

Chapter 1
Introduction

1.0 INTRODUCTION

1.1 INTRODUCTION AND TERMS OF REFERENCE

John Spain Associates, Planning & Development Consultants, have been commissioned by the applicant, Bowbeck DAC, to prepare an Environmental Impact Assessment Report (EIAR) in respect of an application for a proposed Strategic Housing Development at Golf Lane, Carrickmines, Dublin 18. The site has an area of c. 2.56 hectares and is bound to the north by the M50 motorway, to the east by Golf Lane, to the west by Glenamuck Road, and to the south by existing residential development.

The proposed development comprises a residential development of 482 no. units (all apartments), along with ancillary residential amenities, and provision of a childcare facility, gym, and local shop.

A full description of the site of the proposed development, together with a description of the proposed development itself is provided in Chapter 2 of this EIAR.

The central purpose of the EIA process is to enable an assessment to be undertaken of the likely significant impacts on the environment of a project, which EIA process commences with an Environmental Impact Assessment Report (EIAR) submitted to the competent authority.

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

The EIAR has also been prepared in accordance with the Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (published in August 2018) and the 2017 Draft EIAR Guidelines published by the EPA, as well as the European Commission’s Guidance on the preparation of the Environmental Impact Assessment Report (2013). It should also be noted that appropriate sectoral guidance has been considered in the preparation of a number of individual chapters of the EIAR including, for example, Guidance on Integrating Climate Change and Biodiversity into Environmental Impact Assessment (European Commission, 2013).

This Chapter describes the methodology used for the preparation of the Environmental Impact Assessment Report (EIAR).

1.2 DEFINITION OF EIA AND EIAR

The EIA Directive defines ‘environmental impact assessment’ as a process, which includes the responsibility of the developer to prepare an Environmental Impact Assessment Report (EIAR), and the responsibility of the competent authority (in this case, An Bord Pleanála) to provide reasoned conclusions following the examination of the EIAR and other relevant information.

Article 1(2)(g) of the EIA Directive states that “*environmental impact assessment*” means a process consisting of:

- (i) *the preparation of an environmental impact assessment report by the developer, as referred to in Article 5(1) and (2);*
- (ii) *the carrying out of consultations as referred to in Article 6 and, where relevant, Article 7;*
- (iii) *the examination by the competent authority of the information presented in the environmental impact assessment report and any supplementary information provided, where necessary, by the developer in accordance with Article 5(3), and any relevant information received through the consultations under Articles 6 and 7;*
- (iv) *the reasoned conclusion by the competent authority on the significant effects of the project on the environment, taking into account the results of the examination referred to in point (iii) and, where appropriate, its own supplementary examination; and*

- (v) *the integration of the competent authority's reasoned conclusion into any of the decisions referred to in Article 8a.*¹

A definition of EIAR has not been included in the EIA Directive; however, section 2 of the Planning and Development Act 2000, as amended, provides the following definition:

‘environmental impact assessment report’ means a report of the effects, if any, which proposed development, if carried out, would have on the environment and shall include the information specified in Annex IV of the Environmental Impact Assessment Directive”.

In addition, the EPA Guidelines (2017)² state as follows in relation to an EIAR:

“The EIAR is prepared by the developer and is submitted to a CA (Competent Authority) as part of a consent process. The CA uses the information provided to assess the environmental effects of the project and, in the context of other considerations, to help determine if consent should be granted. The information in the EIAR is also used by other parties to evaluate the acceptability of the project and its effects and to inform their submissions to the CA.

The EIAR consists of a systematic analysis and assessment of the potential effects of a proposed project on the receiving environment. The amended EIA Directive prescribes a range of environmental factors which are used to organise descriptions of the environment and these factors must be addressed in the EIAR.

The EIAR should be prepared at a stage in the design process where changes can still be made to avoid adverse effects. This often results in the modification of the project to avoid or reduce effects through redesign”.

