1 INTRODUCTION

This Environmental Impact Assessment Report (EIAR) presents the assessment of environmental impacts and applicable mitigation measures associated with the residential development in the Townland of Maynetown and Portmarnock, Portmarnock, Co. Dublin and partially located in the townland of Stapolin, Baldoyle, Dublin 13 (hereafter referred to as 'the Proposed Development'). This EIAR for the Proposed Development has been prepared on behalf of Portmarnock Real Estate Developments Limited (hereafter referred to as 'the Applicant'). This EIAR accompanies a Large Scale Residential Development (LRD) planning application made to Fingal County Council (FCC).

This chapter has been prepared by Richard Kealey and Ana Jovanovic of Stephen Little & Associates. Richard has c. 9 years' professional experience in the planning in both the public sector and private consultancy, has and has a degree in BSc Geography and a MSc in Sustainable Development. Ana has c. 1 year of professional experience in the planning field, has a Bachelor of Science (Honours) (City Planning & Environmental Policy, MRUP (Regional & Urban Planning).

1.1 SUMMARY OF THE PROPOSED DEVELOPMENT

Chapter 3: Description of Proposed Development of this EIAR sets out the detailed description of the Proposed Development. The Proposed Development (Phase 1F), comprises in summary of the following components: -

- 296no. units (254no. houses and 42no. apartments/duplexes ranging from 1.5 – 3 storeys in height).
- Provision of public open space, including southern Monument Park (which also formed part of Racecourse Park development permitted under ABP Ref.: JP06F.311315
- A total of 289no. car parking spaces and 1455no. bicycle parking spaces.
- Vehicular access to serve the development will be provided from Station Road via existing road serving St. Marnock's Bay ('Monument View') and 3no. permitted roads serving St. Marnock's Bay ('Skylark Park Court', 'Skylark Park Drive' and an extension of 'Monument View') permitted under ABP Ref. ABP-312112-21 as amended by FCC Reg. Ref. LRD0037/S3, and also a new existing permanent road to the south which connects to Moyne Road (permitted under Phase 1D ABP Ref. ABP-312112-21, as amended by FCC Reg. Ref. LRD0037/S3
- A new (temporary) rising main to serve this phase and previous development phases (1A to 1E inclusive) c. 1.7km long, running from the interim St. Marnock's Pumping Station at Station Road/The Avenue (constructed under ABP Reg. Ref. 300514-17 & upgraded under ABP Reg. Ref. 312112-21) passing through the Racecourse Park development permitted under ABP Ref.: JP06F.311315 and connecting to the North Fringe Sewer at a point which is located south of Moyne Road and the Mayne River within the townland of Stapolin, Baldoyle, Dublin 13
- Upgrade of interim St. Marnock's Pumping Station and storage at Station Road/The Avenue as required and all associated and ancillary site development and reinstatement.
- All associated and ancillary site development, infrastructural, landscaping and boundary treatment works.

A full project description is provided in Chapter 3: Description of Proposed Development.

1.2 AIM OF THE EIAR

An EIAR is defined in the Guidelines on the Information to be contained in Environmental Impact Assessment Reports (EPA, 2022) as: -

> *"A statement of the effects, if any, that the proposed project, if carried out, would have on the environment."*

The preparation of this EIAR is in accordance with Directive 2011/92/EU as amended by Directive 2014/52/EU (the Directive), the Planning and Development Act 2000, as amended and the Planning and Development Regulations 2001, as amended. It is also in accordance with the guidelines listed at paragraph 1.3 below.

