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ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REPORT FOR A PROPOSED STRATEGIC HOUSING DEVELOPMENT, GLEBE HOUSE/CORUBA SITE, ST. AGNES ROAD, CRUMLIN, DUBLIN 12

Report Prepared For

Seabren Developments Ltd and Circle VHA
CLG

Report Prepared By

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1.0 INTRODUCTION

On behalf of Seabren Developments Ltd. and Circle VHA CLG ('the Applicant'), AWN Consulting Limited ('AWN') has prepared the following Environmental Impact Assessment (EIA) Screening Report as part of an Strategic Housing Development Application to An Bord Pleanála in relation to a proposed residential development, at Glebe House (Protected Structure, RPS Ref. 7560), including the vacant Glebe light industrial lands, and the vacant site of the former Coruba House, Saint Agnes Road, Crumlin, Dublin 12.

The proposed development site is c. 0.88 hectares and is bound by Somerville Drive and Somerville Green to the southeast and southwest, respectively, and includes the grass margin between the Coruba site boundary and Somerville Drive.

The proposed development will consist of the demolition of all existing workshops, offices and sheds to the rear and sides of Glebe House (1,636 sqm), the refurbishment of Glebe House, a protected structure, into two apartments, one number 2 bed unit and one number 3 bed unit, and the construction of a mixed-use residential development comprising 150 no. apartments consisting of 74 one beds, 72 two beds and 4 three bed residential units, a creche and café.

The site is outline in red on Figure 1.1. (hereafter referred to as 'the site'). The development is described in further detail in Section 2 below.



Figure 1.1 Proposed development site (indicative in red) (Source: Google Earth)

The purpose of this report is twofold, to provide the Board with the information required under Schedule 7A to demonstrate the likely effects on the environment, having regard to the criteria set out in Schedule 7 of the Planning and Development Regulations 2001, as amended. This information will enable the Board to undertake a screening determination in accordance with Article 299B(2) of the Planning and Development Regulations 2001 (as amended) in respect of the need for an Environmental Impact Assessment Report (EIAR) for the proposed development. The second reason for this report is to document the studies undertaken by the Applicant, and the design team, which demonstrate there are no significant effects likely as a result of the proposed development and the application can be determined by the Board without an EIAR having been submitted.

There is a mandatory requirement for an EIAR to accompany a planning application for some types of development that meet or exceed the relevant “thresholds” specified in Schedule 5 to the Planning and Development Regulations. In addition to the mandatory requirement, there is a case-by-case assessment necessary for sub-threshold developments as they may be likely to have significant effects on the environment. If a sub-threshold development is determined to be likely to have a significant effect on the environment, then an EIAR will be required.

The proposed development and component parts have been considered, as documented in Section 2, against the thresholds for EIA as outlined in the Planning and Development Regulations 2001 (as amended). The proposed development is a sub-threshold development and is not mandatory for EIA.

This EIA Screening report was prepared by Niamh Kelly and Jonathan Gauntlett. Niamh is an Environmental Consultant with AWN and holds a B.A. in Earth Sciences (TCD) and MSc in International Disaster Management (UoM). Jonathan is a Principal Environmental Consultant in AWN Consulting with expertise in impact assessment, licensing, environmental compliance and project management. Recent projects include; EIA for SHD and planning applications, EPA Licencing and waste management. Jonathan has over 10 years’ experience in environmental compliance, environmental licensing, and urban planning. Jonathan has a BSocSc (Environmental Planning) and BBA (Economics) from the Waikato University in New Zealand and has experience working in the environmental consultancy, planning, and regulatory fields from Ireland, the UK and New Zealand.

AWN, along with the project team, have undertaken an assessment of the effects on the environment from the proposed development and has concluded that there are no likely significant environmental effects on the receiving environment for the proposed development, which would warrant preparation of an EIAR. The assessment is documented in Section 3.0, 4.0 and 5.0 and covers each aspect of the environment in accordance with guidance including; Population and Human Health; Biodiversity; Land, Soils, Geology, Hydrogeology, and Hydrology; Air Quality and Climate; Noise and Vibration; Landscape and Visual Impact; Cultural Heritage, and Archaeology; Traffic and Transportation; Material Assets, and Waste.