In summary, EIA is a process of examination, analysis and evaluation, carried out (in this case) by An Bord Pleanála, that identifies, describes and assesses, in an appropriate manner, in the light of this individual case, the direct and indirect significant effects of the proposed Golf Lane strategic housing development on the environment.. An EIAR is the document produced to inform that process and consideration of site-specific considerations and the establishment of the baseline environment against which the likely impacts of a proposed development can be assessed by way of a concise, objective and systematic methodology.

1.3 EIA GUIDELINES

EIA practice has evolved substantially since the introduction of the first EIA Directive in 1985. Practice continues to evolve and take into account the growing body of experience in carrying out EIAs in the development sector. Table 1.1 sets out the relevant key EIA Guidance which has been consulted in the preparation of this EIAR document. In addition, the individual chapters of this EIAR should be referred to for further information on the documents consulted by each individual consultant.

TABLE 1.1 – EIA GUIDELINES CONSULTED AS PART OF THE PREPARATION OF THIS EIAR

Irish

¹ A similar definition is contained in section 171A of the Planning and Development Act 2000, as amended.

² *Guidelines on the Information to be contained in an Environmental Impact Assessment Report, Environmental Protection Agency, 2017*

- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment, August 2018, DPHLG
- Draft Guidelines on the information to be contained in environmental impact assessment reports, EPA, August 2017
- Transposition of 2014 EIA Directive (2014/52/EU) in the Land Use Planning and EPA Licencing Systems - Key Issues Consultation Paper, Department of Environment, Community and Local Government, 2017.
- Circular letter PL 1/2017 - Advice on Administrative Provisions in Advance of Transposition (2017).
- Development Management Guidelines (DoEHLG, 2007).
- Advice Notes on Current Practice (in preparation of Environmental Impact Statements) (EPA 2003).
- Advice Note on Preparing Environmental Impact Statements – Draft (EPA, 2015).
- Environmental Impact Assessment (EIA), Guidance for Consent Authorities Regarding Sub-Threshold Development (DoEHLG 2003).
- Guidelines on Information to be Contained in an Environmental Impact Statement (EPA 2002).
- Guidelines for Assessment of Ecological Impacts of National Roads Schemes: Revision 2 (National Roads Authority, 2009).
- Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM, 2018).
- Guidelines for Landscape and Visual Impact Assessment, Third Edition (Landscape Institute and Institute of Environmental Management and Assessment, 2013).
- Guidance on the Assessment of Dust from Demolition and Construction Version 1.1 (Institute of Air Quality Management (IAQM), 2014)
- UK Design Manual for Roads and Bridges (DMRB), Volume 11, Environmental Assessment, Section 3 Environmental Assessment Techniques, Part 1 LA 105 Air quality (UK Highways Agency, 2019a)
- UK Design Manual for Roads and Bridges (DMRB) Volume 11 Environmental Assessment, Section 3 Environmental Assessment Techniques, Part 14 LA 114 Climate (UK Highways Agency, 2019b)
- Transport Infrastructure Ireland (TII) (Formerly National Roads Authority) Traffic and Transportation Assessment Guidelines.

European Union / European Commission (in addition to Directives referenced above)

- Environmental Impact Assessment of Projects – Guidance on the Preparation of the Environmental Impact Assessment Report (2017)
- Environmental Impact Assessment of Projects – Guidance on Screening (2017)
- Environmental Impact Assessment of Projects – Guidance on Scoping (2017)
- Study on the Assessment of Indirect & Cumulative Impacts as well as Impact Interaction (DG Environment 2002).
- EU Guidance on EIA Screening (DG Environment 2001).
- Guidance on EIA Scoping (DG Environment 2001).
- EIA Review Checklist (DG Environment 2001).
- Guidance on integrating climate change and biodiversity into environmental impact assessment (European Commission, 2013).

The most recent guidelines are the *Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment 2018*.

The 2017 EPA draft guidelines were prepared to help practitioners interpret the amended EIA Directive and will be published in final form upon the enactment of legislation to transpose the 2014 Directive for the purposes of EPA licencing processes. They provide practical guidance to planning authorities, An Bord Pleanála, and other relevant stakeholders, on procedural issues and the EIA process; and outline the key changes introduced by Directive 2014/52/EU.