The prescribed range of environmental factors are as follows: -

> *"The environmental impact assessment shall 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 following factors: -*
>
> *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 landscape.*
>
> *e) the interaction between the factors referred to in points (a) to (d)"*

In addition, the guidelines quote Article 5(1) of the Directive when describing the contents of an EIAR, as follows: -

> *"the developer 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."*

Article 94 of the Planning and Development. Regulations 2001, as amended, provides for the information to be contained in an EIAR as follows: -

> *"94. An EIAR shall take into account the available results of other relevant assessments under European Union or national legislation with a view to avoiding duplication of assessments and shall contain—*
>
> *a) the information specified in paragraph 1 of Schedule 6,*
>
> *b) any additional information specified in paragraph 2 of Schedule 6 relevant to the specific characteristics of the development or type of development concerned and to the environmental features likely to be affected,*
>
> *c) a summary in non-technical language of the information required under paragraphs (a) and (b),*
>
> *d) a reference list detailing the sources used for the descriptions and assessments included in the report, and*
>
> *e) a list of the experts who contributed to the preparation of the report, identifying for each such expert—*
>
> *i. the part or parts of the report which he or she is responsible for or to which he or she contributed,*
>
> *ii. his or her competence and experience, including relevant qualifications, if any, in relation to such parts, and*
>
> *iii. such additional information in relation to his or her expertise that the person or persons preparing the EIAR consider demonstrates the expert's competence in the preparation of the report and ensures its completeness and quality."*

1.3 EIAR GUIDANCE

This EIAR has been completed in accordance with the requirements as set out in the EIA Directive (2014/52/EU) and relevant guidelines and documentation, including: -

- Guidelines on the Information to be contained in Environmental Impact Assessment Reports (EPA, 2022).
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out environmental impact assessment (Department of Housing, Planning and Local Government, August 2018).
- Department of Housing, Planning and Local Government (2018) Circular PL 05/2018 - Transposition into Planning Law of Directive 2014/52/EU amending Directive 2011/92/EU on the effects of certain public and private projects on the environment (the EIA Directive) and Revised Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment.
- Guidance on the preparation of Environmental Impact Assessment Report (Directive 2011/92/EU as amended by 2014/52/EU) (European Commission, 2017).
- EU Commission's SEA Implementation Guidance from 2003 (Paragraphs 5.25 and 5.26) refer to chapter on human health.
- Circular PL 1/2017 – Implementation of Directive 2014/52/EU on the effects of certain public and private projects on the environment (EIA Directive).
- Circular PL 8/2017 – Implementation of Directive 2014/52/EU – Advice on Electronic Notification Requirements.
- Advice Notes for Preparing Environmental Impact Statements Draft (EPA, 2015).

1.4 THE EIAR PROCESS

1.4.1 Introduction

This section demonstrates the process that has been carried out by the Applicant and Design Team in the preparation of this EIAR. As described and shown Figure 1.1, the EIAR forms a part of the EIA process.

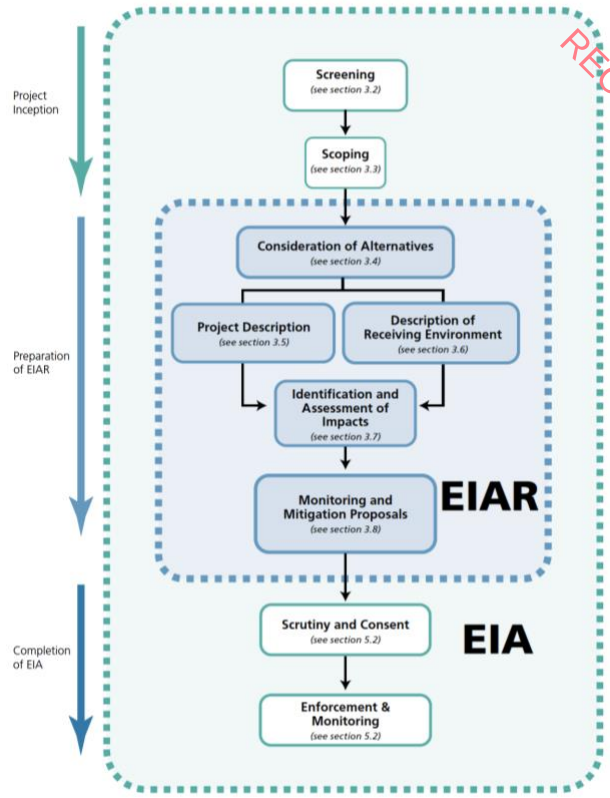

Figure 1.1: The Position of an EIAR within the EIA Process - Extract taken from Figure 2.1, page 10 of the EPA Guidelines 2022.

