

# **EIA SCREENING REPORT**

*In respect of*

*Proposed Student Accommodation Development*

*at*

**The Former Victor Motors Site, Goatstown Road,  
Dublin 14**

*Prepared by*

**John Spain Associates**

*On behalf of the applicant*

**Orchid Residential Ltd.**

**September 2020**



39 Fitzwilliam Square  
Telephone: (01) 662 5803  
Facsimile: (01) 676 6374  
E-mail [info@johnspainassociates.com](mailto:info@johnspainassociates.com)

**Table of contents**

<b>1.0</b>	<b>Introduction</b>	<b>3</b>
<b>2.0</b>	<b>EIA Screening &amp; Methodology</b>	<b>4</b>
<b>3.0</b>	<b>EIA Screening Statement</b>	<b>9</b>
<b>4.0</b>	<b>EIA Screening Statement</b>	<b>13</b>
<b>5.0</b>	<b>Overall Conclusion on Significance of Impacts</b>	<b>39</b>

## 1.0 INTRODUCTION

- 1.1 On behalf of the applicant, Orchid Residential Limited, we hereby submit this EIA Screening Report to An Bord Pleanála as part of an Strategic Housing Development Application under Section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016 in relation to a proposed purpose built student accommodation scheme at the car sales premises currently known as Vector Motors (formerly known as the Victor Motors) , Goatstown Road, Dublin 14.
- 1.2 The purpose of this report is to provide An Bord Pleanála with the information required under Schedule 7A of the Planning and Development Regulations 2001, as amended, to enable the Board to determine in light of the criteria set out under Schedule 7 of these regulations whether the proposed development is likely to have significant effects on the environment, and that the application can be determined without an Environmental Impact Assessment Report (EIAR) having being submitted.
- 1.3 The subject lands comprise brownfield, developed lands which currently accommodate a car showroom and associated car park on Goatstown Road. The site is bounded by residential buildings to the north and east with a neighbourhood centre located adjacent to the southern boundary. The site extends to approximately 0.39ha.
- 1.4 The proposed development will consist of 239 no. student bed spaces and associated student amenity space across 3 no. linked blocks ranging from 4 no. storeys to 6 no. storeys in height at a highly accessible location which benefits from proximity to University College Dublin (UCD), located c. 800 metres east of the site. The development includes an external central courtyard, two roof terraces, a laundry, student lounges and study spaces, and concierge/ management offices.
- 1.5 The external amenity space within the development amounts to c. 1554sqm of space. This consists of a large central courtyard within the development and two roof garden spaces. These provide green space within the development, for both communal meeting points and restful spaces.
- 1.6 The internal amenity space provided is divided into study spaces, a laundry and a lounge with a communal kitchen. This provides students with quiet study areas, external to their private rooms as well as useful amenities such as laundry facilities and a shared kitchen. This kitchen and lounge area creates an internal meeting area for groups and individuals, similar to the roof gardens, while the study spaces allow for education-based meetings.
- 1.7 6 no. car parking spaces are proposed, with 188 no. secured bicycle parking spaces provided at ground floor level.
- 1.8 The site is located within 800m of UCD campus. In addition, the site is located within walking distance of the Green Luas line, multiple bus routes and Dundrum, including retail and amenities located at Dundrum town centre.

## 2.0 EIA SCREENING METHODOLOGY

### Legislation & Guidance

2.1 This EIA Screening exercise has been carried out in accordance with the following legislation and guidance documents:

- Planning and Development Act 2000 (as amended);
- European Union (Planning & Development) (Environmental Impact Assessment) Regulations 2018;
- Planning and Development Regulations 2001 (as amended);
- Planning and Development (Housing) and Residential Tenancies Act 2016;
- Directive 2011/92/EU as amended by Directive 2014/52/EU;
- Environmental Impact Assessment of Projects – Guidance on Screening (EU Commission, 2017)
- Transposition of 2014 EIA Directive (2014/52/EU) in the Land Use Planning and EPA Licensing Systems – Key Issues Consultation Paper (2017: DoHPCLG)
- Guidelines on the information to be contained in Environmental Impact Assessment Reports (draft) (EPA 2017);
- Environmental Impact Assessment – Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (2018; DoECLG);
- Preparation of guidance documents for the implementation of EIA directive (Directive 2011/92/EU as amended by 2014/52/EU) – Annex I to the Final Report (COWI, Milieu; April 2017);
- Guidance for Consent Authorities regarding Sub-threshold Development (2003; DoEHLG).

2.2 Using the above documentation, it has been possible to carry out a desktop EIAR Screening using the best available guidance while operating within the applicable legislation. It is noted that Directive 2014/52/EU has been transposed into Irish Legislation through the Planning & Development (Amended) Act and Planning and Development Regulations 2001, as amended. The methodology employed in this screening exercise is in accordance with the EIA Guidelines published in August 2018 by the DoHPLG and the contents of Schedule 7 and 7A of the Planning and Development Regulations 2001, as amended. The requirement of Article 4(4) of the EIA Directive (information to be provided by the developer as set out in Annex IIA of the Directive) is the same information indicated under Schedule 7A of the Planning Regulations 2001. Annex III information is provided in Schedule 7 of the Planning and Development Regulations 2001. The methodology employed in this screening exercise is in accordance with the EIA Guidelines published in August 2018 by the DoHPLG and the contents of Schedule 7 and 7A of the Planning and Development Regulations 2001, as amended most recently by the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (“*the 2018 Regulations*”).

2.3 Mitigation measures for the proposed development during the construction and operational phase are set out in various reports including but not limited to, the Construction Environmental Management Plan (CEMP), in the Construction and Demolition Waste Management Plan (C&DWMP) and the Operational Waste Management Plan (OMP) by AWN Consulting, the Ecological Impact

Assessment Report by Openfield and the Bat Impact Assessment Report by Brian Keely, Wildlife Surveys.

- 2.4 In the event that the screening determination carried out by the Board reaches the conclusion that the proposed development is not likely to have significant effects on the environment, the Board's attention is specifically drawn to the requirement that the Board's screening determination must comply with the requirements of Article 299C(2) of the Planning and Development Regulations, as amended, which provides:

*“(2) (a) Paragraph (b) applies where the screening determination is that the proposed development would not be likely to have significant effects on the environment and the applicant has provided, under article 299B(1)(c), a description of the features, if any, of the proposed development and the measures, if any, envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment of the development.*

*(b) The Board shall specify such features, if any, and such measures<sup>1</sup>, if any, in the screening determination.”*

- 2.5 This EIA Screening Statement and the proposed development has been informed by accompanying application documents (and the relevant listed mitigation measures as included therein) including the following:

- Construction Environmental Management Plan prepared by AWN Consulting;
- Construction and Demolition Waste Management Plan prepared by AWN Consulting;
- Operational Waste Management Plan prepared by AWN Consulting;
- Civil Engineering Infrastructure Report and Flood Risk Assessment & Drawings prepared by Barrett Mahony Consulting Engineers;
- Ground Investigation Report prepared by Causeway Geotech;
- AA Screening and Ecological Impact Statement by Openfield Ecological Services;
- Hydrological and Hydrogeological Quantitative Risk Assessment by AWN Consulting;
- Bat Impact Assessment by Brian Keely, Wildlife Surveys;
- Landscape Design Rational by Ronan MacDiarmada Landscape Architects;
- Townscape and Visual Impact Assessment by Parkhood Landscape Architects.

### **EIA Study Team and Guarantee of Competency and Independence**

- 2.6 This *Environment Impact Assessment Screening Statement* was completed by John Spain Associates (JSA) with the assistance of a project team led by JSA. The project team are:

---

<sup>1</sup> Commonly referred to as mitigation measures.

<b>Topic</b>	<b>Consultancy</b>
Population and Human Health	JSA and others
Biodiversity	Openfield Ecological Services Brian Keely, Wildlife Surveys Ronan Mac Diarmada Landscape Architects
Lands and soils	AWN Consulting Barrett Mahony Consulting Engineers (BMCE) Causeway Geotech Ltd
Water	AWN Consulting Barrett Mahony Consulting Engineers (BMCE) Causeway Geotech Ltd
Air (Noise) and Climate, Microclimate	Digital Dimensions Ronan Meally Consulting Engineers
Landscape	Parkhood Landscape Architects. Ronan MacDiarmada Landscape Architects
Material Assets	BMCE Ronan Meally Consulting Engineers JSA
Archaeology, Architecture and Cultural Heritage	IAC Archaeology Parkhood Landscape Architects
Vulnerability of the Project	AWN Consulting BMCE
Interactions	JSA

- 2.7 This EIAR Screening Statement has been prepared by Meadhbh Nolan, Associate Director with John Spain Associates, a qualified town planner since 2010, with qualifications including BA (Hons) and MRUP (Hons)., reviewed by Rory Kunz Executive Director, of John Spain Associates who has a Masters in Environmental Resource Management and a Diploma in EIA Management (both from UCD) as well as a Masters in Town and Country Planning. and approved by John Spain, Managing Director. John Spain (BBS, MRUP, MSCS, MRTPI, MIPI) has 30 years' experience of planning and development consultancy in Ireland and the UK.
- 2.8 All are experienced in the preparation of screening reports and EIARs in the context of large scale SHD projects.