1.1 EIA SCREENING LEGISLATION AND GUIDANCE

The legislation and guidance listed below has informed this report and the method to EIA Screening:

- Environmental Impact Assessment Screening, OPR Practice Note PN02 (Office of the Planning Regulator, 2021).
- European Union (Planning & Development) (Environmental Impact Assessment) Regulations 2018.
- Environmental Impact Assessment of Projects – Guidance on Screening. (2017). European Commission.
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment. (August 2018). Department of Housing, Planning and Local Government.
- Guidelines on the Information to be contained in Environmental Impact Assessment Reports. (2022). Environment Protection Agency.
- Advice Notes for preparing Environmental Impact Statements. (Draft, September 2015). Environment Protection Agency.

- European Union Environmental Impact Assessment (EIA) Directive 2011/92/EU as amended by 2014/52/EU.
- Planning and Development Act, 2000 (as amended).
- Planning and Development Regulations 2001 (as amended).

The screening process followed in this report is in accordance with the EIA Directive 2011/92/EU of the European Parliament and of the Council as amended by 2014/52/EU and as transposed by the Act and the Regulations and follows the format as per Section 3.2 of the EPA Guidelines (2022). The potential for significant effects of the proposed Project has been considered against the criteria under Annex II A of the EIA Directive 2011/92/EU as amended by 2014/52/EU and Schedule 7 of the *Planning and Development Regulations, 2001 as amended*.

It is important for Board to note that Article 27 of the EIA Directive 2011/92/EU as amended by 2014/52/EU states that “*The screening procedure should ensure that an environmental impact assessment is only required for projects likely to have significant effects on the environment*”. This screening exercise is used to establish whether the proposed project is likely to have significant effects on the environment and if an EIA Report is required. As required by Article 299B(1)(b)(ii)(II)(C), the available results of other relevant assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive have been considered within this EIA Screening Report. A standalone Article 299B(1)(b)(ii)(II)(C) Statement prepared by AWN has been included as part of this application.

Further, and in addition to the information included in this report relevant to Article 299C(1)(v), an AA Screening report has been prepared in relation to the likely significant effects on European sites.

Preliminary Examination for EIA

The Planning and Development Regulations 2001 (as amended) provide for preliminary screening for EIA. The Departmental Guidelines (August 2018) state as follows:

“For all sub-threshold developments listed in Schedule 5 Part 2, where no EIAR is submitted or EIA determination requested, a screening determination is required to be undertaken by the competent authority unless, on preliminary examination it can be concluded that there is no real likelihood of significant effects on the environment. This is initiated by the competent authority following the receipt of a planning application or appeal.

A preliminary examination is undertaken, based on professional expertise and experience, and having regard to the ‘Source – Pathway – Target’ model, where appropriate. The examination should have regard to the criteria set out in Schedule 7 to the 2001 Regulations.”

While it is a matter for the Board as competent authority, it is our view that it is appropriate to carry out a screening of the development for EIA on the basis that, following a preliminary examination, there is doubt in regard to the likelihood of significant effects on the environment arising from the proposed development.

2.0 SCREENING EVALUATION

The Planning and Development Regulations, 2001, as amended, Schedule 5, Part 2, set out the following classes of project, which are considered relevant to the proposed development on the Glebe House (including site of former Coruba House) site, in relation to EIA:

10. Infrastructure projects –

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

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

14. Works of Demolition

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

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

The proposed SHD scheme of 150 units at the Glebe House and site of the former Coruba House, Crumlin is a project of a type specified at Schedule 5, Part 2, 10(b)(i) of Schedule 5, Part 2, of the Regulations, but is sub-threshold. Similarly in relation to Schedule 5, Part 2, 10(b)(iv), the site is within a built-up area, but at 0.85 ha is significantly below the threshold of 10 hectares. The development is outside the mandatory requirements for EIA, and is considered to be sub-threshold for Schedule 5, Part 2, 10(b)(i) and 10(b)(iv).

In relation to Schedule 5, Part 2, Class 14 of the Regulations, demolition of existing structures on the site encompasses the industrial sheds and workshops to the rear of Glebe House, minor extensions to the rear and side of Glebe House and of a boundary wall to Coruba/Somerville Drive. Furthermore, an EIA is still required by Schedule 5, Part 2, Class 15 of the Regulations for sub-threshold development which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.