Further explanation of the terms referred to in Figure 1.1 is provided below: -

Screening: -

> *"The process of assessing the requirement for a project to be subject to Impact Assessment based on project type and scale, as well as the significance or environmental sensitivity of the receiving environment."*

In screening for EIAR, it was considered that the Proposed Development in combination with other permitted development within the applicant's landholding exceeds **500 dwelling units**. The mandatory EIA threshold is therefore arguably exceeded.

Scoping: -

> *"The process of identifying the significant issues which should be addressed by a particular Impact Assessment, as well as the means or methods of carrying out the assessment."*

No formal scoping request was issued to FCC, as the Planning Authority, in respect of this EIAR.

Environmental Impact Assessment Report (EIAR): -

> *"A statement of the effects, if any, which Proposed Development, if carried out, would have on the environment."*

We refer to this EIAR, co-ordinated by Stephen Little & Associates Chartered Town Planners & Development Consultants.

Environmental Impact Assessment (EIA): -

> *"The process of examining the anticipated environmental effects of a proposed project - from consideration of environmental aspects at design stage, through consultation and preparation of an Environmental Impact Assessment Report (EIAR), evaluation of the EIAR by a competent authority, and*

the subsequent decision as to whether the project should be permitted to proceed, encompassing public response to that decision."

Competent Authority Decision

If, during the review, the Competent Authority (i.e. FCC in this case) determines that the information presented in an EIAR is not sufficient for it to make a determination, then the developer may be asked to provide further information.

If granting permission, the Competent Authority may attach conditions to the consent. The conditions will typically seek to ensure adherence to mitigation and monitoring measures presented in the EIAR. These may be augmented and modified by the Competent Authority.

If refusing the Competent Authority may cite specific evidence from the EIAR such as the non-conformity of potential impacts with official standards, impractical mitigation measures or uncertainty about environmental interactions.

1.5 NEED FOR THIS EIAR

The revised EIA Directive (Directive 2011/92/EU, as amended by Directive 2014/52/EU) uses the term environmental impact assessment report (EIAR) rather than the previous environmental impact statement (EIS). Where current national guidelines and regulations refer to an Environmental Impact Statement or EIS, this can be taken to mean an Environmental Impact Assessment Report (EIAR).

Section 172 of Part X of the Planning and Development Act, 2000, as amended by Regulation 17 of the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018) sets out the requirement for an EIA as follows: -

"172 (1) An environmental impact assessment shall be carried out by the planning authority or the Board, as the case may be, in respect of an application for consent for Proposed Development where either—

(a) the Proposed Development would be of a class specified in—

(i) Part 1 of Schedule 5 of the Planning and Development Regulations 2001, and either—

(I) such development would equal or exceed, as the case may be any relevant quantity, area or other limit specified in that Part, or

(II) no quantity, area or other limit is specified in that Part in respect of the development concerned, or

(ii) Part 2 of Schedule 5 of the Planning and Development Regulations 2001 and either—

(I) such development would equal or exceed, as the case may be any relevant quantity, area or other limit specified in that Part, or

(II) no quantity, area or other limit is specified in that Part in respect of the development concerned, or

(b) (i) the Proposed Development would be of a class specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001 but does not equal or exceed, as the case may be, the relevant quantity, area or other limit specified in that Part, and

(ii) the planning authority or the Board, as the case may be, determines that the Proposed Development would be likely to have significant effects on the environment."

