



Statement in accordance with Article 299B(1)(b)(ii)(II)(C) of the Planning and Develop- ment Regulations 2001, as amended

FOR

STRATEGIC HOUSING DEVELOPMENT

AT

**LANDS AT GLENAMUCK ROAD NORTH,
CARRICKMINES, DUBLIN 18 (BOUNDED BY
'TULLYBEG' TO THE NORTH, 'CHIGWELL' TO THE
NORTHEAST, 'STAFFORD LODGE' TO THE SOUTH
AND 'CARRICÁIL' TO THE SOUTHEAST).**

April 2022

ON BEHALF OF

**MORAN PARK HOMEBUILDERS
LIMITED**

Prepared by
Enviroguide Consulting

Dublin
3D Core C, Block 71, The Plaza,
Park West, Dublin 12

Kerry
19 Henry Street
Kenmare, Co. Kerry

Wexford
M10 Wexford Enterprise
Centre, Strandfield Business
Park, Rosslare Road, Wexford



www.enviroguide.ie
info@enviroguide.ie
+353 1 565 4730



DOCUMENT CONTROL SHEET

Client	Moran Park Homebuilders Limited
Project Title	Proposed Strategic Housing Development at Lands at Glenamuck Road North, Carrickmines, Dublin 18 (bounded by 'Tullybeg' to the north, 'Chigwell' to the northeast, 'Stafford Lodge' to the south and 'Carricáil' to the southeast).
Document Title	Statement in accordance with Article 299B(1)(b)(ii)(II)(C) of the Planning and Development Regulations 2001, as amended

Rev.	Status	Author(s)	Reviewed by	Approved by	Issue Date
00	Internal Draft	Kamala Yagubova <i>Environmental Consultant</i>	Claire Fagan <i>Principal Consultant - Planning</i>	-	28th February 2022
01	Draft for Client Review	Kamala Yagubova <i>Environmental Consultant</i>	Janet O'Shea <i>Technical Director</i>	-	1st March 2022
02	Draft for Client Review	Kamala Yagubova <i>Environmental Consultant</i>	Janet O'Shea <i>Technical Director</i>	Jim Dowdall Director	25th March 2022
03	Draft for Internal Review	Kamala Yagubova <i>Environmental Consultant</i>	Janet O'Shea <i>Technical Director</i>	Jim Dowdall Director	28th March 2022
04	Final	Kamala Yagubova <i>Environmental Consultant</i>	Janet O'Shea <i>Technical Director</i>	Jim Dowdall Director	31st March 2022

REPORT LIMITATIONS

Synergy Environmental Ltd. t/a Enviroguide Consulting (hereafter referred to as “Enviroguide”) has prepared this report for the sole use of Moran Park Homebuilders Limited in accordance with the Agreement under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by Enviroguide.

The information contained in this Report is based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate. Information obtained by Enviroguide has not been independently verified by Enviroguide, unless otherwise stated in the Report.

The methodology adopted and the sources of information used by Enviroguide in providing its services are outlined in this Report.

The work described in this Report is based on the conditions encountered and the information available during the said period of time. The scope of this Report and the services are accordingly factually limited by these circumstances.

All work carried out in preparing this report has used, and is based upon, Enviroguide's professional knowledge and understanding of the current relevant national legislation. Future changes in applicable legislation may cause the opinion, advice, recommendations or conclusions set-out in this report to become inappropriate or incorrect. However, in giving its opinions, advice, recommendations and conclusions, Enviroguide has considered pending changes to environmental legislation and regulations of which it is currently aware. Following delivery of this report, Enviroguide will have no obligation to advise the client of any such changes, or of their repercussions.

Enviroguide disclaim any undertaking or obligation to advise any person of any change in any matter affecting the Report, which may come or be brought to Enviroguide's attention after the date of the Report.

Certain statements made in the Report that are not historical facts may constitute estimates, projections or other forward-looking statements and even though they are based on reasonable assumptions as of the date of the Report, such forward-looking statements by their nature involve risks and uncertainties that could cause actual results to differ materially from the results predicted. Enviroguide specifically does not guarantee or warrant any estimate or projections contained in this Report.

Unless otherwise stated in this Report, the assessments made assume that the site and facilities will continue to be used for their current or stated proposed purpose without significant changes.

The content of this report represents the professional opinion of experienced environmental consultants. Enviroguide does not provide legal advice or an accounting interpretation of liabilities, contingent liabilities or provisions.

If the scope of work includes subsurface investigation such as boreholes, trial pits and laboratory testing of samples collected from the subsurface or other areas of the site, and environmental or engineering interpretation of such information, attention is drawn to the fact that special risks occur whenever engineering, environmental and related disciplines are applied to identify subsurface conditions. Even a comprehensive sampling and testing programme implemented in accordance with best practice and a professional standard of care may fail to detect certain conditions. Laboratory testing results are not independently verified by Enviroguide and have been assumed to be accurate. The environmental, ecological, geological, geotechnical, geochemical and hydrogeological conditions that Enviroguide interprets to exist between sampling points may differ from those that actually exist. Passage of time, natural occurrences and activities on and/or near the site may substantially alter encountered conditions.