The preparation of this EIAR has also taken account of the provisions of the Dun Laoghaire Rathdown County Development Plan 2016-2022, the Ballyogan and Environs Local Area Plan 2019-2025, and the planning history and environmental assessments associated with the subject site and other nearby lands.

1.4 SCREENING FOR EIA

Screening is the term used to describe the process for determining whether a proposed development requires an EIA by reference to mandatory legislative threshold requirements or by reference to the type and scale of the proposed development and the significance or the environmental sensitivity of the receiving baseline environment.

Annex I of the EIA Directive requires as mandatory the preparation of an EIA for all development projects listed therein.

Schedule 5 (Part 1) of the Planning and Development Regulations 2001, as amended transposes Annex 1 of the EIA Directive directly into Irish land use planning legislation. The EIA Directive prescribes mandatory thresholds in respect to Annex 1 projects.

Annex II of the EIA Directive provides EU Member States discretion in determining the need for an EIA on a case-by-case basis for certain classes of project having regard to the overriding consideration that projects likely to have significant effects on the environment should be subject to EIA.

Schedule 5 (Part 2) of the Planning Regulations sets mandatory thresholds for each project class. Sub-section 10(b) (i) to (iv) addresses '*Infrastructure Projects*' and requires that the following relevant class of project be subject to EIA:

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

The proposed mixed use development comprises of *inter alia* the construction of a development comprising 482 no. residential units, along with ancillary residential amenities, and provision of a childcare facility, gym, and local shop. The area of the application site is c. 2.56 hectares.

The proposed development, in terms of both the number of residential units and the site area, falls below the thresholds set out above for mandatory Environmental Impact Assessment. Notwithstanding this, having regard to the precautionary principle, an EIAR has been prepared to accompany the subject application, having regard to the specific characteristics and features of this site, and the quantum and scale of development proposed.

1.5 CONTENTS OF EIAR

In preparing the EIAR for this project, all relevant provisions of EU and Irish national law and guidance have been considered.

In this context the following topics/issues have been reviewed and addressed in the context of the proposed development:

- Introduction and Methodology
- Project Description and Alternatives Examined
- Population and Human Health
- Archaeology and Cultural Heritage

- Biodiversity
- Landscape and Visual Impact
- Land and Soils
- Water
- Air Quality and Climate
- Noise and Vibration
- Wind / Microclimate
- Material Assets
- Interactions of the Foregoing
- Principal Mitigation and Monitoring Measures
- Non-Technical Summary

In addition to the above a series of standalone reports have been prepared to accompany the application and which have helped inform the above chapters of the EIAR where relevant. DBFL Consulting Engineers have prepared an Engineering Services Report, a Traffic Impact Assessment, a Site Specific Flood Risk Assessment, and a Construction Management Plan. AWN have prepared a Construction and Demolition Waste Management Plan and an Operational Waste Management Plan. JAK Consulting have prepared a Lighting Report, M&E Statement, Building Lifecycle Report, Glare and Artificial Light Reflectivity Analysis, and Energy and Sustainability Report. A sunlight and daylight assessment was also prepared by JAK Consulting. A stand-alone Hydrological & Hydrogeological Qualitative Risk Assessment report has also been prepared by AWN Consulting.

The content of this Environmental Impact Assessment Report has been prepared in accordance with the provisions of Article 5(1) and Annex IV of Directive 2014/52/EU.

1.6 PURPOSE & OBJECTIVES OF THE EIAR

The objective of the EIAR is to identify and predict the likely environmental impacts of the proposed development; to describe the means and extent by which they can be reduced or ameliorated; to interpret and communicate information about the likely impacts; and to provide an input into the decision making and planning process. As provided for in the EPA guidelines, the EIAR focuses on:

- *Impacts that are both likely and significant;*
- *Impact descriptions that are accurate and credible'*

The objective of the EIAR will be to identify and predict the likely environmental impacts of the proposed development; to describe the means and extent by which they can be reduced or ameliorated; to interpret and communicate information about the likely impacts; and to provide an input into the decision making and planning process.