The Fifth Schedule of the Planning and Development Regulations lists classes of development where an EIA is mandatory under Part 1 and where an EIA may be required under Part 2. Where a project falls within a criterion for a type of development and / or exceeds a threshold as listed in Part 1 or Part 2, then it must be subjected to EIA.

Schedule 5 (Part 2) of the Planning & Development Regulations 2001 – 2018 set mandatory thresholds for each project class. Sub-section 10(b)(iii) and (iv) addresses 'Infrastructure Projects' and requires that the following class of project be subject to EIA: (b)(i) **Construction of more than**

500 dwelling units. Category 10(b)(iv) refers to 'Urban development which would involve an area greater than 2 hectares in the case of business district, 10 hectares in the case of other parts of a built-up area and **20 hectares elsewhere.**'

The proposed number of residential units is 296no. in total and therefore falls below the threshold requiring an EIAR for 500no. dwellings or more. However, when combined with the permitted Phase 1D (ABP Ref. ABP-312112-21 refers) – 172no. units (under construction), permitted Phase 1E (FCC Reg. Ref. LRD0002/S3) – 195no. units (now under construction) and future phases of development (c. 18no. units) the cumulative number of units amounts to c. 681no. units within the Portmarnock landholding of the Applicant. This exceeds the threshold he threshold under Classes 10(b)(i) of Part 2 of the Fifth Schedule of the Regulations, namely: "construction of more than 500no. units".

As such, having concluded a screening exercise an EIAR is submitted to the Planning Authority with this LRD planning application to consider the likely impacts of the Proposed Development.

1.6 EIAR LAYOUT & STRUCTURE

The composition of this EIAR has been prepared in the context of the EPA Guidelines (2022) and the screening and scoping stages described above. The layout and structure of this EIAR is laid out under 2 volumes, each containing specific sections as follows: -

- **Volume 1:** Written Statement, including Non-Technical Summary.
- **Volume 2:** Appendices.

Following on from the layout, the structure of the EIAR is shown in Table 1.1 below.

Chapter No.	EIAR Chapter Name	Consultant
1	Introduction	Stephen Little & Associates Chartered Town Planners & Development Consultants
2	Non-Technical Summary	Stephen Little & Associates Chartered Town Planners & Development Consultants with input from the consultants outlined below.
3	Description of Proposed Development	Stephen Little & Associates Chartered Town Planners & Development Consultants.
4	Main Alternatives	Stephen Little & Associates Chartered Town Planners & Development Consultants.
5	Population & Human Health	Stephen Little & Associates Chartered Town Planners & Development Consultants.
6	Biodiversity	Brady Shipman Martin Built Environment Consultants
7	Land, Soil & Geology	Egis Consulting Engineers
8	Water	Egis Consulting Engineers
9	Climate (Air Quality)	AWN Consulting Ltd.
10	Climate (Climate Change)	AWN Consulting Ltd.
11	Climate (Sunlight & Daylight)	IN2 Design Partnership Limited
12	Air (Noise & Vibration)	AWN Consulting Ltd.
13	Landscape and Visual Impact	Brady Shipman Martin Built Environment Consultants
14	Material Assets (Transportation)	Egis Consulting Engineers
15	Material Assets (Waste)	AWN Consulting Ltd.
16	Material Assets (Utilities)	Fallon Design Consulting Engineers
17	Cultural Heritage (Archaeological & Architectural)	Courtney Deery Archaeological & Cultural Heritage

Chapter No.	EIAR Chapter Name	Consultant
18	Risk Management (Major Accident & Disaster)	Stephen Little & Associates Chartered Town Planners & Development Consultants.
19	Summary of Mitigation Measures	Stephen Little & Associates Chartered Town Planners & Development Consultants.
20	Summary of Cumulative Impacts & Interactions	Stephen Little & Associates Chartered Town Planners & Development Consultants.
21	Summary of Residual Impacts	Stephen Little & Associates Chartered Town Planners & Development Consultants.
22	Bibliography	Stephen Little & Associates Chartered Town Planners & Development Consultants.
-	Overall Co-ordination and Management of the EIAR	Stephen Little & Associates Chartered Town Planners & Development Consultants.