Copyright © This Report is the copyright of Enviroguide Consulting Ltd. any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

TABLE OF CONTENTS

REPORT LIMITATIONS	2
1 INTRODUCTION	5
1.1 Background	5
2 PRINCIPAL FEATURES OF THE PROPOSED DEVELOPMENT	5
2.1 EIA Screening	6
3 ASSESSMENT OF RELEVANT EU LEGISLATION	7
3.1 Directive 92/43/EEC, The Habitats Directive	7
3.2 Directive 2000/60/EC, EU Water Framework Directive	8
3.3 Directive 2001/42/EC, SEA Directive	10
3.4 Directive 2002/49/EC, Environmental Noise Directive	11
3.5 Directive 2008/50/EC on ambient air quality and cleaner air for Europe	12
3.6 Directive 2007/60/EC on the assessment and management of flood risks	13
3.7 Other Relevant EU Legislation	14
3.7.1 Bern and Bonn Convention	14
3.7.2 Ramsar Convention	14
3.7.3 Directive 2006/21/EC on the management of waste from extractive industries	15
3.7.4 Directive (EU) 2018/850 on the landfill of waste	16
3.7.5 Directive 2008/98/EC on waste and repealing certain Directives	17
3.7.6 Directive 2010/75/EU on industrial emissions	18
3.7.7 Regulation (EC) No 166/2006 concerning the establishment of a European Pollutant Release and Transfer Register	19
3.7.8 Directive 2000/14/EC on noise emission in the environment by equipment for use outdoors	20
3.7.9 Directive 2012/27/EU on energy efficiency	21
3.7.10 Directive 2003/87/EC establishing a system for greenhouse gas emission allowance trading within the EU	22
3.7.11 Regulation (EU) 2018/842 on binding annual greenhouse gas emission reductions by Member States from 2021 to 2030 contributing to climate action to meet commitments under the Paris Agreement and amending Regulation (EU) No 525/2013	23
3.7.12 Regulation (EU) 2018/841 on the inclusion of greenhouse gas emissions and removals from land use, land use change and forestry in the 2030 climate and energy framework, and amending Regulation (EU) No 525/2013 and Decision No 529/2013/EU (Text with EEA relevance) Text with EEA relevance	24
3.7.13 Directive (EU) 2018/2001 on the promotion of the use of energy from renewable sources	25
3.7.14 Regulation (EU) No 517/2014 on fluorinated greenhouse gases	26
3.7.15 Directive 2012/18/EU on the control of major-accident hazards involving dangerous substances, amending and subsequently repealing Council Directive 96/82/EC	27

4 CONCLUSIONS

28

1 INTRODUCTION

1.1 Background

Enviroguide Consulting was retained by Moran Park Homebuilders Limited (the Applicant) to prepare a Statement in accordance with Article 299B(1)(b)(ii)(II)(C) of the Planning and Development Regulations 2001, as amended. This Statement is to be read in conjunction with the Environmental Impact Assessment (EIA) Screening Report that was prepared in relation to a proposed strategic housing development (the Proposed Development) at Glenamuck Road North, Carrickmines, Dublin 18.

The purpose of this Statement and the EIA Screening Report is to identify and assess any potential for environmental impact as a result of the Proposed Development and to determine if EIA is required for the Proposed Development and indicate how available results of relevant assessments of effects on the environment have been carried out pursuant to relevant European Legislation.

2 PRINCIPAL FEATURES OF THE PROPOSED DEVELOPMENT

Moran Park Homebuilders Limited intend to apply to An Bord Pleanála for planning permission for a strategic housing development on an overall site of c. 0.92 ha (c. 0.74 ha relates to the main development site and c. 0.18 ha relates to additional lands for drainage and access proposals) at Glenamuck Road North, Carrickmines, Dublin 18 (bounded by 'Tullybeg' to the north, 'Chigwell' to the northeast, 'Stafford Lodge' to the south and 'Carricáil' to the southeast).

The proposed development will provide for the construction of (a) 118 no. residential apartment units in the form of 3 no. residential blocks of apartments ranging in height from 4 storey's and transitioning to 6-7 storeys overall.

The overall development proposal shall provide for the following:

- Block A (7 storeys) comprising 44 no. units (13 no. 1 bed units, 28 no. 2 bed. units and 3 no. 3 bed units);
- Block B (6-7 storeys overall) comprising 38 no. units (11 no. 1 bed units, 26 no. 2 bed units and 1 no. 3 bed units); and
- Block C (6 storeys overall) comprising 36 units (10 no. 1 bed units; 22 no. 2 bed units and 4 no. 3 bed units);

Each new residential unit has an associated area of private open space in the form of balcony / terrace area and set back upper floor levels.

Open space (approx. 2,071 sqm) is provided by one major centrally located public open space (1158.4 sqm) between blocks A and B which include a play area of 63.2 sqm, two further communal open space areas are provided adjoining Blocks B (471.8 sqm) & Block C (440.8 sqm).

Communal Area located at the ground floor of Block B (approx. 161.3 sqm) comprising of a shared working space (35.6 sqm), meeting rooms (42.2 sqm.), a gym (36.6 sqm) and changing/tea stations (46.7 sqm) is also proposed.

2 no. basement level areas (approx. 2,340.9 sqm) are also proposed at lower ground / ground floor level of Blocks A, B (1,470.0 sqm) and C (834.9 sqm) and include car parking, bicycle parking, refuse storage areas, plant areas and ESB Substation which is located between Block B and C.

