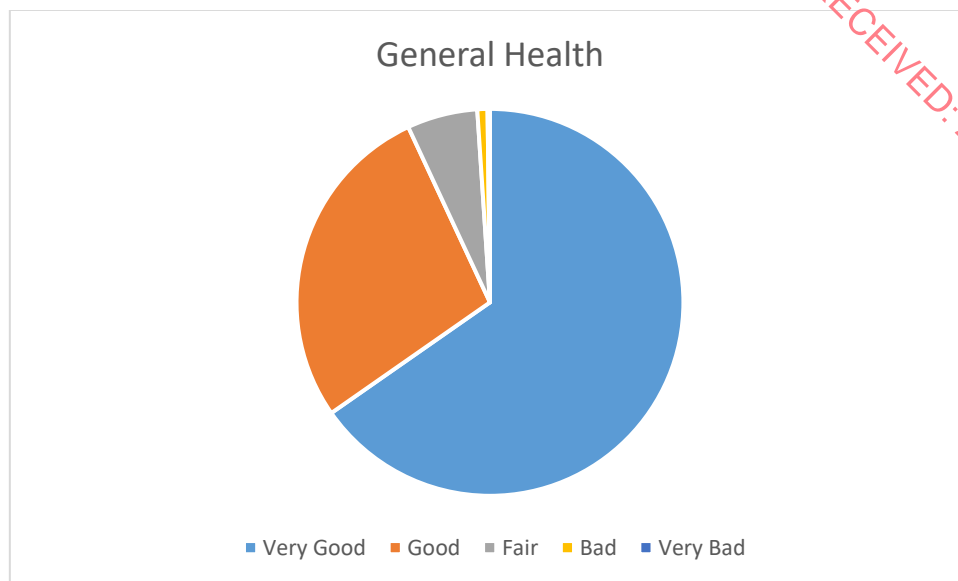


Figure 5.12 Population by General Health in the study area (as stated)

5.4 'Do Nothing Scenario'

In the do-nothing scenario, the proposed project would not occur and the lands would remain undeveloped.

In the do-nothing scenario, potential employment opportunities within the area will be lost both at construction stages and new housing would not be provided for the growing population.

The do-nothing scenario is found to a disadvantage in terms of population and human health.

5.5 Cumulative Impacts

The cumulative impacts of the proposed development has been considered with other approved projects in the area and identified below relative to the site.



Figure 5.13 Planning Search Map

Table 5.2			
PA. Ref. No.	Applicant	Description	Decision
LRD24A/0007	Capami Limited	523 no. residential units	Granted.
SD23A/0260	Ardstone Homes Limited	Construction of 75 no. residential units	Granted
ABP-311141-21 (SA21A/0137)	The Minister for Education & Skills	Provision of a temporary two-storey post-primary school.	Granted
ABP-309836-21	Ardstone Homes Limited	SHD – 241no. residential units in 5no. apartment blocks and a community building.	Granted
ABP-310398-21	Ardstone Homes Limited	SHD – 114no. Build to Rent apartments in 6no. blocks.	Granted
ABP-310337-21 (SD20A/0149)	Capami Ltd	LED floodlighting system and all associated ducting, column foundations and bases and fixtures for a permitted sports pitch.	Granted
SD19A/0345	Ardstone Homes Limited	Neighbourhood Centre comprising a single storey convenience retail unit and a three storey building comprising a creche.	Granted

The primary source of potential cumulative impacts on human health would be during the construction phase in terms of air quality, noise and vibration and traffic.

Air Quality and Climate

According to section 9.6 of the EiAR, it is predicted that the cumulative impact of the construction and operational phases of the proposed development and proposed or permitted neighbouring developments will not have an adverse long term impact on the receiving environment.

Noise and Vibration

Section 10.7 of the EiAR identifies potential cumulative impacts as follows;

Construction Phase

During the construction phase of the proposed development, construction noise on site will be localised and will therefore likely be the primary noise source at the nearest noise sensitive receivers. In the event that construction activities associated with the developments noted in Table 10.27 occur simultaneous to the proposed development, they are at sufficient distances such that the cumulative noise levels will remain dominated by the localised works referred to in Table 10.24.

In the event that works on site and works associated with proposed or permitted developments listed in table 10.27 were ongoing simultaneously, there is potential for cumulative noise impacts at all NSLs. Under this scenario, construction activities will be audible at a number of facades of the residential areas due to their location with respect to works on construction sites.

The contractor will be required to control noise and vibration impacts associated with this development in line with the guidance levels included in Table 10.1 and Table 10.2 and follow the best practice control measures within BS 8228-2. The impact from any construction works associated with the other developments listed above is considered to be imperceptible as these works are expected to take place at large distances to the most exposed noise sensitive receivers to the proposed development under assessment.