It is intended that this EIAR will assist An Bord Pleanála as the competent authority, statutory consultees and the public in assessing all aspects of the application proposals.

The EPA guidelines list the following fundamental principles to be followed when preparing an EIAR:

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

This EIAR document describes the outcomes of the iterative EIA process which was progressed in parallel with the project design process. This forms the first part of the EIA process which will be completed by the competent authority, which in turn will be required to examine, analyse and evaluate the direct and indirect effects of the development on the various factors listed under Section 171A of the Planning and Development Act 2000, as amended.

The amended EIA Directive prescribes a range of environmental factors which are used to organise descriptions of the environment and the environmental impact assessment should identify, describe and assess in an appropriate manner, in the light of each individual case, the direct and indirect significant effects of a project on the prescribed environmental factors which are:

- (a) population and human health;
- (b) biodiversity, with particular attention to species and habitats protected under Directive 92/43/EEC and Directive 2009/147/EC;
- (c) land, soil, water, air and climate;
- (d) material assets, cultural heritage and the landscape;
- (e) the interaction between the factors referred to in points (a) to (d).

This EIAR documents the assessment process of the prescribed environmental factors in relation to the proposed mixed-use development at the TUD Kevin Street Campus, Kevin Street Lower, Dublin 2.

The EIA process was based on the following four key objectives:

- Pursuing Preventative Action
- Maintaining Environmental Focus and Scope
- Informing the Decision
- Public & Stakeholder Participation

1.6.1 Pursuing Preventative Action

Pursuing preventative action is the most effective means by which potential negative environmental impacts can be avoided. A consideration of anticipated likely and significant impacts was undertaken during the screening, informal scoping and the considerations of alternatives stages of the EIA process. This involved forming a preliminary opinion, in the absence of complete data, with respect to the approximate magnitude and character of the likely environmental impacts. This assessment was based on the knowledge, experience and expertise of the EIA and project design team with reference to the EIA Directive, EIA guidance material and local precedents.

Avoidance of impacts has been principally achieved through the consideration of alternatives and through the review of the project design in light of identified key environmental constraints. This is outlined in greater detail in Chapter 2.

1.6.2 Maintain Environmental Scope and Focus

It is important that the EIAR remains tightly focussed. This minimises delays and the potential for a confusing mass of data to obscure relevant facts. The EIA process has been project-managed and steered, so as to ensure that the EIAR addresses those topics and issues which are explicitly prescribed in the legislation, and where environmental impacts may arise. Evaluation and analysis has been limited to topics where the indirect, secondary or cumulative impacts are either wholly or dominantly due to the proposed development and remain focused on issues that:

- Are environmentally based;
- Are likely to occur; and,
- Have significant and adverse effects.

1.6.3 Informing the Decision

The EIAR enables the competent/consent authorities to reach a decision on the acceptability of the proposed development in the full knowledge of the project’s likely significant impacts on the environment, if any.

1.6.4 Public & Stakeholder Participation

Decisions are taken by competent authority through the statutory planning process, which allows for public participation and consultation and input from other key stakeholders and statutory authorities with specific environmental responsibilities.

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

Informal scoping of potential environmental impacts was undertaken with the Planning Authority and the Board through pre-application meetings. Public participation in the EIA process will be effected through the statutory planning application process. Information on the EIAR has also been issued for the Department of Housing, Planning and Local Government’s EIA Portal.

A series of meetings have taken place with the technical staff of Dun Laoghaire Rathdown Council which assisted in the preparation of this EIAR and planning application. A tripartite pre-application meeting was also undertaken with the Board and the Planning Authority.

The current Environmental Impact Assessment Report and the application as a whole also takes into account the views expressed by the general public and prescribed bodies on the previous applications at the subject site.

1.7 FORMAT AND STRUCTURE OF THIS EIAR

The preparation of an EIAR requires the assimilation, co-ordination and presentation of a wide range of relevant information in order to allow for the overall assessment of a proposed development. For clarity and to allow for ease of presentation and consistency when considering the various elements of the proposed development, a systematic structure is used for the main body of this EIAR document.