A total of 103 no. car parking spaces (67 no. at basement level and 36 no. at surface level to include 17 no. electric power points and 5 no. accessible parking spaces) are proposed. In addition, 5 no. motorcycle parking spaces (3 no. at basement level A and B, and 2 no. at basement level C). A total of 280 no. bicycle parking spaces (254 no. at basement level and 26 no. at surface level) are also proposed.

Proposals for vehicular and pedestrian access comprise via Glenamuck Road North and all associated upgrade works; The access point to the south (via Carricáil) is for pedestrians and cyclists only.

Associated site and infrastructural works including the provision for water services, foul and surface water drainage and connections; attenuation proposals; permeable paving; all landscaping works to include new tree and hedge planting; green roofs; boundary treatments; internal roads and footpaths; and electrical services.

2.1 EIA Screening

An EIA Screening Report has been prepared by Enviroguide Consulting on behalf of Moran Park Homebuilders Limited. The overall objective of the EIA Screening exercise was to identify and assess any potential for environmental impact associated with the Proposed Development and to determine if EIA is required for the Proposed Development, based on best scientific knowledge.

The Proposed Development was assessed in accordance with the screening criteria set out in Annex III of the European Union 'EIA Directive' as amended, and relevant provisions of national law transposing same, including under the 2001 Regulations.

The EIA Screening Report concludes that having regard to:

- the nature and scale of the Proposed Development on an urban site served by public infrastructure,
- the absence of any significant environmental sensitivities in the area, and
- the location of the Proposed Development outside of any sensitive location specified in article 299C(1)(a)(v) of the Planning and Development Regulations 2001 (as amended),

The Proposed Development would not have an impact upon such sites. Therefore, a mandatory Environmental Impact Assessment Report (EIAR) has not been prepared for this Proposed Development.

3 ASSESSMENT OF RELEVANT EU LEGISLATION

3.1 Directive 92/43/EEC, The Habitats Directive

Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora	
Summary of Relevance	
<p>The EU Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Directive 1992) provides protection to designated species and habitats throughout Europe. The Habitats Directive is transposed into Irish law through, inter alia, the EC (Birds and Natural Habitats) Regulations 2011.</p> <p>The Habitats Directive aims to protect some 220 habitats and approximately 1000 species throughout Europe. The habitats and species are listed in the Directives annexes, where Annex I covers habitats and Annex II, IV and V cover species. There are 59 Annex I habitats in Ireland and 33 Annex IV species which require strict protection wherever they occur. The Directive requires the designation of Special Areas of Conservation (SACs) for areas of habitat deemed to be of European interest. The SACs together with the Special Protection Areas (SPA's) from the Birds Directive form a network of protected sites called Natura 2000.</p>	
Assessment Reports Completed as part of Application Process	
1.	Appropriate Assessment Screening Report Prepared by: Enviroguide Consulting Report Date: March 2022
2.	Ecological Impact Assessment Report Prepared by: Enviroguide Consulting Report Date: March 2022
Conclusions	
<p>According to the Appropriate Assessment Report that has been prepared to support the application for the Proposed Development, it is concluded that the possibility of any significant effects on any European Sites, whether arising from the project itself or in combination with other plans and projects, can be excluded. As noted in the AA Screening Report this conclusion of no significant effects does not rely on any mitigation measures.</p> <p>With regard to the Ecological Impact Assessment, based on the successful implementation of the proposed works and recommended control measures, carried out in accordance with the Ecological Impact Assessment report; it is deemed that there will be no significant negative ecological impacts to any valued habitats, designated sites or individual or group of species, arising from Construction and Operational Phases of the Proposed Development.</p>	

3.2 Directive 2000/60/EC, EU Water Framework Directive

Directive 2000/60/EC of the European Parliament and of the Council of 23 October 2000 establishing a framework for Community action in the field of water policy

Summary of Relevance

The EU Water Framework Directive (WFD) 2000/60/EC is a piece of environmental legislation which aims to protect and improve water quality. It applies to rivers, lakes, groundwater, estuaries, and coastal waters. The Water Framework Directive was agreed by all individual EU member states in 2000, and its first cycle ran from 2009 – 2015. The Directive runs in 6-year cycles, so the second (current) cycle runs from 2016 – 2021. The aim of the WFD is to prevent any deterioration in the existing status of water quality, including the protection of good and high water quality status where it exists. The WFD requires member states to manage their water resources on an integrated basis to achieve at least 'good' ecological status, through River Basin Management Plans (RBMP), by 2027.

Assessment Reports Completed as part of Application Process

- | | |
|----|---|
| 1. | Appropriate Assessment Screening Report
Prepared by: Enviroguide Consulting
Report Date: March 2022 |
| 2. | Ecological Impact Assessment Report
Prepared by: Enviroguide Consulting
Report Date: March 2022 |
| 3. | Engineering Assessment Report
Prepared by: Waterman Moylan Engineering Consultants
Report Date: February 2022 |
| 4. | Flood Risk Assessment
Prepared by: Waterman Moylan Engineering Consultants
Report Date: February 2022 |
| 5. | Preliminary Construction Management Plan (CMP)
Prepared by: Waterman Moylan Engineering Consultants
Report Date: February 2022 |

Conclusions

According to the Assessment Reports that have been prepared to support the planning application for the Proposed Development, it is concluded that appropriate surface water management and discharge measures will be undertaken to ensure no significant impacts arise. Furthermore, it is concluded that the possibility may be excluded that the Proposed Development will have any significant effect on the single European site noted to be linked by a Source-Pathway-Receptor impact pathway due to the insignificant nature of the indirect hydrological connection with the Site of the Proposed Development.