The following Sections 3.0, 4.0 and 5.0 will provide information on the characteristics of the proposed development; the location and context, and its likely impact on the environment. These section provide an adequate detailed assessment of the likely significant impacts of the project to determine whether EIA is necessary Schedule 5, Part 2, Class 14 or Class 15.

These sub sections also include in accordance with Article 299B(1)(c) a description of any features, if any, of the proposed development and the measures, if any, envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment of the development.

These sections present the information required under Schedule 7A of the Regulations, to ensure that each aspect for consideration is robustly addressed and to enable a screening to be carried out in accordance with the criteria in Schedule 7 to the Regulations.

3.0 CHARACTERISTICS OF PROPOSED DEVELOPMENT

This section addresses the characteristics of proposed development by describing the physical characteristics of the whole proposed development and, where relevant, of demolition works; and a description of the location of the proposed development, with regard to the environmental sensitivity of geographical areas likely to be affected.

3.1 SIZE AND DESIGN OF THE PROPOSED DEVELOPMENT

Seabren Developments Ltd and Circle VHA CLG intend to apply to An Bord Pleanála for planning permission for a strategic housing development at this site located at Glebe House (Protected Structure, RPS Ref. 7560), including the vacant Glebe light industrial lands, and the vacant site of the former Coruba House, Saint Agnes Road, Crumlin, Dublin 12 all on a site of 0.88 Hectares. The site bounds Somerville Drive and Somerville Green to the southeast and southwest, respectively, and includes the grass margin between the Coruba site boundary and Somerville Drive. The Glebe House lies within the Crumlin Architectural Conservation Area.

A residential development of 150 no. apartments consisting of 74 one beds, 72 two beds and 4 three bed residential units, a creche and café. The proposed scheme has an overall Gross Floor Area of 15,767 sq.m.

Two apartment buildings are proposed ranging in height from 4 – 6 storeys and linked by a carpark at ground floor and a podium at first floor level comprising the following:

- Block A is 5-6 storeys and consists of 79 apartments and includes 35 no. one beds and 44 no. two beds units, ESB substation/switch room/metering room of 85sqm, 42 no. secure bicycle storage and bin storage of 44sqm
- Block B is 4-5 storeys and consists of 66 apartments and includes 38 no. one beds, 25no. two beds and 3 no. three beds, a Creche of 147 sqm at ground floor level with associated outdoor area, ground floor plant rooms of 74sqm, ESB substations/switch room/metering room/telecoms of 89sqm, 188 no. secure bicycle storage spaces in two locations, 6 no. motorbike spaces and bin storage of 75sqm.

Two no.three storey pavilion buildings either side of Glebe House to accommodate:

- One number two storey duplex 2 bed apartment above one number 1 bed apartment at ground floor in the north west pavilion and
- One number two storey duplex 2 bed apartment above a 55 sqm ground floor café, in the south east pavilion.

The repair of fire damaged elements (following a fire 21st April 2022) and the refurbishment of Glebe House, a protected structure, into two apartments, one number 2 bed unit at lower ground floor and one number 3 bed unit at upper ground and first floor;

- Repair of fire damaged elements including the replacement of all roof coverings and structure, replacement of all first floor timber stud walls, replacement of first

- floor rear return joists, replacement/repair of floor joists at first floor level, replacement of internal render to kitchen/dining area in rear return building and replacement/repair of stair from upper ground to first floor level,
- the refurbishment of Glebe House including the removal of extensions to the rear and sides of the building, restoration of the façade, replacement of pvc windows with sliding sash windows and associated works to the interior and to the curtilage of Glebe House.
- Lowering the front boundary wall and return boundary wall to the front of Glebe House.

Demolition of all workshops, offices and sheds to the rear and sides of Glebe House
Demolition of boundary walls around the Coruba land on Somerville Drive, the front entrance and between Coruba and the Glebe lands. Demolition of non-original brick column's at St Agnes Road entrance to Glebe House (1,636 sqm).