Table 1.1: Environmental Impact Assessment chapters.

The relevant experts involved in the preparation of this EIAR can be found in Table 1.2 below.

Name	Years Exp.	Professional Qualifications	Professional Affiliations	Role
Stephen Little & Associates Chartered Town Planners & Development Consultants				
Richard Kealey	8	BSc in Geography, MSc in Sustainable Development	-	EIAR Drafting. Introduction, Non-Technical Summary, Description of Development, Examination of Alternative, Population & Human Health, Risk Management (Major Accidents & Disasters), Summary of Mitigation Measures, Summary of Cumulative Effects and Interactions, Summary of Residual Effects.
Ana Jovanovic	1	BSc in City Planning and Environmental Policy, MRUP in Regional and Urban Planning	-	EIAR Drafting. Introduction, Non-Technical Summary, Description of Development, Examination of Alternative, Population & Human Health, Risk Management (Major Accidents & Disasters), Summary of Mitigation Measures, Summary of Cumulative Effects and Interactions, Summary of Residual Effects.
AWN Consulting				
Aisling Cashell	2	B.A & M.A.I Civil, Structural and Environmental Engineering	Engineers Ireland	Air Quaity and Climate
Alistair MacLaurin	20+	Dip (Acoustics and Noise Control), BSc (Creative Sound & Music Technology)	MIOA	Air (Noise & Vibration)
Laura Berry	2	BSc (Hons) (Environmental Management)	Chartered Institute of Ecology and Environmental	Waste Management

Name	Years Exp.	Professional Qualifications	Professional Affiliations	Role
			Management (CIEEM)	
Chonaill Bradley	10	BSc Env PG Dip Circ Eccon	AssocMCIWM	
Miguel Cartuyvels	4	Beng Industrial Engineering	TechIOA	Air (Noise & Vibration)
Brady Shipman Martin Built Environment Consultants				
Matt Hague	20+	BSc (Zoology), MSc (Ecosystem Conservation and Landscape Management), Ad. Dip. Planning and Environmental Law	CEnv, MCIEEM, MIELA	Biodiversity (and Natura Impact Statement)
Thomas Burns	25+	BAgrSc (Landscape), Dip. EIA Management, Ad. Dip. Planning and Environmental Law	MILI, MIELA	Landscape & Visual impact Assessment
Courtney Derry Archaeology & Cultural Heritage				
Lisa Courtney	25+	BA (Hons), MSc (Ag), Dipl. Bus. Mgt, Ad. Dip. Planning and Environmental Law	MIAI	Cultural Heritage (Archaeological & Architectural)
Yolande O'Brien	15	BA MA PhD	MIAI	
IN2 Design Partnership Limited				
William O'Donnell	18	BSc Eng(Hons) CEng	CEng MIEI MCIBSE	Climate (Sunlight & Daylight)
David Walshe	31	Dip. Eng. B.Sc.(Eng.) (Hons.) Building Services Engineering	C.Eng.MIEI	Climate (Daylight & Sunlight)
Abigail Pacho	7	BSc Architecture, MSc Smart Cities and Communities	BREEAM AP, LEED Greenm Assoc.	Climate (Daylight & Sunlight)
Fallon Design Consulting Engineers				
Mark Fallon	23	CEnd Beng(Hons) PM Dip. MIEI MCIBSE	ACEI Fellow Professional Consulting Engineer	Material Assets (Utilities)
Egis Consulting Engineers				
Colman Horgan	35+	B.E. M.Sc. P.E. Dip H&S (Const)	CEng MIEI	Land, Soils & Geology, Water & Material Assets (Utilities)

Table 1.2: List of EIAR Experts.

1.7 STRUCTURE OF EACH ENVIRONMENTAL TOPIC

Each environmental topic (Chapters 5 – 19) of this EIAR has been structured in accordance to the EPA Guidelines 2022, under the headings below.