The structure used in this EIAR document is a **Grouped Format** structure. This structure examines each environmental topic³ in a separate chapter of this EIAR document. The structure of the EIAR is set out in Table 1.2 below.

Ch.	Title	Content
1	Introduction and Methodology	Sets out the purpose, methodology and scope of the document.
2	Project Description and Alternatives	Sets out the description of the site, design and scale of development, considers all relevant phases from construction through to existence and operation together with a description and evaluation of the reasonable alternatives studied by the developer including alternative locations,

³ In some instances, similar environmental topics are grouped.

TABLE 1.2: STRUCTURE OF THIS EIAR – VOLUME 1

Ch.	Title	Content
		designs and processes considered; and a justification for the option chosen taking into account the effects of the project on the environment.
3	Population and Human Health	Describes the demographic and socio-economic profile of the receiving environment and potential impact of the proposed development on population, i.e. human beings, and human health.
4	Archaeology and Cultural Heritage	Provides an assessment of the site and considers the potential impact of the proposed development on the local archaeology and cultural heritage; and recommends mitigation measures.
5	Biodiversity	Describes the existing ecology on site and in the surrounding catchment, and assesses the potential impact of the proposed development and mitigation measures incorporated into the design of the scheme.
6	Landscape and Visual Impact	Provides an overview of the baseline position, the potential impact of the proposed development on the landscape appearance and character and visual environment and recommends mitigation measures.
7	Land and Soils	Provides an overview of the baseline position, the potential impact of the proposed development on the site's soil and geology and impacts in relation to land take and recommends mitigation measures.
8	Water	Provides an overview of the baseline position, the potential impact of the proposed development on water quality and quantity and recommends mitigation measures.
9	Air Quality and Climate	Provides an overview of the baseline air quality and climatic environment, the potential impact of the proposed development, the vulnerability of the project to climate change, and recommends mitigation measures.
10	Noise and Vibration	Provides an overview of the baseline noise environment, the potential impact of the proposed development and recommends mitigation measures.
11	Wind	This chapter assesses the potential effects of the proposed development on the pedestrian level wind microclimate around the proposed buildings and open spaces, and in the area immediately surrounding the site, and recommends mitigation measures.
12	Material Assets	Describes the existing services and infrastructural service requirements of the proposed development and the likely impact of the proposed development on material assets.
13	Transportation	Describes the existing transport services and infrastructural service requirements of the proposed development and the likely impact of the proposed development on these material assets.
14	Interactions of the Foregoing	Describes the potential interactions and interrelationships between the various environmental factors.
15	Principal Mitigation and Monitoring Measures	Sets out the key mitigation and monitoring measures included in the above chapters of the EIAR Document for ease of reference.

This systematic approach described above employs standard descriptive methods, replicable assessment techniques and objective impact descriptions to provide an appropriate evaluation of each environmental topic

under consideration. An outline of the methodology employed in most chapters to examine each environmental topic is provided in Table 1.3.