75 car parking spaces are proposed:

- 66 no. car parking spaces (includes 2 Go Car spaces) in ground floor car park below podium and partly in Block A and 4 No. visitor car parking spaces in front of Glebe House all with vehicular access from St Agnes's Road
- 5 No. assigned car parking spaces on the eastern side of Block B with vehicular access from Somerville Drive.

The development provides 905 sqm of Public Open Space to the front and side of Glebe House, and within the southeast public plaza. with a pedestrian route to the side of the Café at Pavilion B and 1,632 sqm of Communal Open Space located at podium level and to the rear of Block A.

76 no. visitor bicycle parking spaces are provided in the public accessible areas of the site.

The application also includes the provision of a new footpath along the south-eastern boundary at Somerville Drive, a new controlled gate between Somerville Drive and St Agnes Road allowing public access through the site within daylight hours and a new pedestrian access from the public open space onto St. Agnes Road, boundary treatment, landscaping, Solar Panels on the roof of Blocks A and B, provision of 4 no. Microwave link dishes to be mounted on 2 No. steel support posts affixed to the lift shaft overrun on Block A, lighting, services and connections, waste management and other ancillary site development works to facilitate the proposed development.

There are no landscape designations on the subject site and the site is not located within a designated area of landscape character.

The proposed development is in keeping with the zoning of the site, '*Z1: To protect, provide and improve residential amenities*', and will provide for a meaningful residential scheme in the Crumlin area. The proposed scheme provides for a primarily residential development with a café and a crèche.

The historic random rubble boundary walls will be retained to the front of Glebe House as far as possible. With the provision of a new public pedestrian connection from Somerville Drive, this provides a key feature providing connectivity from Crumlin village to the South East to Somerville Drive and other residential streets to the south.

The overall design concept for the scheme is based on delivering a high quality residential development that responds to the existing context in Crumlin village and seeks to create an integrated, permeable and sustainable community in Crumlin.

The proposed development will be served from the variety of public transport options available to visitors and residents at the subject site. There are pedestrian routes, cycle routes and bus routes within reach of the development, providing significant connectivity to major destinations such as Dublin City Centre, Children's Health Ireland (CHI) at Crumlin, St. James's Hospital, Heuston Station, and Ashleaf Shopping Centre.

A detailed description of the architectural rationale and characteristics of the proposals is provided in the Design Report prepared by Reddy A+U. The Landscape Report, prepared by Áit Landscape + Urbanism, provides a rationale for the landscape proposals.

The site layout for the proposed development is shown in Figure 3.1 below.



Figure 3.1 Proposed Site Layout Plan (Source: Reddy A+U Drawing Register P19171D 002)

3.2 CUMULATION WITH OTHER EXISTING OR PERMITTED DEVELOPMENT

This section outlines the potential cumulation with other existing or permitted development. As part of the assessment of the impact of the proposed development, account has been taken of any relevant developments that are currently permitted, or under construction and substantial projects for which planning has been submitted within the surrounding areas, as well as existing local land uses.

The subject site is located in an urban area zoned for uses including residential development as proposed, in close proximity to good public transport links.

The site comprises the Glebe House, which will be retained and restored for residential use, the light industrial area to the rear which previously was occupied by workshops and is partly cleared, and the Coruba site which is a cleared brownfield site.

The National Planning Application Map was consulted for the previous 5 years to identify notable applications (proposed development), or applications granted permission (permitted development) within that period within 500 m of the development site. The National Planning Application Map includes planning application data sourced from the 31 individual local authorities across Ireland. This list of consented development is shown in Appendix A at the end of this report. The review of the online planning tool noted a large number of changes of use, retention and other minor alterations in the vicinity of the proposed development. These proposed and consented development have been, where relevant, considered as a part of the overall project impact.

3.3 NATURE OF ANY ASSOCIATED DEMOLITION WORKS

The Glebe House element of the site was previously used for residential purposes. The Coruba lands constitute a vacant site having previously been used for light industrial activity. The Glebe House is currently vacant and all the workshops to the rear have been recently vacated. Existing corrugated buildings and concrete floor slabs and any foundations remaining on the site will be broken up and removed. The boundary wall to Somerville Drive will be removed whilst the stone wall around the Glebe House curtilage will be repaired and a new pedestrian access will be created. The extensions to the side and to the rear of Glebe House will also be removed and the hardcore area in front of the house will be replaced with landscaped gardens.