### **EIA Thresholds**

- 2.9 Schedule 5 of the Planning and Development Regulations 2001 (as amended) sets out the thresholds for which if a project exceeds, must be subject to an Environmental Impact Assessment.
- 2.10 Part 2 of Schedule 5 lists the following that may be relevant to the proposal:

*10. Infrastructure projects –*

*(b) (i) **Construction of more than 500 dwelling units;***

- (iv) **Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere;**

*(In this paragraph, 'business district' means a district within a city or town in which the predominant land use is retail or commercial use).'*

*14. Works of Demolition Works of demolition carried out in order to facilitate a project listed in Part 1 or Part 2 of this Schedule where such works would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.*

*15. Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.'*

- 2.11 This development comprises the demolition of existing structures (c. 960 sqm) and the construction of 239 no. student bed spaces and associated student amenity in a 'U' shaped building (c. 6,620 sq.m) of 4 no. storeys to 6 no. storeys in height at a highly accessible location and is therefore significantly below the threshold of an EIAR requirement relative to unit numbers.
- 2.12 The application site area is circa 0.39 hectares, which is significantly below the mandatory threshold for an urban context of 10ha.
- 2.13 The application is accompanied by the series of reports in Paragraph 2.6 above. These reports consider the likely significant environmental impacts of the proposed 239 no. bedroom purpose built student accommodation development.
- 2.14 Section No. 14 (demolition) and no. 15, above, relates to projects likely to have significant effects on the environment having regard to Schedule 7. The following section and basis of this screening is to screen for the requirement of EIAR on a sub-threshold project as the proposal does not exceed any other threshold in Schedule 5.

### **Sub Threshold Projects Requiring an Environmental Impact Assessment Report**

- 2.15 An Environmental Impact Assessment Report (EIAR) is required to accompany an application for permission for strategic housing development of a class set out in Schedule 5 of the Planning and Development Regulations 2001 (as amended) which equals or exceeds, as the case may be, a limit, quantity or threshold set for that class of development. As seen above, the relevant thresholds have not been exceeded in the present case.
- 2.16 An EIAR will be required in respect of sub-threshold strategic housing development where the Board considers that the proposed development would be likely to have significant effects on the environment<sup>2</sup>.
- 2.17 Sub-threshold development means '*development of a type set out in Part 2 of Schedule 5 [in the Planning and Development Regulations, 2001 (as*

<sup>2</sup> See S172 (1)(b) of the Planning and Development Act, 2000, as amended.

amended)] *which does not equal or exceed, as the case may be, a quantity, area or other limit specified in that Schedule in respect of the relevant class of development*’.

2.18 Schedule 7A of the Planning and Development Regulations 2001 (as amended) requires the information to be provided by the applicant or developer for the purposes of screening sub-threshold development for environmental impact assessment, as set out below;

1. *A description of the proposed development, including in particular—*
  - (a) *a description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and*
  - (b) *a description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.*
2. *A description of the aspects of the environment likely to be significantly affected by the proposed development.*
3. *A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from—*
  - (a) *the expected residues and emissions and the production of waste, where relevant, and*
  - (b) *the use of natural resources, in particular soil, land, water and biodiversity.*
4. The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.

2.19 Schedule 7A (4) refers to Schedule 7 which provides a list of criteria for determining whether development listed in part 2 of schedule 5 should be subject to an environmental impact assessment.

2.20 The criteria under Schedule 7 is grouped under three broad headings:

- Characteristics of proposed development;
- Location of proposed development; and
- Types and characteristics of potential impacts.

2.21 Section 3 below provides the information required by Schedule 7A for the purposes of screening sub-threshold development for environmental impact assessment and takes into account, where relevant, the criteria outlined in Schedule 7.

2.22 The information to be provided by the applicant or developer for the purposes of screening sub-threshold development for environmental impact assessment is set out under Schedule 7A of the *Planning and Development Regulations 2001*, as amended (in particular by the 2018 *European Union (Planning and Development) (Environment Impact Assessment) Regulations for present purposes*). Paragraph 4 of Schedule 7A requires that: *‘The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.’*

### 3.0 EIA SCREENING STATEMENT

- 3.1 The following sections provide the information as required by Schedule 7A (to be provided by the Developer) for the purposed of screening sub-threshold development for environmental impact assessment. The detail is based on all of the plans, particulars and reports submitted with the application.

#### Site Description

- 3.2 The subject site comprises the car sales premises currently known as Vector Motors (formerly known as Victor Motors) and is located on Goatstown Road, Dublin 14 ,D14FD23 and falls within the administrative area of Dun Laoghaire Rathdown County Council. The site exists at present as a car showroom and associated car park. The site accommodates a part one, part two storey car sales building located in the north-east portion of the site. There is no landscaping or planting on the site with the exception of a small strip of landscaping forming a boundary between the footpath and cycle lane on Goatstown Road. This portion of the application site is under the ownership of DLR Council and a letter of consent is included to this effect within the application.
- 3.3 The site is typically very well lit at night for security reasons. The boundary of the site comprises block and stone walls to the east and south respectively. Screen planting existing on the adjoining sites on the opposite side of the walls. A low stone clad wall with fence above provides the boundary line to the north adjacent to the existing well-established Trimbleston residential scheme. 3 no. vehicular access points are currently available to the site from Goatstown Road. The site extends to approximately 0.39 hectares.
- 3.4 The site is bound by residential buildings to the north and east with a two storey neighbourhood centre located adjacent to the southern boundary of the site. The neighbourhood centre comprises ground floor retail spaces, a café, bike repair shop and clothing shop. The upper level comprises 2 residential apartments (nos. 4 and 8 Willowfield Avenue), office space and a real estate office.
- 3.5 Adjoining development to the north comprises a 5 no. storey apartment building known as Trimbleston. The Trimbleston development further extends to the east of the site including two and three storey houses and duplex units.
- 3.6 There are a variety of public transport options available to visitors and residents at the subject site. There are pedestrian routes, bus routes, cycling paths, and Luas facilities within reach of the development, providing significant connectivity to major destinations such as UCD, Dundrum Shopping Centre, and the City Centre area.
- 3.7 The site is served by directly by the no. 11 Bus route operated by Dublin Bus. This connects the residence to the city centre, as well as St Patricks College Drumcondra, and DCU. The no. 17 bus route operated by Go-Ahead serves UCD from Roebuck Road, which also provides connections to Rialto and Blackrock. The Coombe Maternity Hospital in Rialto is a UCD teaching hospital.
- 3.8 The Green Line Luas has two stops within walking and cycling distance of the development including Dundrum and Windy Arbour. These provide access across the north and south of the city, in particular Trinity College Dublin and

the city centre, Sandyford Business District, and the TU Dublin Grangegorman Campus in the north of the city.

- 3.9 Marked cycle lanes are provided on the Goatstown Road, Roebuck Road, Fosters Avenue, and the N11, allowing for safe cycle access to the main entrances to UCD, as well as to the City Centre and other points of interest such as St. Vincent's Hospital, a UCD teaching hospital.
- 3.10 Nearby recreational facilities include numerous facilities within UCD's Belfield campus including the sports centre, playing pitches, swimming pool, the National Hockey Stadium. Deer Park and Mill Town Golf Club are also in close proximity to the site (c. 2.5km)
- 3.11 In conclusion, the site is well served by public transport links, and major points of interest are within walking and cycling reach, giving a wide variety of transportation alternatives to car usage for residents and guests of the proposed development, in line with DLRCC's aims to promote sustainable transport within the region.

**Figure 1 - Aerial View of the subject site as outlined in red (Google Maps)**



### **Description of Proposed Development**

- 3.12 The purpose of the description of development provided here is to relate the proposed development to the baseline conditions present on site. The development will consist of demolition of the existing building (c.960sqm) and hard surface parking area on site and construction of a purpose built student accommodation development (including use as tourist or visitor accommodation outside the academic term) comprising:
  - 239 no. student bedspaces (including 10 no. studios), all within a part 4 no. storey, part 6 no. storey 'U'-Shaped building (total gross floor area 6,620sqm);

- The building is 4 storeys along the southern boundary (with roof terraces at 4<sup>th</sup> floor level) and part 5 and 6 storeys along Goatstown Road (with set backs) and boundary to the north (with roof terrace at 5<sup>th</sup> floor level fronting onto Goatstown Road);
  - Amenity space equating to c. 2,061 sqm is provided across the site consisting of c. 1,554 sqm of external amenity in the form of a central courtyard at ground level and roof terraces at 4<sup>th</sup> and 5<sup>th</sup> floor levels;
  - Internal amenity space equating to c. 507 sqm is provided in the form of 2 no. ground floor lounge/study areas, kitchen/tearoom, laundry, and concierge/office space;
  - Provision of 188 no. bicycle parking spaces distributed at 2 no. locations within the central courtyard (stacked parking with glass roof cover) and adjacent to the front boundary (north);
  - Provision for 6 no. carparking spaces comprising 2 no. disabled parking spaces and 4 no. setdown parking spaces adjacent to the front entrance to the site;
  - Vehicular access to the site is via Goatstown Road from 2 no. entrance points [reduction from 3 no. entrances currently];
  - Ancillary single storey ESB substation and switch room and refuse store are provided at ground level;
  - Provision of surface water and underground attenuation and all ancillary site development works including site wide landscaping works, planting and boundary treatments(including removal of existing planting on Goatstown Road) as well as provision of footpaths, lighting and cycle paths.
- 3.13 The 3 no. residential blocks are orientated towards Goatstown Road, while creating a central courtyard between the blocks to the rear. This courtyard links the blocks while providing an external amenity space with green landscaping and informal seating. 3 no. rooftop amenity spaces are also provided for student use. These are located at the upper levels of the building and setback from the ground floor and lower floors of the building.
- 3.14 Due to the site's proximity to public transport, UCD and generally centralised locations, nominal parking has been provided in the form of; 2 no. disabled car parking spaces and 4 no. set down spaces. The reduced car parking has allowed for more green space within the site and use of the existing entrance points into the site.
- 3.15 188 no. bicycle spaces have been provided throughout the scheme with Sheffield stands provided, easily accessible, for visitors at the front of the site and secure stacked parking provided for residents within the courtyard.
- 3.16 While all 3 no. blocks are connected, the central building contains the majority of the internal amenity space with both student lounges and office space located at the ground floor level. In addition to roof gardens, green roofs are provided throughout.
- 3.17 The 239 no. bed spaces are divided into clusters of 4-8 throughout the 3 no. blocks with 28 no. bedspaces on the ground, 55 no. bedspaces on the 1st-3rd floors, 29 bedspaces on the 4<sup>th</sup> floor and 17 no. units on the fifth floor. The upper floors contain less units as the development is stepped back from the boundaries and space is given to the roof gardens. Within these clusters there

is also a communal living space. There are 55 no. of these living rooms overall. Finally, there are 10 no. accessible units located throughout the development.