Therefore, due to the lack of direct hydrological connections from the Proposed Development to any designated sites within a 15km radius of the Site, and the distances between the Site of the Proposed Development and any of the listed designated sites; there is no possibility for potential significant impacts on water quality at these sites, and/or any other adverse impact, as a result of the Proposed Development.

As outlined in the Engineering Assessment Report, surface water run-off will be managed as close to the source as possible in accordance with the Dun-Laoghaire Rathdown County Council, Greater Dublin Strategic Drainage Study (GDSDS) guidelines and CIRIA documents, with the re-use of rainwater within the building prioritised. It is proposed to use a sustainable urban drainage system (SuDS) approach to stormwater management throughout the site, SuDS have been developed and are in use to alleviate the detrimental effects of traditional urban storm water drainage practice that typically consisted of piping run-off of rainfall from developments to the nearest receiving watercourse.

Best practice will be implemented at all times in relation to all construction activities to avoid any accidental pollution events occurring to the nearby water courses or polluting the ground water table. Appropriate surface water management and discharge measures will be employed to ensure that no significant impacts arise.

It is not anticipated that there will be adverse impacts to groundwater or any watercourses in the vicinity of the Proposed Development site due to adherence to appropriate control measures, as outlined in the Preliminary Construction Management Plan (CMP).

3.3 Directive 2001/42/EC, SEA Directive

Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (SEA Directive)

Summary of Relevance

The SEA Directive pertains to a broad range of public plans and programmes. The public plans and programmes covered by the Strategic Environmental Assessment (SEA) Directive are subject to an environmental assessment during their preparation prior to their adoption.

The SEA Directive seeks to ensure a high level of environmental protection. The aim is to ensure that environmental considerations are regarded in the preparation, adoption and implementation of such plans.

The Dun Laoghaire Rathdown Development Plan 2016-2022 sets out policies and objectives to guide how and where development will take place in the county over the lifetime of the Plan. The Plan has been prepared in accordance with the requirements of the Planning and Development Act, 2000 (as amended), the Planning and Development (Strategic Environmental Assessment) Regulations, 2004 as amended. The content of the core strategy of the Development Plan has been informed by Strategic Environmental Assessment (SEA).

The Dun Laoghaire Rathdown Biodiversity Action Plan, 2009-2013 and draft Dun Laoghaire Rathdown Biodiversity Action Plan, 2021-2025 has been prepared in accordance with the requirements of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 and Article 6 of the Habitats Directive 92/43/EEC. The SEA and AA process, carried out in tandem with the preparation of the Biodiversity Action Plan and draft Biodiversity Action Plan, have ensured full integration and consideration of environmental issues throughout the action plan preparation process.

Assessment Reports Completed as part of Application Process

1. Environmental Impact Assessment Screening Report

Prepared by: Enviroguide Consulting
Report Date: March 2022

Conclusions

The Dun Laoghaire Rathdown Development Plan 2016-2022 has been consulted when preparing the relevant Assessment Reports. The content of the core strategy detailed in the Dun Laoghaire Rathdown Development Plan has been informed by Strategic Environmental Assessment (SEA). No further assessment is required.

3.4 Directive 2002/49/EC, Environmental Noise Directive

Directive 2002/49/EC on the assessment and management of environmental noise	
Summary of Relevance	
<p>The Environmental Noise Directive relates to the assessment and management of environmental noise. The Directive has been transposed into Irish law through the Environmental Noise Regulations 2006, as amended, which came into effect on 3rd April 2006.</p> <p>These Regulations apply to environmental noise to which people are exposed, in particular in built up areas, in public parks or other quiet areas in an agglomeration, in quiet areas in open country, near schools, near hospitals, and near other noise-sensitive buildings and areas. They are intended to avoid, prevent or reduce on a prioritised basis the harmful effects, including annoyance, due to exposure to environmental noise.</p>	
Assessment Reports Completed as part of Application Process	
1.	Environmental Impact Assessment Screening Report Prepared by: Enviroguide Consulting Report Date: March 2022
2.	Preliminary Construction Management Plan (CMP) Prepared by: Waterman Moylan Engineering Consultants Report Date: February 2022
Conclusions	
<p>During construction, temporary and intermittent impacts are predicted due to potential noise, vibration and dust, however these impacts will be localised and last only for the duration of this phase. The control measures identified in the Preliminary CMP will ensure that there will be no nuisance or impacts from the Construction Phase of Proposed Development beyond the Site boundary.</p>	

3.5 Directive 2008/50/EC on ambient air quality and cleaner air for Europe

Directive 2008/50/EC of the European Parliament and of the Council of 21 May 2008 on ambient air quality and cleaner air for Europe

Summary of Relevance

The ambient air quality and CAFÉ Directive establishes air quality objectives and merges most of the existing air quality legislation into a single directive. The Directive includes certain limits or target values specified by the five published directives that apply limits to specific air pollutants for the improvement of human health and environmental quality. The Directive outlines assessment methodologies and provides corrective actions if the standards are not met. The CAFE Directive has been transposed into Irish legislation by the Air Quality Standards Regulations (S.I. No. 180 of 2011). National authorities are required to designate specific bodies to assess compliance with thresholds, limit values and target values for each pollutant covered by the directive. The regulations further provide for the distribution of public information. This includes information on any exceedances of target values, the reasons for exceedances, the area(s) in which they occurred, and the relevant information regarding effects on human health and environmental impacts. In Ireland, the EPA is the competent authority for the purpose of the CAFE Directive and develops an annual report on all pollutants covered by the legislation.