1.7.1 Introduction

All of the relevant introductory text and descriptions for the chapter are located under this Section.

1.7.2 Methodology

An outline of the methodology employed in the assessment, including where possible a reference to the EPA guidelines.

1.7.3 Receiving Environment (Baseline Situation)

Existing Environment relevant to the environmental factor being assessed for this project.

A dynamic description of the specific environment into which the proposal will fit, taking account of other developments likely to occur. The particular aspects of the environment, for each topic, are discussed in terms of their context, character, significance and sensitivity.

1.7.4 Characteristics of the Proposed Development

Detailed descriptions / descriptions outside the scope of the relevant environmental factors being assessed should be removed. These may be referred to the main project description under Chapter 3: Description of Proposed Development.

The characteristics relevant to the environmental factors being assessed should be considered for the Construction and Operational Phases.

1.7.5 Potential Impacts of the Proposed Development

The potential impact of the Proposed Development includes a general description of the possible types of impacts that projects of this kind would be likely to produce, for Construction and Operational Phases.

This includes a consideration of the 'Do-Nothing' impact. The 'Do-Nothing' impact describes the environment, as it would be in the future if no development of any kind were carried out.

Potential impacts without mitigation measures are considered in this section: -

- Construction Phase Impacts.
- Operational Phase Impacts.
- Do-nothing impacts.

1.7.6 Mitigation Measures

A description of any specified remedial or reductive measures considered necessary, resulting from the assessment of potential impacts.

A description of any post development monitoring of effects on the environment which might be necessary, covering the monitoring methods and the agencies responsible for their implementation.

Where required, a description of reinstatement measures and the agencies responsible for their implementation.

All of the proposed mitigation measures of this EIAR are grouped into Chapter 19: Summary of Mitigation Measures.

1.7.7 Predicted Impact of the Proposed Development

An assessment of the specific impacts of the subject proposal on the environment, as found by expert analysis and judgment, having regard to the receiving environment, the characteristics of the proposal, the potential impacts and any mitigation measures.

The predicted impacts, for both construction and Operational Phases, are assessed having regard to their character, magnitude, duration, consequences and significance.

A **'Worst Case'** impact is also considered for both the construction and Operational Phases of the development: -

- Construction Phase.
- Operational Phase.

- Worst Case impact.
- Interactions.
- Cumulative.

All of the Predicted Impacts measures of this EIAR are grouped into Chapter 19: Summary of Mitigation Measures.

Interactions and Cumulative Impacts are examined under Chapter 20: Summary of Cumulative Impacts & Interactions.

1.7.8 Monitoring

Required where impact pre-mitigation is potentially significant. Allows for assessment of effectiveness of mitigation measures.

1.7.9 Difficulties Encountered

Required where impact pre-mitigation is potentially significant.

1.7.10 Bibliography

A list of reference material used in compiling the chapter. This will feed into Chapter 22: Bibliography.

1.8 Assessment of Impacts

Clarity of method, language and meaning are vital to accurately explain the full range of effects. Adherence to a systematic method of description can be of considerable assistance in this matter.

The relevant terms listed in the table below can be used to consistently describe specific effects. All categories of terms do not need to be used for every effect.

1.8.1 Quality of Effects

With regards to the **'Quality of Effects'**, it is crucial that any such effects are clearly identified, especially to non-specialist readers.

These effects which may occur can be characterised into 3 types: positive, negative or neutral.

Firstly, if the proposed element of the project improves the quality of the receiving environment it is seen as a Positive Effect.

Secondly, where such a change does not affect the quality of the receiving environment it can be described as a Neutral Effect.

Finally, Negative / Adverse Effects can be described as a change, which reduces the quality of the environment.

1.8.2 Describing the Significance of Effects

In terms of **'Describing the Significance of Effects'**, it is outlined under the EIAR Guidelines that such effects are specific to each different environmental topic.