- 3.18 For further detail on the design rationale, please refer to the architectural drawings, design appraisal and the landscape drawings and rationale which accompany this SHD application.

## 4.0 EIA SCREENING STATEMENT

### Introduction

- 4.1 The following sections provide the information as required by Schedule 7A for the purposes of screening sub-threshold development for environmental impact assessment.

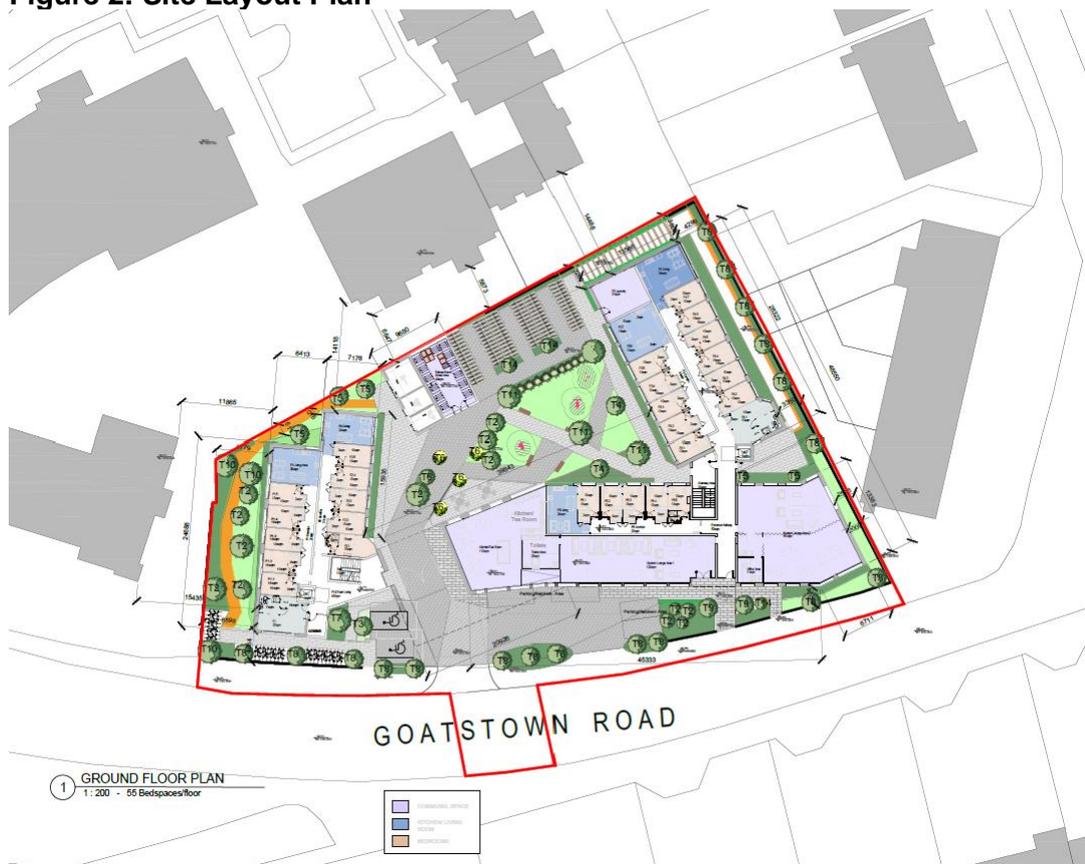
**1. A description of the proposed development, including in particular:**

(a) a description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and

(b) a description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.

### Physical Characteristics of the Proposed Development

- 4.2 A full description of the proposed development is provided at Section 3.12 above. The proposed development will consist of 239 no. student bed spaces across 3 no. connected blocks on lands extending to approximately 0.39 ha. In addition to the 239 bed spaces, 2061sqm of amenity space is proposed. This includes 507 sqm of internal amenity space, located within the main residential block and within a single storey building in the courtyard at the rear of the site. This is not a large-scale scheme or overly dense in an urban context. The proposed development involves the demolition of an existing building (960sqm in total comprising 747sqm on the ground floor and 213sqm on the 1<sup>st</sup> floor).
- 4.3 The proposed development on a brownfield site is compatible with its surrounding land uses and compliant with the site's zoning Objective 'A' within the Dun Laoghaire Rathdown Development Plan 2016-2022, which seeks "*to protect and improve residential amenity.*"
- 4.4 In zoning the site, the Planning Authority will have thoroughly assessed the nature of the site to ascertain its capacity to accommodate such development. A Strategic Environmental Assessment (SEA) was carried out in relation to the Development Plan. The zoning was unchanged following the SEA review. The site is brownfield in nature and exists as a car showroom and associated surface hardstanding car park.
- 4.5 Water supply and wastewater will be provided via the public mains network. Water supply will be via a connection to the existing Irish Watermain located within Goatstown Road. Water supply to the development will be taken from the existing 6 inch diameter watermain located to the west of the site, within Goatstown Road.

**Figure 2: Site Layout Plan**

Source: Reddy Architects

### ***Demolition and Excavation***

- 4.6 There is limited demolition involved (960sqm in total comprising 747sqm ground floor and 213sqm, 1<sup>st</sup> floor). The volume of excavation is of the order of c. 3,300 cubic metres for the purposes of levelling, excavation for foundations, basement level, landscaping, roads and services. This will give rise to circa 421.4 tonnes of waste from the site.

### ***Use of natural resources***

- 4.7 A Land Contamination Assessment was undertaken by Causeway Geotech Ltd Ireland. The assessment of soil contaminant concentrations identified no outstanding contaminants present within the soils which would have been considered to present a potential risk to health when assuming a residential land use.
- 4.8 An estimation of the soil to be removed from the site has been calculated in the Construction and Operational Waste Management Plan prepared by AWN Consulting. Some 3,300m<sup>3</sup> of excavated material will be removed from the site to a licenced disposal site.
- 4.9 The proposed development will require 24,100 litres of drinking water per day. IW water have issued a Statement of Design Acceptance which is included at Appendix IV of the Civil Engineering Infrastructure Report by Barrett Mahony Consulting Engineers.

### ***Pollution and Nuisances***

- 4.10 The risk of pollution has been considered in Section 7 of the Construction Environmental Management Plan by AWN and Section 7 of the AA Screening Report by Openfield and both are submitted with this SHD application.
- 4.11 For further detail on the physical characteristics of the proposed development please refer to the architectural drawings, design statement and the landscape drawings which accompany this planning application. Figure 2, above, notes the proposed layout of the scheme. Please see the Proposed Site Layout Plan for details.

### **Location of Proposed Development**

- 4.12 The subject site is located on Goatstown Road, Dublin 14 and falls within the administrative area of Dun Laoghaire Rathdown County Council. The site exists at present as a car showroom and associated car park. The site accommodates a part one, part two storey car sales building located in the north-east portion of the site.
- 4.13 Sections 3.2 to 3.11 above provide a detailed description of the site location. This is also detailed in the Urban Design Report prepared by Reddy Architecture and within the Statement of Consistency prepared by John Spain Associates.
- 4.14 The site is well served by public transport links, and major points of interest are within walking and cycling reach (UCD Belfield Campus and Dundrum Town Centre), in line with DLRCCs aims to promote sustainable transport within the region.
- 4.15 The proposed development is in an urban environment on residential zoned land, under which residential development is permissible. In this regard the proposed residential (student accommodation) use is considered wholly appropriate with adjoining residential land and commercial uses. There are no protected structures within the site boundaries, adjacent to the site or within close proximity to the site. There are no architectural conservation areas within proximity of the site.

### **Biodiversity**

- 4.16 An Ecological Impact Assessment and Bat Impact Assessment Report have been prepared to accompany this application. There are no habitats present on the site that are listed under Annex 1 of the Habitats Directive. There are no bat roosts for feeding areas on the site. The site was surveyed for winter bird use and none were recorded.
- 4.17 As noted within the accompanying Appropriate Assessment Screening Report prepared by Openfield Ecological Consultants, the site is not located within or directly adjacent to any Natura 2000 area (SAC or SPA).
- 4.18 This part of Dublin lies within the suburban zone of the city while historic mapping shows buildings in this area for many years. The current land use in the vicinity of the site is predominantly residential and commercial in nature along with transport arteries.

- 4.19 The Slang Stream flows approximately 900m to the west of the site and this is a tributary of the River Dodder. The Dodder system is considered to be of significant value to wildlife within the urban context of Dublin City although this stretch is not within any area designated for nature conservation.
- 4.20 The site is not located within or directly adjacent to any Natura 2000 area (SAC or SPA). South Dublin Bay and River Tolka Estuary SPA (site code: 4024) and the South Dublin Bay SAC (0210). The North Dublin Bay SAC (site code:0206) and North Bull Island SPA (site code: 4006) are also in this region.
- 4.21 The Poulaphouca Reservoir SPA (site code: 4063), from which drinking water supply for this development will originate, also falls within the zone of influence of this project (some 25km from the site). These are considered to be the only Natura 2000 areas within the zone of influence of the development as pathways do not exist to other areas.
- 4.22 An indirect pathway exists from the site to Dublin Bay via the Ringsend wastewater treatment plant. The development will be connected to the foul sewer and water sewer on Goatstown Road and treated to the appropriate standards at Ringsend Wastewater Treatment Plant.
- 4.23 This is addressed further below where reference is also made to the Hydrological and Hydrogeological Quantitative Risk Assessment prepared by AWN and to the AA Screening report prepared by Openfield, both of which reports accompany this application.
- 4.24 The site's distance from any SPA/SAC is occupied by residential/urban development and transport links,.. Because of the distance separating the areas there is no pathway for loss or disturbance of habitats or other semi-natural habitats that may act as ecological corridors for important species associated with the qualifying interests of the Natura 2000 sites.
- 4.25 Currently there is no attenuation of surface water at the site. The proposed development will include soft landscaping and improve (reduce) the current area of hard surface onsite, resulting in no negative effect on the pattern of runoff. In fact the proposal will result in an improved outcome on the site in terms of surface water runoff with SUDs measures integrated into the scheme as detailed at Appendix
- 4.26 In terms of the '*relative abundance, quality and regenerative capacity of natural resources in the area*', the proposed development will not, individually, cumulatively or in combination with other projects, significantly impact on the integrity of the natural resources in the area, having regard to the nature and extent of the proposed development and the character of the receiving environment and the surrounding area. The area in the immediate vicinity of the proposed development has absorption capacity in terms of any environmental effects of the proposed scheme.
- 4.27 A review of other planning applications in the area has also been considered (ABP-TA0001-17, reg. ref. D20/0028 and reg. ref. D20A029). It is noted that each proposal includes appropriate mitigation measures as required and all were accepted during the assessment of the relevant application, with appropriate conditions of consent included as necessary. The subject application will include the same and be subject to the same assessment and therefore no cumulative impact can be expected.