Assessment Reports Completed as part of Application Process

- | | |
|----|---|
| 1. | Environmental Impact Assessment Screening Report
Prepared by: Enviroguide Consulting
Report Date: March 2022 |
| 2. | Preliminary Construction Management Plan (CMP)
Prepared by: Waterman Moylan Engineering Consultants
Report Date: February 2022 |
| 3. | Traffic and Transport Assessment
Prepared by: Waterman Moylan Engineering Consultants
Report Date: February 2022 |

Conclusions

The Proposed Development involves construction works which may temporarily impact on air quality due to dust and exhaust emissions. Construction works will be carried out in such a way as to limit the emissions to air of pollutants. The site will be managed in accordance with the Preliminary CMP to minimise potential effects on air quality from construction.

In accordance with the Traffic and Transport Assessment, the traffic impact of the Proposed Development overall is expected to be negligible. According to the assessment, the Proposed Development is located in a highly accessible urban area within walking distance of a variety of rail and bus service, as well as having good standard footpaths with well-located public street lighting in the vicinity of the Proposed Development. Therefore, it is considered that the Proposed Development will promote sustainable transport modes which will significantly reduce the demand to travel by car and a reduction in associated air emissions.

3.6 Directive 2007/60/EC on the assessment and management of flood risks

Directive 2007/60/EC of the European Parliament and of the Council of 23 October 2007 on the assessment and management of flood risks (Text with EEA relevance)

Summary of Relevance

The Directive on the assessment and management of flood risks establishes a framework for measures to reduce the risk of floods within the EU and requires EU countries to assess the risk of flooding in coastal regions and river basins by collecting historical data and defining the natural / physical environment. EU countries must also establish flood-risk management plans that are coordinated at the level of the river basin or coastal districts. These plans establish objectives for the management of flood risks, focusing mainly on prevention (e.g., avoiding construction in areas that may flood), protection (measures to reduce the likelihood of floods in a specific place) and preparedness (informing the public about flood risks and what to do in the event of flooding). The Directive was transposed into Irish legislation by the European Communities (Assessment and Management of Flood Risks) Regulations 2010.

Assessment Reports Completed as part of Application Process

- | | |
|-----------|--|
| 1. | Flood Risk Assessment
Prepared by: Waterman Moylan Engineering Consultants
Report Date: February 2022 |
| 2. | Engineering Assessment Report
Prepared by: Waterman Moylan Engineering Consultants
Report Date: February 2022 |

Conclusions

A Flood Risk Assessment has been carried out for the Site of the Proposed Development and has analysed the risks from tidal flooding from the Irish Sea, fluvial flooding from the Shanganagh-Carrickmines, pluvial flooding, groundwater and drainage system failures due to human error or mechanical system failure. The report has concluded that as the flood risk from all sources can be mitigated, reducing the flood risk to low or very low. The Proposed Development is considered acceptable in terms of flood risk.

There will be no proposed discharges to groundwater or surface water during the construction of the Proposed Development. Good construction management practices will minimise the risk of pollution from construction activities at the site in line with measures as outlined within the Preliminary CMP.

3.7 Other Relevant EU Legislation

3.7.1 Bern and Bonn Convention

Convention on the Conservation of European Wildlife and Natural Habitats - Bern Convention Convention on the Conservation of Migratory Species of Wild Animals – Bonn Convention	
Summary of Relevance	
The Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention 1982) was enacted to conserve all species and their habitats. The Convention on the Conservation of Migratory Species of Wild Animals (Bonn Convention 1979, enacted 1983) was introduced to give protection to migratory species across borders in Europe.	
Assessment Reports Completed as part of Application Process	
1.	Ecological Impact Assessment Report Prepared by: Enviroguide Consulting Report Date: March 2022
Conclusions	
According to the Ecological Impact Assessment Report, the Site of the Proposed Development does not host significant species populations as designated under the Bern and Bonn Convention. Therefore, no adverse impacts are expected in this regard.	

3.7.2 Ramsar Convention

The Ramsar Convention on Wetlands of International Importance Especially as Waterfowl Habitat	
Summary of Relevance	
The Ramsar Convention on Wetlands is an intergovernmental treaty signed in Ramsar, Iran, in 1971. The treaty is a commitment for national action and international cooperation for the conservation of wetlands and their resources. In Ireland there are currently 45 Ramsar sites which cover a total area of 66,994 Ha.	
Assessment Reports Completed as part of Application Process	
1.	Ecological Impact Assessment Report Prepared by: Enviroguide Consulting Report Date: March 2022
Conclusions	
According to the Ecological Impact Assessment Report, the Site of the Proposed Development is not located within, or in close proximity to, a Ramsar site. Therefore, no adverse impacts are expected in this regard.	

3.7.3 Directive 2006/21/EC on the management of waste from extractive industries

Directive 2006/21/EC of the European Parliament and of the Council of 15 March 2006 on the management of waste from extractive industries and amending Directive 2004/35/EC

Summary of Relevance

The management of waste from extractive industries Directive was introduced in 2006 and is transposed into Irish Legislation through S.I. No. 566/2009 - Waste Management (Management of Waste From the Extractive Industries) Regulations 2009.