TABLE 1.3: METHODOLOGY EMPLOYED TO EVALUATE EACH ENVIRONMENTAL TOPIC

- **Introduction:** Provides an overview of the specialist area and specifies the specialist who prepared the assessment and their qualifications and competencies.
- **Study Methodology:** This subsection outlines the method by which the relevant impact assessment has been conducted within that chapter.
- **The Existing Receiving Environment (Baseline Situation):** In describing the receiving environment, the context, character, significance and sensitivity of the baseline receiving environment into which the proposed development will fit is assessed. This also takes account of any proposed developments that are likely to proceed.
- **Characteristics of the Proposed Development:** Consideration of the 'Characteristics of the Proposed Development' allows for a projection of the 'level of impact' on any particular aspect of the environment that could arise. For each chapter those characteristics of the proposed development which are relevant to the area of study are described; for example the chapter on noise describes the machinery and operations which are likely to produce noise while the landscape and visual impact would describe the height, scale and location of the development.
- The characteristics of projects must be considered, with particular regard to: (a) the size and design of the whole project; (b) cumulation with other existing and/or approved projects; (c) the use of natural resources, in particular land, soil, water and biodiversity; (d) the production of waste; (e) pollution and nuisances; (f) 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; (g) the risks to human health (for example due to water contamination or air pollution).
- **Potential Impact of the Proposed Development:** This section provides a description of the specific, direct and indirect, impacts that the proposed development may have. This is provided with reference to both the Receiving Environment and Characteristics of the Proposed Development sections while also referring to the (i) magnitude and intensity, (ii) integrity, (iii) duration and (iv) probability of impacts. Impact assessment addresses direct, indirect, secondary, cumulative, short, medium and long-term permanent, temporary, positive and negative effects as well as impact interactions. It is important to consider the appropriateness of subdividing sections into 'Construction Phase' and 'Operational Phase' in describing impacts, mitigation measures etc.
- **Do Nothing Impact:** In order to provide a qualitative and equitable assessment of the proposed development, this section considers the proposed development in the context of the likely impacts upon the receiving environment should the proposed development not take place.
- **Avoidance, Remedial and Mitigation Measures:** Avoidance, Remedial and Mitigation measures describe any corrective or mitigative measures that are either practicable or reasonable, having regard to the potential impacts. This includes avoidance, reduction and remedy measures as set out in Section 4.7 of the Development Management Guidelines 2007 to reduce or eliminate any significant adverse impacts identified.
- **Predicted Impacts of the Proposed Development:** This section allows for a qualitative description of the resultant specific direct, indirect, secondary, cumulative, short, medium and long-term permanent, temporary, positive and negative effects as well as impact interactions which the proposed development may have, assuming all mitigation measures are fully and successfully applied.

- **Monitoring:** This involves a description of monitoring in a post-development phase, if required. This section addresses the effects that require monitoring, along with the methods and the agencies that are responsible for such monitoring.
- **Reinstatement:** While not applicable to every aspect of the environment considered within the EIAR, certain measures need to be proposed to ensure that in the event of the proposal being discontinued, there will be minimal impact to the environment
- **Interactions:** This section provides a description of impact interactions together with potential indirect, secondary and cumulative impacts
- **Difficulties Encountered in Compiling:** This section provides an indication of any difficulties encountered by the environmental specialist in compiling the required information.
- **References:** Consultants refer to documents referred to in preparing their chapter / undertaking their assessment.

1.8 DESCRIPTION OF IMPACTS IN THE EIAR

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.

The quality of potential effects are described as follows:

TABLE 1.4: 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 1.5: 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 1.6: 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

1.9 EIA PROJECT TEAM

Under Article 5(3) of the 2014 Directive, it is expressly required that the developer must ensure that the environmental impact assessment report (EIAR) is prepared by competent experts. Each of the chapters of this EIAR for the subject development have been prepared by experts with the requisite qualifications and competences.

1.9.1 EIA Project Management

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

1.9.2 EIA Environmental Specialists

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

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

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

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

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

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

The relevant specialist consultants who contributed to the EIAR and their inputs are set out in Table 1.7 following.

TABLE 1.7: EIAR SPECIALIST CONSULTANTS	
Organisation	EIAR Specialist Topics / Inputs
<p>John Spain Associates Planning & Development Consultants, 39 Fitzwilliam Place, Dublin 2, D02 ND61 T: 01 662 5803 E: lwyrmer@johnspainassociates.com</p> <p>Luke Wymer – BA, MRUP, Dip. Planning & Environmental Law, Dip PM, Prof. Cert. Environmental Management, MIPI</p> <p>Paul Turley - BA, MRUP, Dip Environmental & Planning Law, MIPI</p>	<ul style="list-style-type: none"> • Introduction and Methodology • Project Description and Alternatives Examined • Population and Human Health • Interactions of the Foregoing • Principle Mitigation and Monitoring Measures • Non-Technical Summary
<p>Henry J Lyons Architecture and Interiors</p>	<ul style="list-style-type: none"> • Project Description and Alternatives Examined