## 2. A description of the aspects of the environment likely to be significantly affected by the proposed development.

4.28 This section is intended to provide a clear statement on the possible effects on the environment, if any. This section will consider the potential impacts of the proposed development under the environmental topics prescribed by Directive 2014/52/EU. This approach will assist in providing a comprehensive description of the aspects of the environment likely to be significantly affected by the proposed development that have not previously been identified.

### ***Population & Human Health***

4.29 European Commission guidance relating to the implementation of the 2014 Directive, in reference to Human Health, states, '*Human health is a very broad factor that would be highly project dependent. The notion of human health should be considered in the context of other factors in Article 3(1) of the EIA Directive and thus environmentally related health issues (such as health effects caused by the release of toxic substances to the environment, health risks arising from major hazards associated with the project, effects caused by changes in disease vectors caused by the project, changes in living conditions, effects on vulnerable groups, exposure to traffic noise or air pollutants) are obvious aspects to study*<sup>3</sup>.'

4.30 The Draft EPA Guidelines on the information to be contained in environmental impact assessment reports states that; '*in an EIAR, the assessment of impacts on population and human health should refer to the assessments of those factors under which human health effects might occur, as addressed elsewhere in the EIAR e.g. under the environmental factors of air, water, soil etc*<sup>4</sup>.'

4.31 The subject site is located in an area zoned for residential development, proximate to a university campus and public transport services. The subject site is zoned for residential use, as set out in the Dun Laoghaire County Development Plan, 2016-2022.

4.32 In terms of Core Strategy, the CDP notes that housing supply has failed to meet targets set in the Regional Planning Guidelines. While a key strand of the overall Settlement Strategy focuses on the continued promotion of sustainable development through positively encouraging infill development thereby maximizing efficiencies from already established physical and social infrastructure, targets are provided for areas outside of Dun Laoghaire Rathdown.

4.33 There may be possible short-term nuisances to human beings from noise, dust and pollution during construction. These are not likely to be at such a quantity or of such a significance that would warrant the completion of a sub threshold EIAR. Noise and dust or pollution will be subject to standard mitigation measures as per typical construction projects. The construction works include ground preparation works, development of site infrastructure, construction of buildings and hardstanding areas and landscaping of the site including open

---

<sup>3</sup> Environmental Impact Assessment of Projects: Guidance on the preparation of the Environmental Impact Assessment Report, European Commission, 2017 <http://ec.europa.eu/environment/eia/ria-support.htm>

<sup>4</sup> Guidelines on the information to be contained in environmental impact assessment reports, EPA, 2017 (draft)

soft landscaped areas. An Construction Environmental Management Plan by AWN Consulting is included, which will mitigate potential impacts.

- 4.34 The proposal will deliver a high-quality residential (student accommodation) development which is sensitively designed to integrate with the surrounding context including neighbouring residences.
- 4.35 There are no operational impacts that would be likely to cause significant effects in terms of population and human health.

### ***Biodiversity***

- 4.36 An Ecological Impact Assessment has been prepared by Openfield Ecological Services and submitted with this application. The report sets out an assessment of the flora and fauna identified on the site and the impact of the development of the biodiversity in the site. No habitats with any connection to Annex I of the EU Habitats Directive are present on the site. The proposed development site is not under any wildlife or conservation designation. Furthermore, no rare, threatened or legally protected plant species, as listed in the Irish Red Data Book 1 – Vascular Plants (Curtis & McGough, 1988), the Flora Protection Order, 2015 or the EU Habitats Directive, are known to occur within the site. The effects on biodiversity are not likely to be at such a quantity or of such a significance that would warrant the completion of a sub threshold EIAR.
- 4.37 The subject site does not lie within or directly adjacent to any SAC or SPA. An assessment of the project outlined in the accompanying AA Screening has shown that significant negative effects are not likely to occur to these areas either alone or in combination with other plans or projects.
- 4.38 A Bat assessment was undertaken at the site and a report prepared by Brian Keeley of Wildlife Surveys and accompanies the application. It is noted that currently on site, extensive security lighting shines across the site at night. Notwithstanding, given the nature of residential development, small parts of the rear of the site may see a slight increase in lighting.
- 4.39 The reports notes that increased lighting at the site '*will have a long-term to permanent slight to negligible negative impact on the bat population of the region*'.
- 4.40 To address the above, a lighting plan has been prepared by Ronan Meally Consulting Engineers and includes recommendations for bat sensitive lighting in line with the recommendations of the Bat Report. Therefore the final development on the site will have a very minor slight negative impact in this regard.
- 4.41 The Ecological Impact Assessment prepared by Openfield states;
- 'No birds were noted during the survey in August and there is no suitable nesting habitat for common garden birds which may be present in this vicinity. There was no evidence that building-nesting birds (e.g. Barn Swallows) were using the site and nests for these species were observed.*
- There is no suitable habitat for breeding Common Frog Rana temporaria or Smooth Newt Lissotriton vulgaris. Common Lizard Zootoca vivipara is considered widespread although the lack of any vegetation severely limits resources for this species.*

*There is no suitable habitat on the site for fish although the Dodder River system is of salmonid status. As noted above, there are no water courses on the site.*

*Most habitats, even highly altered ones, are likely to harbour a wide diversity of invertebrates. In Ireland only one insect is protected by law, the Marsh Fritillary butterfly *Euphydryas aurinia*, and this is not to be found in this area. Other protected invertebrates are confined to freshwater and wetland habitats and are not present on this site.'*

- 4.42 The site is brownfield in nature and exists as a car showroom and associated car park. The site is urban in nature and has little value in terms of biodiversity.
- 4.43 Foul water from the site will be disposed to existing public sewers and be subject to appropriate treatment.
- 4.44 The development is considered to enhance the biodiversity in the area due to the introduction of a high quality landscaping and planting scheme which will create habitats, as noted by the accompanying drawings and rationale prepared by Ronan MacDiarmada Landscape Architects. In this regard, biodiversity is not likely to be significantly affected by the proposed development.

#### **Lands and Soils**

- 4.45 The subject site of c. 0.39 hectares exists as developed, brownfield land at present having previously been developed as a car showroom and associated surface car park. The landtake in this regard is neutral.
- 4.46 Excavated soil will arise during the construction period and will be stored (if required) on site prior to being removed by a specialist contractor as detailed within the accompanying Construction & Demolition Waste Management Plan prepared by AWN.
- 4.47 The presence of stiff glacial till at relatively shallow depths across the footprint of the proposed building is identified as the soil type within the Ground Investigation Report prepared by Causeway Geotech.
- 4.48 The Land Contamination Assessment prepared by WYG Environment (Appendix F of the Ground Investigation Report) states; '*following the recent site exploratory works, the site is not considered to be subject to significant contamination and is not considered to present a potential risk to health or to the environment*'.

#### **Water**

- 4.49 The proposed development is not located adjacent to any significant watercourse. The site is developed at present and benefits from proximity to existing surface and foul water drainage infrastructure located on Goatstown Road. The proposed SUDS method of water disposal at the site will ensure that no negative impacts to surface water leaving the site will arise due to the attenuation measures planned.
- 4.50 The proposed development has been designed in order to comply with the Greater Dublin Drainage Study (GDDS), as well as other relevant guidance. This is detailed further within the accompanying Civil Engineering Infrastructure Report prepared by BM Consulting Engineers. The report notes;

*'Given the SuDS measures incorporated in the proposed development, there will be a reduction in both volume and rate of Surface water discharge from the site'*

Therefore, given the new measures introduced, there will be an improvement in water quality as a result of the proposal.

- 4.51 The disposal of foul water from the site is separated from that of surface water and Irish Water have confirmed a connection is feasible, with a foul water sewage located along Goatstown Road.
- 4.52 Water quality is therefore not likely to be significantly affected, but rather improved by the proposed development.
- 4.53 The site is located in Flood Zone C as per Appendix 13 of the DLRC Development Plan 2016-2020. Section 5.3.9 details the flood zones of the Dundrum Slang Stream, which show the proposed site to be outside of the at-risk zones.

### **Air & Climate**

- 4.54 The EPA maintain an air quality monitoring station at Glenageary in Dun Laoghaire. The air quality is listed Index 1 – Good. There are no air quality issues on the site at present. The issue of dust arising from construction will be addressed under the next section. The accompanying CEMP by AWN states;

*'Dust deposition levels will be monitored on a regular basis if required to assess the impact that site activities may have on the local ambient air quality. The following procedure will be implemented:*

- The dust deposition rate will be measured by positioning Bergerhoff Dust Deposit Gauges at strategic locations near the boundaries of the site for a period of 30 (+/- 2) days. Monitoring shall be conducted on a quarterly basis during periods when the highest levels of dust are expected to be generated i.e., during site preparation works and soil stripping activities. The proposed monitoring location is presented in figure 7.3.*
- The exact locations will be determined after consideration of the requirements of Method VDI 2119 with respect to the location of the samplers relative to obstructions, height above ground and sample collection and analysis procedures.*
- After each 30 (+/- 2 days) exposure period, the gauges will be removed from the sampling location, sealed and the dust deposits in each gauge will be determined gravimetrically by an accredited laboratory and expressed as a dust deposition rate in mg/m<sup>2</sup>/day in accordance with the relevant standards.*
- Technical monitoring reports detailing all measurement results, methodologies and assessment of results shall be subsequently prepared and maintained by the Site Manager.*

*The dust minimisation measures will be reviewed at regular intervals during the construction phase to ensure the effectiveness of the procedures in place and to maintain the goal of minimisation of dust generation. In the event of dust nuisance occurring outside the site boundary, site activities will be reviewed, and procedures implemented to rectify the problem. Specific dust control measures to be employed are presented below.'*

- 4.55 Air and Climate are not likely to be significantly affected by the proposed development.