The purpose of this Directive and subordinate regulations is to provide for measures, procedures and guidance to prevent or reduce as far as possible any adverse effects on the environment arising from the management of waste from extractive industries. The regulations focus in particular on the impact on water, air, soil, fauna and flora and landscape, and any resultant risks to human health.

Assessment Reports Completed as part of Application Process

Directive not relevant to the Proposed Development.
No reports have been prepared.

Conclusions

Not relevant to the Proposed Development.

3.7.4 Directive (EU) 2018/850 on the landfill of waste

Directive (EU) 2018/850 of the European Parliament and of the Council of 30 May 2018 amending Directive 1999/31/EC on the landfill of waste

Summary of Relevance

Directive 1999/31/EC has applied since July 1999. Amending Directive (EU) 2018/850 was introduced in 2018 and was transposed into Irish legislation by the European Union (Landfill) Regulations 2020

This Directive and relevant amendments, aims to prevent, or reduce as much as possible, any negative impact from landfill on surface water, groundwater, soil, air or human health.

Assessment Reports Completed as part of Application Process

- | | |
|----|---|
| 1. | Preliminary Construction Management Plan (CMP)
Prepared by: Waterman Moylan Engineering Consultants
Report Date: February 2022 |
| 2. | Resource & Waste Management Plan (RWMP)
Prepared by: AWN Consulting
Report Date: February 2022 |
| 3. | Operational Waste Management Plan (OWMP)
Prepared by: AWN Consulting
Report Date: February 2022 |

Conclusions

A Preliminary Construction Management Plan (CMP), Resource & Waste Management Plan (RWMP) and Operational Waste Management Plan (OWMP) have been prepared for the Proposed Development and provide guidance in relation to the collection and transport of waste. Good waste management practices will be adopted, and maximum recycling, reuse, and recovery of waste with diversion from landfill in compliance with the Circular Economy principles will be ensured wherever possible.

3.7.5 Directive 2008/98/EC on waste and repealing certain Directives

Directive 2008/98/EC on waste and repealing certain Directives as amended by Directive 2018/851/EU

Summary of Relevance

Directive 2008/98/EC has applied since December 2010 and Amending Directive 2018/851/EU has applied since July 2020. This Directive establishes a legal framework for treating waste in the EU and is designed to protect the environment and human health by emphasising the importance of proper waste management, recovery and recycling techniques to reduce pressure on resources and improve their use.

Assessment Reports Completed as part of Application Process

- | | |
|----|---|
| 1. | Preliminary Construction Management Plan (CMP)
Prepared by: Waterman Moylan Engineering Consultants
Report Date: February 2022 |
| 2. | Resource & Waste Management Plan (RWMP)
Prepared by: AWN Consulting
Report Date: February 2022 |
| 3. | Operational Waste Management Plan (OWMP)
Prepared by: AWN Consulting
Report Date: February 2022 |

Conclusions

The Preliminary CMP and RWMP which has been prepared for the Proposed Development provides guidance in relation to the collection and transport of waste to prevent issues associated with litter or environmental pollution.

An Operational Waste Management Plan (OWMP) has been prepared to ensure that the management of waste during the Operational Phase of the Proposed Development is undertaken in accordance with the current legal and industry standards. The aim of the OWMP is to ensure maximum recycling, reuse and recovery of waste with diversion from landfill, wherever possible by providing sufficient waste recycling infrastructure, waste reduction initiatives and waste collection and waste management information to the residents of the development. All waste will be collected by appropriately authorised waste collection contractors and will be consigned to appropriately authorised waste facility for treatment.

3.7.6 Directive 2010/75/EU on industrial emissions

Directive 2010/75/EU on industrial emissions	
Summary of Relevance	
<p>Directive 2010/75/EU has been applied since 2011. The Directive implements rules for the prevention or, where this is not practical, the reduction of industrial emissions to air, water, and land and to prevent the generation of waste, in order to achieve a high level of protection.</p> <p>This legislation covers industrial activities in sectors such as: energy, metal production and processing, minerals, chemicals, and others. All installations covered by the directive must prevent and reduce pollution by applying the best available techniques (BATs) and address efficient energy use, waste prevention and management and measures to prevent accidents and limit their consequences.</p>	
Assessment Reports Completed as part of Application Process	
	<p>Directive is not relevant to the Proposed Development. No reports have been prepared.</p>
Conclusions	
<p>Not relevant to the Proposed Development.</p>	

3.7.7 Regulation (EC) No 166/2006 concerning the establishment of a European Pollutant Release and Transfer Register

Regulation (EC) No 166/2006 of the European Parliament and of the Council of 18 January 2006 concerning the establishment of a European Pollutant Release and Transfer Register and amending Council Directives 91/689/EEC and 96/61/EC (Text with EEA relevance)

Summary of Relevance

This Regulation establishes the European Pollutant Release and Transfer Register which is a publicly available electronic database of key environmental data from industrial facilities in Europe. The register contains information on releases of pollutants to air, water and land, as well as off-site transfers of pollutants present in wastewater and waste.

Assessment Reports Completed as part of Application Process

Directive is not relevant to the Proposed Development.
No reports have been prepared.

Conclusions

Not relevant to the Proposed Development.