The EIAR Guidelines state that in the absence of specific definitions, there are 7 potential useful definitions set out under Table 1.3.

Type of Effects	Description of Effect
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 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.

Table 1.3: Describing the Significance of Effects.

1.8.3 Describing the Extent and Context of Effects'

When **'Describing the Magnitude of Effects'**, the characteristics of which should address the: Extent (i.e. Describe the size of the area, the number of sites, and the proportion of a population affected by an effect), Duration (i.e. time period, please refer to Section 1.8.5 below for more detail), Frequency (i.e. its recurrence) and Context (i.e. whether the foregoing magnitudes will conform or contrast with established baseline conditions).

1.8.4 Describing the Probability of Effects'

In **'Describing the Probability of Effects'**, a clear description of effects as outlined above enables the Competent Authority (An Bord Pleanála) to decide the balance of risk over advantages when making a decision. The probability is broken into 2 no. types: -

- The Likely Effects in so far as: The effects can reasonably be expected to occur as a result of the planning project if all mitigation measures are properly implemented.
- The Unlikely Effects in so far as: The effects that can reasonably be expected not to occur because of the planned project if all mitigation measures are properly implemented.

1.8.5 Describing the Duration and Frequency of Effects

In describing the Duration of Effects, it is crucial to acknowledge that different environmental topics have varying concepts of 'Duration'. Therefore, it is acknowledged under EIAR Guidelines 2022, that the following timescales as shown under Table 1.4 below provides a broad definition of useful times: -

Description of Effect	Timescale for each effect
Momentary Effects	Seconds to Minutes
Brief Effects	Less than a day
Temporary Effects	Less than a year
Short-term Effects	Lasting 1 to 7 years
Medium-term Effects	Lasting 7 to 15 years
Long-term Effects	Lasting 15 to 60 years
Permanent Effects	Lasting over 60 years
Reversible Effects	Effects that can be undone, 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)

Table 1.4: Describing the Duration and Frequency of Effects.

1.8.6 Describing the Types of Effects

Under the Guidelines, Describing the Types of Effects are identified into 8 different types of, and inter-related effects: -

- **'Indirect Effects'** (also referred to as Secondary Effects) – impacts 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 significant effects of other projects, to create larger, more significant effects.
- **'Do Nothing Effects'** – The environment as it would be in the future should no project of any kind be carried out.
- **'Worst case Effects'** – The effects arising from a project in the case where mitigation measures substantially fail. It can also be a worst case assumption where there is uncertainty in the assessment or in the effectiveness of mitigation measures.
- **'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).

1.8.7 Determining Significance

The above Sections 1.8.1 – 1.8.6 above provide a helpful guide in determination of the significance of the impact. The language described in the above Sections has been used in the preparation of this EIAR.

Figure 1.2 taken from the EPA Guidelines (2022) illustrated how the character of a predicted impact to the sensitivity of the receiving environment can determine the significance of the impact.