#### **Noise & Vibration**

- 4.56 There may be noise and vibration during the construction phase. It is considered that there will be no significant noise or vibration effects on the environment during the operational phase and construction phase subject to standard construction mitigation measures as outlined in the CEMP as follows;

*'The earthworks will generate typical construction activity related noise and vibration sources from use of a variety of plant and machinery such as rock breakers (where required), excavators, lifting equipment, dumper trucks, compressors and generators.*

*The noise limits to be applied for the duration of the infrastructure works are those specified in the B Category of BS 5228. These limits are summarised below and will be applied at the nearest sensitive receptors to the works.*

- *Night (23:00-07:00) = 55dB*
- *Evening (19:00-23:00) = 65dB*
- *Day (07:00-19:00) = 70dB*

*The total noise (LAeq) which will not be exceeded during daytime is therefore 70dB.*

*All works on site shall comply with BS 5228 2009+ A1 2014 (Parts 1 & 2) which gives detailed guidance on the control of noise and vibration from construction activities.'*

#### **Landscape**

- 4.57 There are no landscape designations on the subject site. There is no planting or vegetation on the existing site at present. The public footpath verge adjoining the site accommodates low level planting. It is not considered that there will be likely significant effects on the environment in relation to landscape.
- 4.58 It is considered that the proposed development will enhance the landscape in the area, replacing a brownfield infill site which currently exists as a hard standing surface car park, with a residential scheme which incorporates high quality hard and soft landscaping. These proposals are detailed within the accompanying Landscaping Design Rationale and Drawings prepared by Ronan MacDiarmada Landscape Architects.

#### **Material Assets**

- 4.59 The land on which the site is situated is a material asset. It has been zoned for the purposes of residential development, under which student accommodation is permissible.
- 4.60 Upon completion, the operational phase will provide an important material asset for the area in terms of student accommodation, providing purpose build student housing within the UCD area and easing the pressure on the rental market.

- 4.61 The accompanying Civil Engineering Infrastructure Report prepared by BM Consulting Engineers notes a nominal car parking provision on the site of 6 no. spaces. This will result in a decrease in car parking spaces on site, significantly reducing the volume of traffic accessing the site to that experienced at present. 188 no. bicycle parking spaces are provided for resident and visitor use on site.
- 4.62 The accompanying outline CEMP and Construction & Demolition Waste Management Plan (by AWN) note that development will be undertaken in accordance with current European and British industrial standards, with all mitigation and safety measures put in place to ensure a responsibly managed construction process.

### **Archaeology, Architecture and Cultural Heritage**

- 4.63 An Archaeology Report has been prepared by IAC and accompanies this SHD application. The report concludes that *'There are no known archaeological sites within the proposed development boundary and given the lack of archaeological evidence in the surrounding area, it is unlikely that the proposed development will have an impact on any archaeological deposits. Therefore, no mitigation is deemed necessary.* There are no Architectural Conservation Areas or protected structures in the vicinity of the subject site.
- 4.64 The accompanying Townscape and Visual Impact Assessment prepared by Parkhood Landscape Architects states;

*'There are no listed buildings within 500m of the Application Site. The nearest designated buildings are at the Central Mental Hospital to the west and an unclassified castle at Robuck to the north-east. None are close enough to be affected by activity or land-use on the Application Site.'*

### **Vulnerability of the project to risks of major accidents and/ or disasters**

- 4.65 The subject lands are not proximate to any Seveso/COMAH designated sites.
- 4.66 A review of the Strategic Flood Risk Assessment undertaken as part of the Dun Laoghaire Rathdown County Development Plan 2016-2022 Appendix 13 notes that the site does not fall within either Flood Zone A or Flood Zone B. A site-specific Flood Risk Assessment has been undertaken in accordance with the Planning System and Flood Risk Management Guidelines 2009 within the Civil Engineering Infrastructure Report prepared by BMCE. The assessment concludes;

*'The flood risk assessment has been carried out in accordance with the OPW publication "The Planning System and Flood Risk Assessment Guidelines for Planning Authorities" and it has been shown that there is no significant risk of flooding due to the development. Indeed, given the SuDS measures incorporated in the proposed development, there will be a reduction in both volume and rate of Surface water discharge from the site which will reduce the risk of flooding to public infrastructure post development.'*

- 4.67 The development will benefit from two access points from Goatstown Road increasing the resilience of the proposed development in any emergency event.

- 4.68 In regard to traffic safety, the site has been subject to a road safety audit conducted by Bruton Consulting Engineers and included at Appendix V of the Civil Engineering Infrastructure Report, which finds the accesses to the site provide safe access.
- 4.69 The physical characteristics of the site do not require specialist construction methods. The CEMP describes standard construction practices.

***The inter-relationship between the above factors***

- 4.70 The above demonstrates that the interrelationship between different aspects of the environment have been considered in assessing the proposed development. The relationship between construction, dust, noise, and threat of pollution has been considered in terms of biodiversity and human health. The issue of flooding, climate change and human health has been considered. The interrelationship between architectural heritage, landscape assessment and retention of trees have been assessed. Traffic safety and human health has been considered. No impacts are likely to exacerbate the impacts on the environment from this proposed development.

**3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from -**

(a) the expected residues and emissions and the production of waste, where relevant, and

(b) the use of natural resources, in particular soil, land, water and biodiversity.

- 4.71 The EPA *Draft Guidelines on the information to be contained in Environmental Impact Assessment Reports 2017* 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. Where relevant, impacts arising from the proposed development will be assessed on this basis.

**Table 1 - Quality of Potential Effects**

Quality of Effects	Definition
Negative	A change which reduces the quality of the environment
Neutral	No effects or effects that are imperceptible, within the normal bounds of variation or within the margin of forecasting error.
Positive	A change that improves the quality of the environment

The significance of an effect on the receiving environment are described as follows:

**Table 2 - Significance of Effects**

Significance of Effects on the Receiving Environment	Description of Potential Effects
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	An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.
Moderate	An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.
Significant	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 a sensitive aspect of the environment.
Profound	An effect which obliterates sensitive characteristics.

The duration of effects as described in the Draft EPA Guidelines are:

**Table 3 - Duration of Effects**

Duration of Impact	Definition
Momentary	Effects lasting from seconds to minutes
Brief	Effects lasting less than a day
Temporary	Effects lasting one year or less
Short-term	Effects lasting one to seven years
Medium-term	Effects lasting seven to fifteen years
Long-term	Effects lasting fifteen to sixty years
Permanent	Effects lasting over sixty years
Reversible	Effects that can be undone, for example through remediation or restoration

- 4.72 The proposed development is located in an urban context, surrounded by other residential uses. The proposed use is therefore consistent and compatible with land in such a location and aligns with the site's zoning objective. The works during the construction phase may have a minor impact on the immediate area.
- 4.73 Having regard to the necessity to take into account the criteria under Schedule 7, where relevant for the purposes of compiling the relevant information on the likely effects of the proposed development, reference should be made to *"the likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2, with regard to the impact of the project on the factors specified in paragraph (b)(i)(I) to (V) of the definition of 'environmental impact assessment report' in section 171A of the Act, taking into account"* and the characteristics of the impacts, which are addressed further below. Under Section 171A of the Planning and Development Act 2000, as amended, the effects of the proposed development on the following factors needs to be evaluated in an "environmental impact assessment":
- i. "population and human health;*
  - ii. biodiversity, with particular attention to species and habitats protected under the Habitats Directive and the Birds Directive;*
  - iii. land, soil, water, air and climate;*
  - iv. material assets, cultural heritage and the landscape*
  - v. the interaction between the factors mentioned in clauses (I) to (IV)"* 4.68

- 4.74 The above topics are considered below.

### ***Population and Human Health***

- 4.75 The proposed development will provide much needed housing. Studio and cluster type units are proposed within the scheme providing a variety of room types of future student occupants. The proposed student housing will provide specifically for students, relieving rental properties in the immediate area for families. The long term impact is considered positive, moderate and long term in duration.
- 4.76 The proposal includes 188 no. cycle spaces throughout the scheme, encouraging cycling as the main method of transport to and from the site. The site is in walking distance of two Luas stops and there is a Dublin bus stop 10m from the site. This will encourage a modal change from the private vehicle to more sustainable methods of travel. The long term impact is considered positive, moderate and long term in duration.
- 4.77 Bruton Consulting Engineers carried out a Quality Audit (included at Appendix V of the Civil Engineering Report prepared by Barrett Mahony, which includes a walking and road safety audit; access and cycle non-motorised User Audit. This identifies any road safety issues within the site. The scheme has been designed to slow traffic speeds down within the site. The impact is estimated to long term, moderate and positive in effect.
- 4.78 There will be short term, slight negative impacts during the construction period arising from noise, vibration dust and construction traffic, but these can be mitigated, as set out in the construction management plan. A site specific construction traffic management plan will be prepared by the contractor and submitted to the planning authority. Appendix 2.
- 4.79 It is likely that the minor impact of noise and pollution during the construction phase will occur, however construction works in an urban environment are entirely normal and working hours will be limited generally to hours set by condition, or as otherwise agreed. The frequency of vehicles accessing the site will vary throughout the construction phase; however, the impact is not considered to be significant.
- 4.80 On site works will be carried out in accordance with the content of the submitted outline Construction Management Plan, prepared by AWN Consulting, with all mitigation measures implemented.
- 4.81 There will be some waste materials produced in the construction of the proposed scheme which will be disposed of using licensed waste disposal facilities and contractors. This waste is considered to take the form of soil, hardcore, timber, concrete etc. The scale of the waste production in conjunction with the use of licensed waste disposal facilities and contractors does not cause concern for likely significant effects on the environment.
- 4.82 The accompanying Construction & Demolition Waste Management Plan, prepared by AWN Consulting, sets out the measures used in the responsible disposal of waste arising from the construction of the development. The majority of waste generated at the construction phase will be excavated material, with surplus construction materials and cuts also anticipated.
- 4.83 Other resources used will be construction materials which will be typical raw materials used in construction of residential developments. The scale and

quantity of the materials used will not be such that would cause concern in relation to significant effects on the environment.