3.7.8 Directive 2000/14/EC on noise emission in the environment by equipment for use outdoors

Directive 2000/14/EC of the European Parliament and of the Council of 8 May 2000 on the approximation of the laws of the Member States relating to the noise emission in the environment by equipment for use outdoors

Summary of Relevance

This Directive aims to improve the control of noise emissions by 57 types of equipment used outdoors, such as compressors, excavator-loaders, various saws, mixers, etc. The Directive further aims to improve the health and wellbeing of citizens by reducing the noise emitted by outdoor equipment. This Directive was transposed into Irish law by European Communities (Noise Emission by Equipment for use Outdoors) Regulations 2001 S.I. no. 632 of 2001.

Assessment Reports Completed as part of Application Process

- | | |
|-----------|---|
| 1. | Preliminary Construction Management Plan (CMP)
Prepared by: Waterman Moylan Engineering Consultants
Report Date: February 2022 |
|-----------|---|

Conclusions

A Preliminary CMP has been prepared for the Proposed Development where consideration was given and all reasonable precautions have been taken for the operation of plant and equipment to avoid nuisance and excess noise impact on the surrounding residents. The Proposed Development will comply with BS 5228 "Noise Control on Construction and open sites Part 1: Code of practice for basic information and procedures for noise control" and all works will be limited to normal daytime working hours.

3.7.9 Directive 2012/27/EU on energy efficiency

Directive 2012/27/EU of the European Parliament and of the Council of 25 October 2012 on energy efficiency, amending Directives 2009/125/EC and 2010/30/EU and repealing Directives 2004/8/EC and 2006/32/EC Text with EEA relevance

Summary of Relevance

The Directive on energy efficiency aimed to improve energy efficiency by 20% by 2020 compared to 1990 levels. All EU countries were required to set national energy efficiency targets to achieve this. It employs a common framework of measures across the EU which cover every stage of the energy chain, from generation to distribution and final consumption.

This directive, as revised by Directive (EU) 2018/2002, along with the revised Renewable Energy directive and a new Governance Regulation are part of the Clean Energy for All Europeans package. Directive 2012/27/EU, together with its amendment, aims to adapt EU energy law in line with the 2030 energy efficiency and climate goals and contribute towards the Energy Union strategy which involves reducing dependence on imported energy, cutting emissions, driving jobs and growth, strengthening consumer rights, and alleviating energy poverty.

Assessment Reports Completed as part of Application Process

- | | |
|-----------|---|
| 1. | Building Lifecycle Report
Prepared by: Aramark Property
Report Date: February 2022 |
|-----------|---|

Conclusions

The Building Lifecycle Report has been prepared for the Proposed Development which sets out various energy conservation measures which will be incorporated into the Development design in order to aid in the reduction of energy consumption, carbon emissions, and costs throughout the building lifecycle. As part of the Proposed Development's efforts to further reduce energy consumption, a balanced design approach with a number of sustainable features being incorporated into the design. The building is to be constructed with durable and sustainable building materials that will enhance the resilience of the proposed development and reduce maintenance costs for residents over time. Therefore, it is considered that the Proposed Development will make a positive contribution towards 2030 energy efficiency and climate goals and towards the Energy Union strategy.

3.7.10 Directive 2003/87/EC establishing a system for greenhouse gas emission allowance trading within the EU

Directive 2003/87/EC of the European Parliament and of the Council of 13 October 2003 establishing a scheme for greenhouse gas emission allowance trading within the Community and amending Council Directive 96/61/EC (Text with EEA relevance)

Summary of Relevance

The aim of this Directive is to establish the EU emissions trading system (ETS) which is the cornerstone of the EU's policy to tackle climate change by reducing greenhouse gas emissions in a cost-effective and economically efficient way. The current (fourth) phase of the EU ETS runs from 2021 to 2030 and includes a series of legislative proposals to achieve climate neutrality in the EU by 2050, including the intermediate target of an at least 55% net reduction in greenhouse gas emissions by 2030.

Assessment Reports Completed as part of Application Process

Directive is not relevant to Proposed Development.
No reports have been prepared.

Conclusions

Not relevant to the Proposed Development.

3.7.11 Regulation (EU) 2018/842 on binding annual greenhouse gas emission reductions by Member States from 2021 to 2030 contributing to climate action to meet commitments under the Paris Agreement and amending Regulation (EU) No 525/2013

Regulation (EU) 2018/842 of the European Parliament and of the Council of 30 May 2018 on binding annual greenhouse gas emission reductions by Member States from 2021 to 2030 contributing to climate action to meet commitments under the Paris Agreement and amending Regulation (EU) No 525/2013 (Text with EEA relevance)

Summary of Relevance

This Regulation applies obligations to Member States in relation to their minimum contributions for the period 2021-2030 in fulfilling the EU target of reducing its greenhouse gas emissions by 30% below 2005 levels in 2030 from IPCC source categories of energy, industrial processes and product use, agriculture and waste, and contributing towards achieving the objectives of the Paris Agreement. This Regulation also lays down rules on determining annual emission allocations and for the evaluation of Member States' progress towards meeting their minimum contribution.