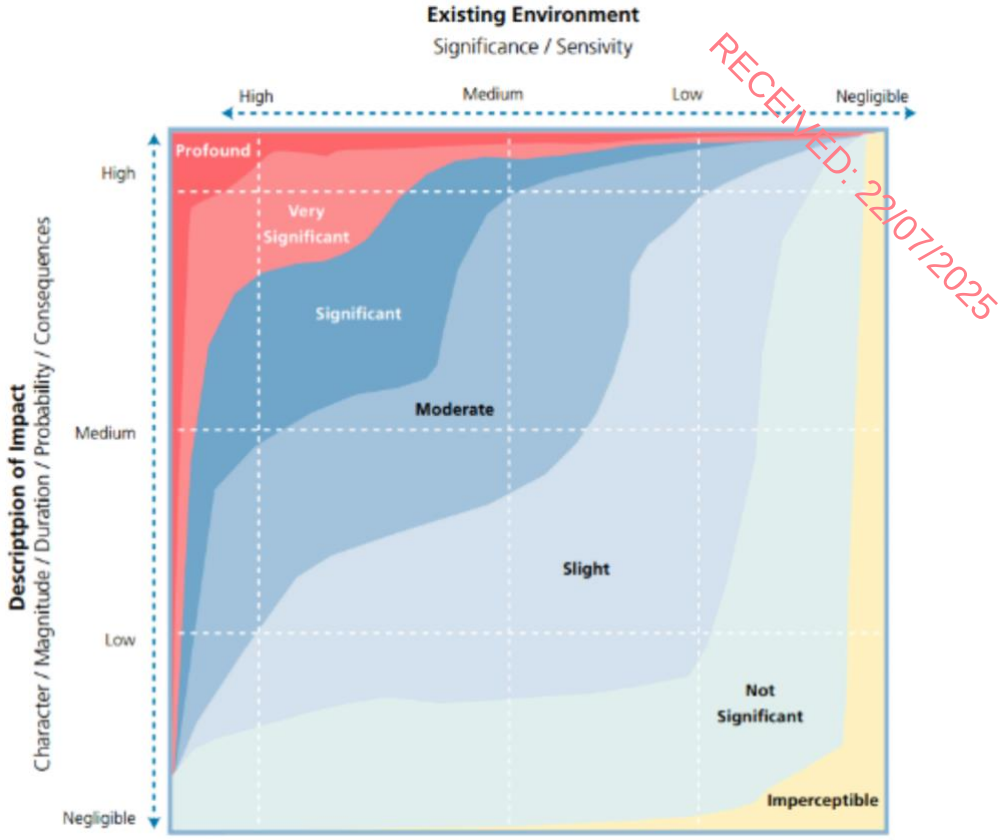

Figure 1.2: Chart showing typical classifications of the significance of impacts (Figure 3.4, EPA Guidelines 2022, page 53).

1.9 PUBLIC & STAKEHOLDER CONSULTATION

The structure, presentation and the non-technical summary of the EIAR document, as well as the arrangements for public access, all facilitate the dissemination of the information contained in the EIAR. The core objective is to ensure that the public and local community are aware of the likely environmental impacts of projects prior to the granting of consent.

1.9.1 Submissions in relation to the EIAR

Statutory / Public Consultation

This EIAR and application will be available for inspection free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such a copy) during public opening hours excluding Bank Holidays at the following location: -

- The Offices of Fingal County Council, County Hall, Main Street, Swords, Co Dublin.

The application and EIAR may also be viewed at / downloaded from the following website: -

- www.portmarnocksouthphase1e.com

EIAR Portal

As of the 1 September 2018, there is an obligation on the applicant, where an EIAR has been prepared, to submit the relevant information to the EIA Portal.

The Applicant has submitted an application form, a copy of the public notice and a site location plan to the Department of Housing Planning and Local Government.

A copy of this submission and acknowledgement receipt issued by the Department of Housing Planning and Local Government accompanies the planning application.

1.10 STATEMENT OF DIFFICULTIES ENCOUNTERED

No exceptional difficulties were experienced in compiling the necessary information for the Proposed Development. Where any specific difficulties were encountered these are outlined in the relevant chapter of the EIAR.

1.11 FORECASTING METHODS USED

The methods employed to forecast the effects on the various aspects of the environment are standard techniques used by each of the particular individual disciplines.

The general format followed was to identify the receiving environment, to add to that a project of the 'loading' of the Proposed Development on the various aspects of the environment considered, to put forward amelioration measures as necessary to lessen or remove a potential impact, and thereby to arrive at a net predicted impact.

1.12 QUOTATIONS

EIAR's by their nature contain statements about the Proposed Development, some of which are positive and some less than positive. Selective quotation or quotations out of context can give a misleading impression of the findings of the study.

Therefore, the study team urge that quotations should, where reasonably possible, be taken from the conclusions of specialists' section or from the non-technical summary and not selectively.

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.