- 4.84 The Operational Waste Management Plan, prepared by AWN Consulting, also includes strategy for the disposal of waste during the operational phase of the development. This is to maximise the quantity of waste recycled by providing sufficient waste recycling infrastructure, waste reduction initiatives and waste collection and waste management information to the residents of the development.

### ***Biodiversity***

- 4.85 The impact on Biodiversity has been considered in the Ecological Impact Assessment Report (EclA). The report states that the site is not part of the Natura 2000 network. It does not contain any Annex 11 habitats. A survey was carried out for invasive plant species and none were found. Therefore the sensitivity of the is considered low in this regard.
- 4.86 A dedicated bat survey was carried out by Brian Keeley of Wildlife Surveys Ireland in August 2020, well within the optimal flight period for bats. No bat roosting was recorded. According to the report: *“Bat activity was very low at emergence time and no bats were seen to emerge from the building. A Leisler’s bat was seen to fly from the east westwards past the building. Other than this, the only activity noted within the site or close to the boundary was a common pipistrelle lying along the Goatstown Road.”*
- 4.87 Subject to implementation of appropriate lighting on the site in accordance with the recommendations of the report, there will be no likely significant impact on biodiversity on the site. A Lighting Plan prepared by Ronan Meally consulting engineers accompany the application in this regard.

### ***Lands and Soils***

- 4.88 The proposed development will require the excavation and removal of c. 3,300 cubic metres of soils and materials for the purposes of levelling, excavation for foundations, basement level, landscaping, roads and services. This will give rise to circa 421.4 tonnes of waste from the site.
- 4.89 The impact will be long term, slight and negative. The removal will give rise to noise and dust as part of the construction. These emissions will be controlled to an acceptable level through the construction management plan. The impact will be short term.
- 4.90 Some rock breaking will be required. This will be carried out by stone crushers. This will give rise to noise and dust. The impact will be temporary, slight and negative.

### ***Water***

- 4.91 The proposed development will be served by potable water from a public water supply. The impact will be long term, moderate and positive.
- 4.92 Foul water from the proposed development will flow to the Ringsend Wastewater Treatment Plant. The AWN report (Hydrological and Hydrogeological Qualitative Risk Assessment) demonstrates that the proposed

development will not have a negative impact in the receiving waters in Dublin. The report states:

*“This WWTP is required to operate under an EPA licence (D0034-01) and to meet environmental legislative requirements. The plant has received planning (2019) and will be upgraded with increased treatment capacity over the next five years. The peak foul discharge calculated for the proposed development is well within the capacity of the WWTP. Even without treatment at the Ringsend WWTP, the peak effluent discharge, calculated for the proposed development as 0.871 litres/sec (which would equate to 0.008% of the licensed discharge at Ringsend WWTP [peak hydraulic capacity]), would not impact on the overall water quality within Dublin Bay and therefore would not have an impact on the current Water Body Status (as defined within the Water Framework Directive).”*

- 4.93 The AA screening report by Openfield notes that there has been no negative impacts on biodiversity arising from exceedances in the Ringsend Wastewater Treatment Plant. The impacts will be long term, slight and neutral.
- 4.94 In terms of surface water, there is no control on discharge from the site in its current condition and so this development will result in a very significant reduction in the outflow (and an positive improvement) to the local surface water network upon completion.
- 4.95 Detailing modelling was carried out as part of the engineering assessment on the existing surface water network to include the proposed scheme. The results show that; *‘the network does not flood for the 1-in-30 and 1-in-100 year storms, and that the highest water level in the tank for the 100 year storm = 43.879mOD which is greater than 0.5m below the lowest FFL.’*
- 4.96 A Third-Party SuDS audit was also carried out by Punch Consulting Engineers prior to completion of the engineering proposal and the Audit Report is included in Appendix I of the Infrastructure Design Report and includes the agreed responses to the audit comments.
- 4.97 The proposed SUDS method of water disposal at the site will ensure that no negative impacts to surface water leaving the site will arise due to the attenuation measures planned. This is confirmed in the AWN report and AA Screening Report prepared by Openfield. The impacts will be long term, slight and positive.
- 4.98 In relation to potential pollution during construction, the AA Screening Report states;
- ‘There is unlikely to be escape of sediment during the construction phase due to the lack of direct pathways to the River Dodder. However, even in the event that pollution does escape to surface drains, it is unlikely to result in significant pollution due to the distance from sensitive receptors, and the temporary nature of the works. Tidal and coastal habitats are not sensitive to sediment pollution in the way that freshwater bodies are.’*
- 4.99 In relation to flooding, the Barrett Mahony Consulting Engineers report conclude;
- ‘The flood risk assessment has been carried out in accordance with the OPW publication “The Planning System and Flood Risk Assessment Guidelines for Planning Authorities” and it has been shown that there is no significant risk of*

*flooding due to the development. Indeed, given the SuDS measures incorporated in the proposed development, there will be a reduction in both volume and rate of Surface water discharge from the site which will reduce the risk of flooding to public infrastructure post development.'*

- 4.100 Both the proposed drainage and flooding strategies have been discussed and agreed with by Dun Laoghaire Rathdown County Council prior to the submission of this request.
- 4.101 There is likely to be a slight improvement in water quality as a result of the proposal arising from the SUDS measures to be implemented.

### **Air and Climate**

- 4.102 During construction, the proposed development will give rise to dust in the short term. Mitigation measures proposed in the accompanying construction management plan will ensure dust suppression techniques so as to remain within acceptable levels. These include road sweeping, wheels washing and covered vehicles. The impact will be short term, slight and negative. The CEMP by AWN states;

*'The dust minimisation measures will be reviewed at regular intervals during the construction phase to ensure the effectiveness of the procedures in place and to maintain the goal of minimisation of dust generation.'*

- 4.103 During the operational phase, the proposed development will not give rise to impacts on air quality.
- 4.104 The proposed scheme will see a reduced level of traffic coming to and from the site when compared to the existing situation and will force a modal shift within the scheme to a more sustainable method of transport such as walking for cycling. The site is proximate to public transport services which also reduce the need for travel by vehicle.
- 4.105 A Sunlight/Daylight Analysis Report has been prepared by Digital Dimensions and accompanies the application. The sunlight / daylight analysis assessed the level of light access within rear gardens and windows of neighbouring residential properties, particularly to the south and east of the site at Willowfield Road and Trimbleston. The report concludes there will be negligible impact on adjoining properties with the proposal complying with BRE recommendations (available light is not reduced below 0.8 times the former value). The proposed development performs well in regard to daylight and sunlight within the site.

### **Noise and Vibration**

- 4.106 During the construction phase, it is anticipated that there will be a number of HGV's to and from the site. All works on site shall comply with the relevant standard which gives detailed guidance on the control of noise and vibration from construction activities.
- 4.107 A vibration monitoring scheme will be deployed for the duration of the works. Earthworks will generate typical construction activity related noise and vibration sources from use of a variety of plant and machinery such as rock breakers (where required), excavators, lifting equipment, dumper trucks, compressors and generators. Baseline levels will be monitored for vibration prior to any

works commencing on site and will continue through demolition phase to completion. All works on site shall comply with BS 5228 2009+ A1 2014 (Parts 1 & 2) which gives detailed guidance on the control of noise and vibration from construction activities. Vibration monitors will be continuous throughout the process.

- 4.108 It is considered that there will be no significant noise or vibration effects on the environment during the operational phase and construction phase subject to standard construction mitigation measures. These mitigation measures are set out in the CEMP prepared by AWN. The CEMP states;

*'A designated noise liaison will be appointed to site during construction works. Any complaints will be logged and followed up in a prompt fashion. In addition, prior to particularly noisy construction activity, e.g. excavation close to a property, etc., the site contact will inform the nearest noise sensitive locations of the time and expected duration of the works. All works on site shall comply with BS 5228 2009+ A1 2014 (Parts 1 & 2) which gives detailed guidance on the control of noise and vibration from construction activities.'*

- 4.109 Any impacts from noise and vibration will be temporary and slight, subject to implementation of the construction mitigation measures.

### **Landscape**

- 4.110 The development is considered to enhance the biodiversity in the area due to the introduction of a high quality landscaping and planting scheme which will create habitats, as noted by the accompanying drawings and rationale prepared by Ronan MacDiarmada Landscape Architects. There is no planting or landscaping currently existing on the site.

- 4.111 Parkhood Landscape Architects have prepared a Townscape and Visual Impact Assessment, which states;

*'The site carries no environment, amenity, heritage, visual amenity or landscape designations and possesses nothing that would be categorised as sensitive in terms of townscape character, notable features or vegetation. The buildings are basic structures in design terms and parking areas are purely practical presenting a utilitarian landscape that would be rated as low quality and value in townscape and visual terms....'*

*'The existing mixed quality planting in the Goatstown Road footpath is to be removed and replaced with a quality paved landscaped edge providing enhanced public realm on this section of the road that will form a transitional space between the public and private areas....'*

*'The public realm is increased and enhanced allowing for the planting of approximately 12 no. street trees (at semi-mature size) and enhanced landscape works that will more than compensate for the loss of any existing vegetation as well as assisting in place-making. Further landscape works are proposed on courtyard areas and roof gardens and these will enhance the amenity, ecological worth and landscape vegetation cover comparative to the existing situation....'*

- 4.112 Cranes will be visible from the site during construction. This will have a temporary negative impact.