Operational Phase

The operational phase of the development listed above have the potential to generate additional traffic on the roads in the vicinity of the local area. These additional vehicle movements have been considered in the traffic assessment in the operational phase of the potential impact section. The cumulative impact of this source is determined to be imperceptible and long term.

Traffic

Car Parking has been minimised on site and a Travel Plan has been prepared to encourage the change over to more sustainable modes of transport. The cumulative impact assessment undertaken as part of the Traffic and Transportation Assessment by Waterman Moylan concludes that the road network and junctions have significant capacity to cater for the proposed development.

A preliminary Construction and Environmental Management Plan has been prepared to be finalised on appointment of the main contractor. This includes management of construction traffic to minimise disruption.

Land use and Settlement Patterns

In terms of land use and settlement patterns, population and housing supply, the residential developments permitted as detailed above will further consolidate this established residential area and add to the mix of residential dwellings available to the population. This is seen as a positive impact.

5.6 Likely Significant Effects on Receiving Environment

5.6.1 Land Use and Settlement Patterns

The proposed project will change the land use from greenfield lands to a new residential neighbourhood. The site is surrounded by existing residential developments and associated road networks and community facilities. The lands are appropriately zoned and contiguous to the urban area]. This is a permanent moderate effect but will be positive as it will consolidate the urban area.

5.6.2 Population and Housing Supply

Using data from the Central Statistics Office, it is calculated that the average household size in South County Dublin is 2.9 persons per household. Given the proposal contains 502no. residential units, it could accommodate a population of 1,456 persons. Increasing population growth within Dublin and suburbs is a key priority for national and regional planning policy. The proposal would assist in the achievement of a population as envisaged by the Regional Guidelines and Local Development Plan. This is seen as a moderate positive impact.

The Study Area in which the site is located was recorded in 2022 as having a housing stock of 7258. The proposed development represents a 7% increase in housing stock within the study area. The additional housing units will have a permanent and positive impact on the housing stock levels and provide more apartments in an area dominated by traditional houses. The development is fully in keeping with the zoning objective of the South Dublin County Development Plan which has been subject to SEA.

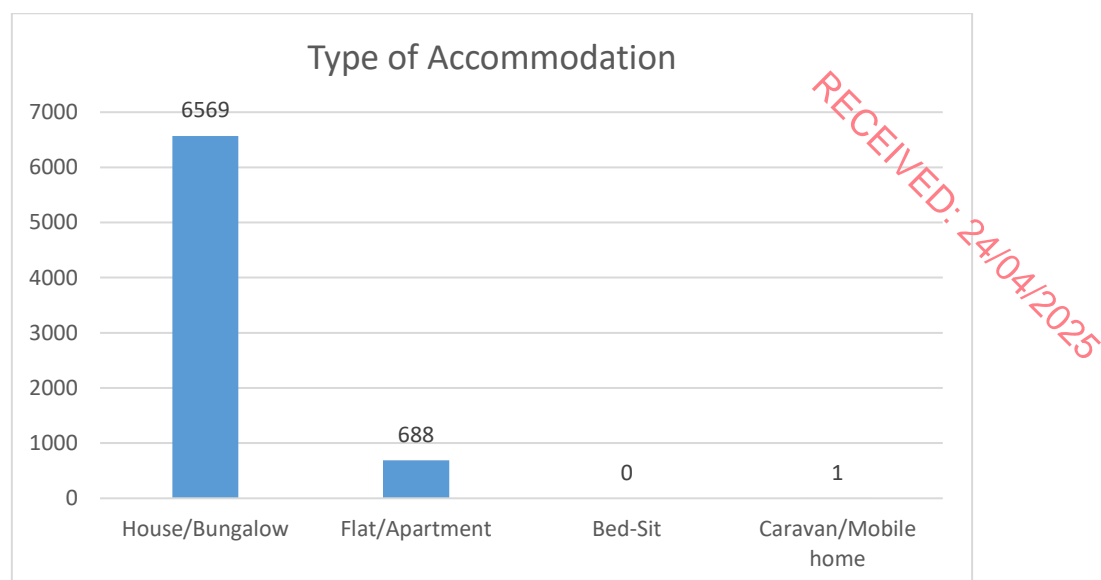


Figure 5. 14

5.6.3 Employment and Commuting Pattern

The South Dublin Development Plan has undertaken a detailed assessment into potential employment on the existing zoned land in order to ensure it is prepared for the anticipated need to cater for an additional 36,678 jobs up to 2040. This equates to an average year on year growth of 1,528 jobs a year over a 24-year period. Applying this average growth up to 2028, equates to an additional 18,336 jobs (+22%) resulting in a total of 102,963 jobs. Table 12 sets out these figures

Based on the need to provide additional jobs in the County and maintain existing jobs through the potential re-location of some business from the current brownfield regeneration lands at Tallaght and City Edge, the available capacity of employment lands is considered sufficient to meet the needs for the Development Plan period.