TABLE 1.7: EIAR SPECIALIST CONSULTANTS	
Organisation	EIAR Specialist Topics / Inputs
<p>51-54 Pearse Street, Dublin 2, D02 KA66 E: info@henryjlyons.com</p> <p>Graham O’Sullivan – B. Arch, Dip Arch, RIAI Part III</p>	
<p>Scott Cawley College House Rock Road Blackrock Co. Dublin E: ckelly@scottcawley.com</p> <p>Caroline Kelly - BSc Environmental Biology, MSc Ecological Assessment</p>	<ul style="list-style-type: none"> • Biodiversity • Appropriate Assessment Screening Report (included as separate standalone document)
<p>Kennett Consulting Ltd. 1-2 Marino Mart Fairview Dublin D03 E5X8 Ireland E: chris@kennettconsulting.com</p> <p>Chris Kennett – BSc Landscape Design and Plant Science, Dip. Landscape Architecture, MSc Sustainable Development, PG Dip. Urban Design</p>	<ul style="list-style-type: none"> • Landscape and Visual Impact Assessment
<p>Visual Lab Mazars Place, 2nd Floor Salthill Co. Galway Ireland</p> <p>Phone: +353 (0)91 726928 Email: info@visuallab.ie</p> <p>Seamus O’Callaghan, Director</p>	<ul style="list-style-type: none"> • Photomontages, included in LVIA
<p>DBFL Consulting Ormond House, Upper Ormond Quay, Dublin 7</p>	<ul style="list-style-type: none"> • Land and Soils • Water • Material Assets • Transportation

TABLE 1.7: EIAR SPECIALIST CONSULTANTS	
Organisation	EIAR Specialist Topics / Inputs
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1.10 NON-TECHNICAL SUMMARY

The EIA Directive requires that one of the objectives of the EIA process is to ensure that the public are fully aware of the environmental implications of any decisions.

The EPA guidelines note that the non-technical summary of the EIAR should facilitate the dissemination of the information contained in the EIAR and that the core objective is to ensure that the public is made as fully aware as possible of the likely environmental impacts of projects prior to a decision being made by the Competent Authority.

The 2018 EIA Guidelines prepared by the DHPLG state that the Non-Technical Summary “*should be concise and comprehensive and should be written in language easily understood by a lay member of the public not having a background in environmental matters or an in-depth knowledge of the proposed project.*”

A Non-Technical Summary of the EIAR has therefore been prepared which summarises the key environmental impacts and is provided as a separately bound document.

1.11 APPROPRIATE ASSESSMENT

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

In January 2010, the Department of Environment, Housing and Local Government issued a guidance document entitled ‘Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities’. This guidance document enshrines the ‘Source-Pathway-Receptor’ into the assessment of plans and projects which may have an impact on Natura 2000 sites.

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

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

1.12 AVAILABILITY OF EIAR DOCUMENTS

A copy of this EIAR document and Non-Technical Summary of the EIAR document is available for inspection and/or purchase at the offices of Dun Laoghaire Rathdown County Council (the relevant Planning Authority) and An Bord Pleanála at a fee not exceeding the reasonable cost of reproducing the document.

1.13 IMPARTIALITY

This EIAR document has been prepared with reference to an objective methodology which is universally accepted and acknowledged. Recognised and experienced environmental specialists have been used throughout the EIA process to ensure the EIAR document produced is robust, impartial and objective.

It should be noted that, as highlighted above, an important part of the EIA process is preventative action which causes the project design team to devise measures to avoid, reduce or remedy significant adverse impacts in advance of applying for consent. As a result, where no likely significant impacts have been identified where they might reasonably be anticipated to occur, the design and layout of the proposed development has generally been amended to minimise the potential of any likely significant adverse impacts.

1.14 STATEMENT OF DIFFICULTIES ENCOUNTERED

No particular difficulties were experienced in compiling the necessary information for the proposed development. Where any specific difficulties were encountered these are outlined in the relevant chapter of the EIAR.

1.15 QUOTATIONS

EIAR documents by their very nature contain statements about the proposed development, some of which are positive, and some negative. Selective quotation or quotations out of context can give a very misleading impression of the findings of this EIAR.

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

1.16 EIAR QUALITY CONTROL & REVIEW

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

1.17 ERRORS

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