### **Material Assets**

- 4.113 There will be some waste materials produced in the construction of the proposed scheme which will be disposed of using licensed waste disposal facilities and contractors. The scale of the waste production in conjunction with the use of licensed waste disposal facilities and contractors does not cause concern for likely significant effects on the environment. The accompanying C&DWMP details the methodologies employed for the control, management, monitoring and disposal of waste from the site. The plan sets out the measures used is to maximise the quantity of waste recycled by providing sufficient waste recycling infrastructure, waste reduction initiatives and waste collection and waste management information to the residents of the development.
- 4.114 There will be no large-scale use of natural resources. The main use of natural resources will be land. The subject 0.39ha site is an existing developed brownfield site which is zoned for residential purposes.
- 4.115 Other resources used will be construction materials which will be typical raw materials used in construction of residential developments. The scale and quantity of the materials used will not be such that would cause concern in relation to significant effects on the environment.
- 4.116 Operational Waste Management at the development is to be carried out in accordance with all relevant statutory requirements, including where applicable, the requirements of DLRCC Waste Bye-Laws, Waste Management Act 1996, as amended, and Regulations made thereunder, Protection of the Environment Act 2003 as amended, Litter Pollution Act 2003, as amended Full details of the proposed waste management strategy are set out in the C&DWMP and the Life Cycle Report prepared by AWN and Reddy Architecture respectively submitted with this application. Appropriate measures are outlined in the relevant reports.
- 4.117 Provided the OWMP is implemented and a high rate of reuse, recycling and recovery is achieved, the predicted effect of the operational phase on the environment will be long-term, neutral and imperceptible.
- 4.118 The construction phase of the proposed development will provide for the temporary employment of construction workers which is likely to provide benefits for local businesses providing retail or other services to construction workers and potentially could create some additional employment in the area.
- 4.119 Upon completion, the operational phase will provide an important material asset for the area in terms of high-quality residential units.

### **Cultural Heritage**

- 4.120 A Desktop Archaeological Assessment has been undertaken by IAC. The report concludes that;

*'There are no known archaeological sites within the site boundary and given the lack of archaeological evidence in the surrounding area, it is unlikely that the proposed development will have an impact on any archaeological deposits'.*

### **Vulnerability of the project to risks of major accidents and/ or disasters**

- 4.121 As set out above, the subject lands are not proximate to any Seveso/COMAH

designated sites. Therefore, it is considered that there is no particular vulnerability to major accidents or disasters associated with Seveso / COMAH sites.

- 4.122 The accompanying Site-Specific Flood Risk Assessment report prepared by BMCE notes that *'there will be a reduction in both volume and rate of Surface water discharge from the site which will reduce the risk of flooding to public infrastructure post development.'*
- 4.123 Taking cognisance of the other sections contained within this EIA Screening Statement and the accompanying plans and particulars, it is not considered that the proposed development site or the existing context presents risks of major accidents or disasters, including external man made or natural disasters.
- 4.124 Having regard to the foregoing it is considered that no significant impacts arise in terms of the vulnerability of the project to major accidents or disasters. The inter-relationship between the above factors. It is considered that any of the previously identified relatively minor impacts could not in themselves be considered significant nor would they cumulatively result in a likely significant effect on the environment.
- 4.125 In this regard, the relevant assessments undertaken, including the AA Screening Report, Ecological Impact Assessment Report and Hydrological and Hydrogeological Quantitative Risk Assessment have examined and addressed the potential for cumulative effects arising from other ongoing, existing, or permitted developments in the vicinity. No significant environmental impacts are considered to arise.

**4. The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.**

- 4.126 Schedule 7 of the regulations details the criteria for determining whether development listed in part 2 of schedule 5 should be subject to an environmental impact assessment. The criteria under Schedule 7 is grouped under three broad headings as discussed below:

**1. Characteristics of the Proposed Development**

The characteristics of proposed development, in particular –	Response
(a) the size and design of the whole of the proposed development	<p>The proposed development consists of student accommodation amounting to 239 beds paces and 2061sqm of amenity space with a site area of c. 0.39 hectares.</p> <p>The existing buildings to the north, south and east have been considered as part of this development. The density and style of stepped down development to the north and east of the site has been reflected in the subject design.</p> <p>The height of the development is reduced towards the south adjacent to the neighbourhood centre. The scale and height of the development is designed to make optimum use of the site's topography and size in order to mitigate visual impacts upon the surrounding area.</p>

	<p>The overall layout of the design has been centred around an internal courtyard, reducing overlooking onto adjacent sites while still allowing for passive surveillance of the courtyard and the road frontage.</p> <p>The development is considered to be a compatible and complementary use to adjacent residential and neighbourhood uses, on lands which are zoned for residential purposes, under which student accommodation is permissible.</p> <p>The development is considered to be of appropriate density to ensure the potential of the infill brownfield land resource is maximised, contributing positively to the urban development pattern whilst respecting the nature and scale of surrounding buildings.</p> <p>In zoning the subject lands, the Planning Authority will have thoroughly assessed the nature of the site in order to ascertain its capacity to accommodate such development. The size and design of the proposed development is not likely to cause significant effects on the environment, with comprehensive landscaping and tree planting on site to ensure biodiversity is preserved and enhanced as far as possible.</p>
(b) cumulation with other existing development and/or development the subject of a consent for proposed development for the purposes of section 172(1A) (b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment	<p>The subject site exists as a brownfield, infill site in nature at an urban location. The site is used as a car sales premises and is surrounded by developed lands, with residential, commercial and institutional development in the vicinity. There are no notable planning applications or proposals in the immediate surrounding area.</p> <p>As noted with the AA Screening Report prepared by Openfield, the development in culmination with other existing, proposed and/or approved developments is not likely to cause significant effects on the environment.</p>
(c) the nature of any associated demolition works	<p>The development is on brownfield lands that currently comprise a car showroom and associated carpark. The proposals include the demolition of the existing part one, part 2 storey building (c.960sqm) and the excavation of the existing hard standing, surface car park. As such, demolition works are considered to be minor in nature, with no environmental impacts arising, as noted by the Construction &amp; Demolition WMP and Construction Environmental Management Plan prepared by AWN Consulting.</p>
(d) the use of natural resources in particular, land, soil, water and biodiversity	<p>There will be no large use of natural resources. The main use of natural resources will be land. The subject lands are brownfield, infill lands which are zoned for residential, including student accommodation.</p> <p>The proposed development site extends to approximately 0.39 hectares, with the mainly source of waste anticipated to arise from excavation of the site.</p> <p>Other resources used will be construction materials which will be typical raw materials used in construction of commercial and residential developments. The scale and quantity of the materials used will not be such that would cause concern in relation to significant effects on the environment.</p>

	<p>The construction or operation of the scheme would not use such a quantity of water to cause concern in relation to significant effects on the environment.</p> <p>The site is not considered to hold any biodiversity value, as noted in the Ecological Impact Assessment Report. The proposed development includes a high-quality landscaping scheme which introduces significant planting to at the site.</p> <p>The use of natural resources in relation to the proposed development is not likely to cause significant effects on the environment.</p>
(e) the production of waste	<p>There will be some waste materials produced in the construction of the proposed scheme. Waste will be disposed of in a responsible manner using licensed waste disposal facilities and contractors. The scale of the waste production in conjunction with the use of licensed waste disposal facilities and contractors does not cause concern for likely significant effects on the environment.</p> <p>The accompanying Construction &amp; Demolition Waste Management Plan prepared by AWN Consulting details the methodologies employed for the control, management, monitoring and disposal of waste from the site.</p> <p>The accompanying Operational Waste Management Plan also sets out the measures used during the operational phase of the development to maximise the quantity of waste recycled, by providing sufficient waste recycling infrastructure, waste reduction initiatives and waste collection and waste management information to the residents of the development.</p>
(f) pollution and nuisances	<p>There will likely be potential for dust and noise produced during the demolition and construction phases. This will be managed by ensuring construction work largely operates within the approved hours of construction.</p> <p>Standard dust and noise prevention mitigations measures will be employed and monitored. As such, pollution and nuisances are not considered likely to have the potential to cause significant effects on the environment. All works on the site will be completed in accordance with the content of the Construction Environmental Management Plan prepared by AWN Consulting.</p>
(g) the risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge	<p>Standard construction practices will be employed throughout the construction phase. There are no technologies or substances to be used in the development which may cause concern for having likely significant effects on the environment. The subject lands are not proximate to any Seveso/COMAH designated sites.</p> <p>The ECFRAMS and ICPSS indicates that the subject site is not within any flood zone. A review of the Strategic Flood Risk Assessment undertaken as part of the Dun Laoghaire Rathdown County Development Plan 2016-2022 Appendix 13 notes that the site does not fall within either Flood Zone A or Flood Zone B. A site-specific Flood Risk Assessment has been undertaken in accordance with the Planning System and Flood Risk Management Guidelines 2009 within the Engineering Report.</p> <p>The potential impact of climate change has been allowed for in the design of the surface water drainage network and storage system, with an allowance for a 10% increase in rainfall intensities, as</p>

	recommended by the GDSDS (Greater Dublin Strategic Drainage Study). All drainage infrastructure will be included within the red line boundary of the site and in accordance with the provision of SUDS.
(h) the risk to human health (for example due to water contamination or air pollution).	<p>There are minimal risks to human health due to water contamination or air pollution. There is no impact on air pollution expected from the development outside of the potential dust impact during construction, and therefore the risk to human health is considered negligible in this regard. Standard mitigation measures will be employed.</p> <p>In terms of potential water contamination, interceptors will prevent pollutants or sediments from discharging into water courses.</p> <p>Wastewater will be connected to the existing foul sewer to along Goatstown Road and therefore water contamination leading to a risk to human health will not occur.</p>