Table 12: Employment Projections for South Dublin 2016-2028

	2016	2028	Growth (No.)	Growth (%)	Year on Year Average Increase
Jobs	84,627 ^a	102,963	+18,336	+22%	1,528

Figure 5. 15 Extract from the South Dublin County Development Plan

The proposed development will provide for additional employment in the area during both the construction and operational phase. This will have a moderate positive impact on the local economy with the creation of new jobs, reducing levels of unemployment in the area and supporting the resident workers to jobs ratio.

It is estimated that approximately 120 direct jobs created during the construction phases, with additional “spin-off” economic and employment benefits also generated.

The crèche facility has been designed to accommodate up to 107 children. Childcare Regulations³ require strict child to adult ratios and based on these, it is estimate this facility could provide jobs for 20 members of staff.

The predicted impact of the proposed development on employment and commuting patterns will be permanent moderate and overall positive.

5.6.4 Community Infrastructure Capacity

The proposed development will increase the population within the study area by 1,456 persons. The Social Infrastructure Audit above illustrates the community facilities available to the residents.

The application site is located within the Electoral Division of Firhouse-Ballycullen and east of Firhouse Village ED. The 2022 Census results for the two Eds have been reviewed to establish the existing demographics in the area of the site. According to the results, 5,929no. of the 7,258no. households are occupied by families (82%).

Based upon the existing demographic pattern above and discounting one-bedroom apartments (108no.) and presuming 82% of all other housing is occupied by families with children, this would equate to 323no. of the 502no. dwellings proposed being occupied by families with children. According to the same Census results, families with children in the two Eds of Firhouse-Ballycullen and Firhouse Village have on average 1.5 children per family household. Using this average figure, the 323no. dwellings would generate a population of 485no. children within the LRD as proposed. Based on the demographic profile of the Eds from the 2022 Census results, the 485no. potential children living in the new development have been profiled as follows-

- 112no. aged 0-4
- 131no. aged 5-9
- 131no. aged 10-14
- 112no. aged 15-19

A childcare demand assessment and a school enrolment and demand assessment have been prepared by Stephen Ward Town Planning and Development Consultants Ltd and are submitted under separate cover. The proposal includes the provision of a crèche which is adequately sized to support the new neighbourhood. There are several schools in the area with more school places being added year on year with investment from the Department of Education. It is noted that the site immediately north is identified for the provision of a school site.

The overall impact of the proposed project is permanent moderate but positive in terms of the addition of a childcare facility and amenity space and will have slight to moderate impact on existing social infrastructure including schools.

³ Child Care Act 1991 (Early Years Services) Regulations 2016

5.6.5 Human Health

The proposed project will not result in any deterioration in human health to the existing population of the study area. This is predicted based on the findings of the Environmental Impact Assessments undertaken as part of this EiAR. The proposed development has been planned in keeping with Development Plan policy and is in keeping with National and Regional Guidelines, all of which have undergone Strategic Environmental Assessment. This is demonstrated in the Chapters of this EiAR which relate to the environmental factors of landscape, biodiversity, archaeology, cultural heritage, air quality and climate, noise and vibration, water, land and soils, material assets including traffic and transport.

The location and design of the development will also encourage walking/cycling and public transport use thus further contributing to public health and well-being.

5.7 Mitigation Measures

Mitigation measures proposed during the construction phase will ensure that impacts relating to noise, dust and air quality and traffic are minimal. Further details are outlined in the relevant section of this EiAR. No mitigation is required for the operational stage with regard to population and human health.

5.8 Risk of Major Accidents and Disasters

5.8.1 Introduction

The amended 2014 Directive requires the expected significant adverse effects of a project on the environment deriving from the vulnerability of the project to risks of major accidents and/or disasters to be addressed.

5.8.3 Assessment of Major Accident Hazards and Impacts on Human Health

There have been no risk identified within the study area.

5.8.4 Mitigating Measures

No mitigation measures are required in terms of site layout or restrictions on population density at the proposed development.

5.8.5 Residual Impacts/Monitoring

None predicted/required

5.8.6 Difficulties Encountered Compiling Information

No difficulties were encountered.

5.9 References

- Central Statistics Office Website www.cso.ie
- Childcare Act 1991 (Early Years Services) Regulations, 2016
- Department of Education and Sciences website www.education.ie
- Environmental Impact Assessment of Projects Guidance on the preparation of the Environmental Impact Assessment Report (Directive 2011/92/EU as amended by 2014/52/EU)' (EU, 2017) Central Statistics Office (CSO)
- Guidelines on the Information to be contained in Environmental Impact Assessment Reports (, EPA,2022)
- National Planning Framework Ireland 2040 – Our Plan (Government of Ireland 2018) and the Updated Draft Revised National Planning Framework (November 2024)
- Pobal website www.pobal.ie
- Regional Spatial and Economic Strategy for the Eastern and Midland Regional Assembly (Government of Ireland 2019)
- South Dublin County Development Plan 2022-2028

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