Assessment Reports Completed as part of Application Process

1. **Building Lifecycle Report**
Prepared by: Aramark Property
Report Date: February 2022

Conclusions

The Building Lifecycle Report has been prepared for the Proposed Development which sets out various energy conservation measures which will be incorporated into the Development design in order to aid in the reduction of energy consumption, carbon emissions, and costs throughout the building lifecycle. As part of the Proposed Development's efforts to further reduce energy consumption, a balanced design approach with a number of sustainable features being incorporated into the design. The building is to be constructed with durable and sustainable building materials that will enhance the resilience of the Proposed Development and reduce maintenance costs for residents over time. Therefore, it is considered that the Proposed Development will make a positive contribution towards fulfilling the EU target of a 30% reduction in GHG emissions from 2005 levels by 2030.

3.7.12 Regulation (EU) 2018/841 on the inclusion of greenhouse gas emissions and removals from land use, land use change and forestry in the 2030 climate and energy framework, and amending Regulation (EU) No 525/2013 and Decision No 529/2013/EU (Text with EEA relevance) Text with EEA relevance

Regulation (EU) 2018/841 of the European Parliament and of the Council of 30 May 2018 on the inclusion of greenhouse gas emissions and removals from land use, land use change and forestry in the 2030 climate and energy framework, and amending Regulation (EU) No 525/2013 and Decision No 529/2013/EU (Text with EEA relevance)

Summary of Relevance

This Regulation sets out commitments of Member States for the IPCC Sector of land use, land use change and forestry ("LULUCF") which contributes to achieving the objectives of the Paris Agreement and meeting the GHG emission reduction target of the EU for the period 2021 to 2030. The rules for accounting of emissions and removals from LULUCF and for checking compliance of Member States with those commitments are also laid down within this Regulation.

Assessment Reports Completed as part of Application Process

Directive is not relevant to Proposed Development.
No reports have been prepared.

Conclusions

Not relevant to the Proposed Development.

3.7.13 Directive (EU) 2018/2001 on the promotion of the use of energy from renewable sources

Directive (EU) 2018/2001 of the European Parliament and of the Council of 11 December 2018 on the promotion of the use of energy from renewable sources (Text with EEA relevance.)

Summary of Relevance

This Directive establishes a common system to promote the use of energy from renewable sources across different sectors and aims to set a binding EU target for its share in the energy mix in 2030; regulate self-consumption; and establish a common set of rules for the use of renewables in electricity, heating and cooling, and transport in the EU. The increased use of energy from renewable sources is an important part of the package of measures needed to reduce greenhouse gas emissions and to comply with the 2015 Paris Agreement on Climate Change and the EU policy framework for climate and energy (2020 to 2030).

Assessment Reports Completed as part of Application Process

- | | |
|----|---|
| 1. | Building Lifecycle Report
Prepared by: Aramark Property
Report Date: February 2022 |
|----|---|

Conclusions

The Life Cycle Report has been prepared for the Proposed Development which sets out various energy conservation measures which will be incorporated into the Development design in order to aid in the reduction of energy consumption, carbon emissions, and costs throughout the building lifecycle, and achieve compliance with Part L of the Building Regulations.

3.7.14 Regulation (EU) No 517/2014 on fluorinated greenhouse gases

Regulation (EU) No 517/2014 of the European Parliament and of the Council of 16 April 2014 on fluorinated greenhouse gases and repealing Regulation (EC) No 842/2006 Text with EEA relevance

Summary of Relevance

This Regulation has been designed to assist in mitigating climate change and protecting the environment by reducing emissions of fluorinated greenhouse gases (F-gases). The Regulation prohibits the intentional release of F-Gases (unless technically necessary) and provides an obligation for operators of equipment containing F-gases to take every precaution to avoid any leakage. It aims to cut F-gases by two thirds of today's levels by 2030.

Assessment Reports Completed as part of Application Process

1. **Building Lifecycle Report**
Prepared by: Aramark Property
Report Date: February 2022

Conclusions

An Exhaust Air Heat Pump (EAHP) technology is being proposed as a heating and hot water solution for the Proposed Development. Heat pumps contain f-gas. The specific requirements for the operators and end-users will be determined by the CO₂ equivalent of the unit. The CO₂eq is calculated based on the volume of f-gas (in kilograms) contained in the unit and the Global Warming Potential (GWP) of that f-gas type.

3.7.15 Directive 2012/18/EU on the control of major-accident hazards involving dangerous substances, amending and subsequently repealing Council Directive 96/82/EC

Directive 2012/18/EU of the European Parliament and of the Council of 4 July 2012 on the control of major-accident hazards involving dangerous substances, amending and subsequently repealing Council Directive 96/82/EC Text with EEA relevance

Summary of Relevance

This Directive aims to control major accidents hazards involving dangerous substances, especially chemicals and has amended legislation to give the public stronger rights and provide them with better access to information surrounding the risks which may occur from nearby industrial installations and how to react in the event of an accident.

Assessment Reports Completed as part of Application Process

Directive not relevant to Proposed Development.
No reports have been prepared.

Conclusions

Not relevant to the Proposed Development.

4 CONCLUSIONS

This Statement in accordance with Article 299B(1)(b)(ii)(II)(C) of the Planning and Development Regulations 2001, as amended, details how the available results of all relevant assessments of the effects on the environment from the Proposed Development have been carried out pursuant to relevant European Legislation. This Statement, in conjunction with the EIA Screening, has determined that, based on best scientific knowledge, the Proposed Development is unlikely to result in significant effects on the environment and, as such, an Environmental Impact Assessment is not required.