## 2. Location of Proposed Development

The environmental sensitivity of geographical areas likely to be affected by proposed development, with particular regard to:	Response
(a) the existing and approved land use;	<p>The site is brownfield in nature and exists as a car showroom and associated surface car park.</p> <p>The proposed use as student accommodation is compatible with the land use zoning of the subject lands and represents an enhanced land use, compared to that existing at present which is out of character with the adjoining established residential land uses.</p>
(b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;	<p>As stated in the accompanying AA Screening report, the proposed development is not located within or directly adjacent to any SAC or SPA, but indirect pathways do exist to a number of these areas via the public foul drainage system to Ringsend. An assessment of the project has shown that significant negative effects are not likely to occur to these areas either alone or in combination with other plans or projects.</p> <p>There will be no significant likely effects on the environment in relation to natural resources in the area. The main use of natural resources will be land. The proposals are compatible with and permissible under the site's zoning for residential zoning. The proposal involves a relatively small urban land take of c. 0.39 hectares of previously developed lands.</p> <p>The scale of natural resources used both in construction and operation is not such it is likely to cause concern in terms of significant likely effects on the environment. The accompanying Landscaping Rationale &amp; Drawings prepared by Ronan MacDiarmada Landscape Architects notes the positive impact of the development on the environment by the proposed development through the implementation of landscaped open space.</p> <p>There will be no significant loss of soil, land, water or biodiversity.</p>
(c) the absorption capacity of the natural environment, paying particular attention to the following areas:	See below.
(i) Wetlands, riparian Areas and river mouths;	The proposed development is not within or directly connected to wetlands, riparian areas or river mouths.
(ii) Coastal Zones and the marine environment;	<p>The proposed development is not located within a coastal zone and therefore does not fall within a marine environment.</p> <p>The site is not located within or directly adjacent to any SACs and SPAs.</p>

(iii) Mountain and forest areas;	The proposed development is not within or directly connected to any mountain or forest areas. There is no known pathway between the site and mountain or forest areas.
(iv) Nature reserves and parks;	The proposed development is not within or directly connected to any nature reserves or parks. There is no known pathway between the site and nature reserves or parks.
(v) Areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive;	The proposed development is not located within or directly adjacent to any SAC or SPA.
(vi) Areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure;	The site is not known to be located within or connected to such an area.
(vii) Densely populated areas; and	<p>The proposed development is located on zoned lands within an existing built up, urban area with a mix of residential and commercial uses located on neighbouring lands.</p> <p>The proposed land use is compatible with the zoning provision and existing development and uses in the vicinity. The absorption capacity is not considered to be significantly affected.</p>
(viii) Landscapes and sites of historical, cultural or archaeological significance.	<p>The subject lands do not include any heritage assets and there are no protected structures or ACAs within the site area.</p> <p>There are no known recorded archaeological monuments within the site boundary.</p> <p>A Visual Impact Assessment accompanies the full application. The proposed scheme is in keeping with the emerging and existing built form to the north of the site.</p>
<b>Conclusion</b>	It is considered that the natural and built environment in this area has the capacity to absorb the proposed residential development.

### 3. Type and Characteristics of Potential Impacts

<p><b>The likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2, with regard to the impact of the project on the factors specified in paragraph (b)(i)(I) to (V) of the definition of ‘environmental impact assessment report’ in section 171A of the Act, taking into account—</b></p>	<p><b>Response</b></p>
<p>(a) the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);</p>	<p>The site size is c 0.39 ha. The site is located on a brownfield site in an urban location surrounded by a mix of residential and commercial land uses.</p> <p>The works during the construction phase may have a minor impact on the immediate area, however, works will be carried out in accordance with the Construction Environmental Management Plan to ensure impacts are minimised.</p> <p>The works during construction or the operational phase are not of such a scale or extent that would be considered to cause significant effects on the environment in the immediate area or on any considerable quantum of the population in the vicinity.</p>
<p>(b) the nature of the impact;</p>	<p>The construction impacts have potential to cause nuisance associated with noise, dust and traffic. The CEMP will put in place measure to avoid, reduce or mitigate impacts.</p> <p>With mitigation measures in place no significant negative impacts are likely.</p> <p>The operational phase will result in the development of permanent residential accommodation with a commercial aspect, compatible with the established predominant land use in the area.</p> <p>No significant negative impacts are likely.</p>
<p>(c) the transboundary nature of the impact;</p>	<p>There are no construction phase or operational phase transboundary impacts.</p> <p>Any minor impacts will be contained in the immediate vicinity of the site. The subject lands are not located on any geographical or other boundary of relevance to assessment of likely significant effects on the environment.</p>
<p>(d) the intensity and complexity of the impact;</p>	<p>The intensity and complexity of the construction phase is in keeping with modern construction projects.</p> <p>No significant negative impacts are likely.</p> <p>The operational phase of the development is moderate in scale and will be actively managed.</p> <p>No significant negative impacts are likely.</p>

(e) the probability of the impact;	<p>It is likely that minor impact will arise from noise and during the construction phase will occur. However, construction activity in an urban environment are entirely normal and working hours will be limited generally to hours set by condition or as otherwise agreed.</p> <p>All works carried out will be done so in accordance with approved management plans.</p> <p>In summary, some level of construction impacts is highly probable, but these will be mitigated by the implemented CEMP.</p>
(f) the expected onset, duration, frequency and reversibility of the impact;	<p>The construction impacts will commence within approximately 6 months of planning approval; they will be short-medium term, over a period of c. 18 months and restricted by planning conditions in terms of the hours of operation.</p> <p>The frequency of the minor impacts will vary throughout the construction phase; however, the impact is still not considered to be significant.</p> <p>No permanent negative impacts are anticipated as a result of the construction phase of the project. No significant negative impacts are likely.</p> <p>The development will be occupied all year round and impacts will be irreversible.</p>
(g) the cumulation of the impact with the impact of other existing and/or approved projects;	<p>The proposal represents the redevelopment and renewal of an area of brownfield urban land which will contribute positively to the streetscape and quality of development of Goatstown Road.</p> <p>The cumulative impacts of recent permissions granted in the area have also been considered and it is concluded that appropriate mitigation measures and conditions of consent have been included through the assessment of these applications (ABP-TA0001-17, reg. ref. D20/0028 and reg. ref. D20A029). Therefore no cumulative impacts will arise as a result of this.</p> <p>The subject site is zoned land designated as residential under which student accommodation is permissible. There are no other notable proposed developments in the immediately vicinity of the site.</p> <p>It is considered that cumulative impacts with other existing and/or approved projects are not likely to cause significant effects on the environment.</p>
(h) the possibility of effectively reducing the impact.	<p>Appropriate mitigations measures will be undertaken in order to reduce likely significant effects on the environment arising from the proposed development.</p> <p>Any mitigations measures to manage noise, dust and/or pollution during the construction phase will be based on standard best practice, policies and guidance. A construction management plan is submitted with the application.</p>



## 5.0 OVERALL CONCLUSIONS ON SIGNIFICANCE OF IMPACTS

- 5.1 This Environmental Impact Assessment Screening Report has been prepared to accompany this Strategic Housing Development Application to An Bord Pleanála for the development of a student development comprised of 239 bedspaces and associated amenity space along Goatstown Road. The site exists as a car showroom and associated car park.
- 5.2 The purpose of this report is to provide to An Bord Pleanála with the information required under Schedule 7A of the Planning and Development Regulations 2001, as amended, to enable The Board to determine in light of the criteria set out under Schedule 7 of those regulations whether the proposed development is likely to have significant effects on the environment. If it determines that the proposed development is not likely to have significant effects on the environment, the application can be determined without an Environmental Impact Assessment Report (EIAR) having been submitted.
- 5.3 The proposed development is substantially below the thresholds of a mandatory EIAR. The screening exercise has been completed in this report and the methodology used has been informed by the available guidance, legislation and directives to assist the competent authority to undertake EIA screening. It is concluded that the nature, scale and location of the subject site, the proposed development is not considered to have likely significant effects on the environment (direct, indirect or cumulatively with other development) and therefore considered that an environmental impact assessment report is not required in this instance.
- 5.4 It is considered that a sub threshold EIAR is not required for the proposed residential development for the following summation of the reasons set out in this screening exercise:
- The proposal falls significantly below the thresholds of Schedule 5 of the Planning and Development Regulations 2001 (as amended).
  - The site makes optimum use of a brownfield infill site adjacent to other residential, commercial and institutional uses and utilises existing servicing provision as well-being highly accessible to high frequency public transport links.
  - The location of the site outside of any sensitive locations specified in the Planning and Development Regulations, 2001 (as amended) and the absence of direct connectivity to any sensitive location.
  - The absence of any significant environmental sensitivities in the area;
  - The urban location of the site in an established residential area served by public infrastructure and that the development will be connected to existing public services such as water, foul and storm sewers located along Goatstown Road.
  - The proposed drainage and flood risk strategy will contribute to improved retention of surface water on site and control discharge.

- The range of mitigation measures included in the design and the CEMP. Standard construction practices can be employed to mitigate any risk of noise, dust or pollution.
- No identified impact in this screening exercise, cumulatively or individually is considered to likely cause significant effects on the environment.

5.5 In conclusion, it is considered that the proposed development will not have any significant impacts on the environment. All recommended mitigation measures and standard practices will be employed throughout the construction and operation phase of the development to ensure that the proposed development will not create any significant impacts on the quality of the surrounding environment.

5.6 A Screening Report for Appropriate Assessment and an Ecological Impact Assessment Report has been prepared by Openfield Ecological Services and accompanies this submission. The AA Screening Report concluded that;

*'the possibility of any significant impacts on any European Sites, whether arising from the project itself or in combination with other plans and projects, can be excluded beyond a reasonable scientific doubt on the basis of the best scientific knowledge available. In reaching that conclusion, it was not necessary to consider any measures to avoid or reduce the impact of the proposed development.'*