The industrial sheds and workshops to be demolished are crude structures, mostly single storey, which cover an area of approximately 1,300 m² and include one modest two storey building, the extensions to the original Glebe House are modern ancillary structures to the side and rear of the house.

The proposals include the demolition of all workshops, offices and sheds to the rear and sides of Glebe House (1,636 sqm). Estimates on the generation of waste and other materials from the demolition and construction works are set out in Section 3.5 below.

The accompanying Preliminary Demolition, Construction and Waste Management Plan (PDCWMP) prepared by Cora Consulting Engineers provides details on the disposal of soil and stones, concrete, tiles, ceramics and bricks and other waste and materials. Some of this will not be waste and can be notified as a by-product.

3.4 USE OF NATURAL RESOURCES (LAND, SOIL, WATER, BIODIVERSITY)

This section describes the proposed development in terms of the use of natural resources, in particular land, soil, water, and biodiversity.

The main use of natural resources will be land. However, it is noted that the subject lands are brownfield and unused lands which are zoned for residential development.

Other resources used will be construction materials which will be typical raw materials used in construction of residential developments. The scale and quantity of the materials used will not be such that would cause concern in relation to significant effects on the environment.

Land and Soil

The proposed land use is acceptable within the context of the existing and planned land uses and the wider residential land uses in the surrounding area. The site comprises the Glebe House, which will be retained and restored for residential use, the light industrial area to the rear which previously was occupied by workshops and is partly cleared, the Coruba site which is a cleared brownfield site. The proposed development is an effective use of the land, due to the existing availability of critical infrastructure, such as sewage, roads, and public transportation systems.

The site has an area of 0.88 ha and is currently disused vacant brownfield land which is providing no benefit to the site owners or to the wider community.

It is considered that the proposed development will enhance the landscape in the area, replacing a brownfield and unused site of c. 0.88 ha with a residential scheme which incorporates high quality hard and soft landscaping. These proposals are detailed within the accompanying Landscape Report prepared by Áit Urbanism + Landscape.

The proposed development will require the excavation and removal of soils and materials for the purposes of levelling, excavation for foundations, landscaping, access and services. The quantity of excavated soil, stone and made ground that will be generated has been estimated to be 21,055 m³.

All waste soils prior to being exported off-site, shall be classified as inert, non-hazardous or hazardous in accordance with the EPA's Waste Classification Guidance – List of Waste & Determining if Waste is Hazardous or Non-Hazardous document dated 1st June 2015 to ensure that the waste material is transferred by an appropriately permitted waste collection permit holder and brought to an appropriately permitted or licensed waste facility. Materials that can be reused will be notified to the EPA as a by-product. This ensures that waste and other materials removed from the site will have no significant effect on the environment.

There will be a requirement for deliveries of imported engineering fill, and other construction materials. Other construction activities will include site storage of cement and concrete materials, fuels for construction vehicles.

Water Consumption

The construction or operation of the scheme will not use such a quantity of water to cause concern in relation to significant effects on the environment.

During construction of the scheme, water will be required for offices and welfare facilities, this will be provided by either tanker or temporary connection to the public main by agreement between the Main Contractor and Irish Water. The construction phase will not use such a quantity of water to cause concern in relation to significant effects on the environment.

Once the development is completed and the development is occupied there will be a water primary demand domestic and commercial consumption for usage for showers, toilets and cooking. The Water Services Report (CORA 2022a) states that the site is served with a 300mm diameter concrete water main on St. Agnus Road. It is proposed that new 100mm diameter MDPE supply be taken from this main and directed to the water storage tanks located in Block A & Block B. Two separate 80mm MDPE water mains will be taken to serve the café and crèche. Details of the proposed connection

are shown on CORA drawing CORA-1968-C.003. Irish Water have been engaged and have issued a statement of design acceptance for the proposed watermain layout.

As part of confirmation of feasibility, a section of the existing water main on St. Agnes road is to be replaced by Irish Water. The existing 4-inch cast iron water main is to be replaced with a 200mm water main to the extent indicated by Irish Water. The applicants will pay a contribution to IW for the carrying out of these works by the statutory authority. The Irish Water Confirmation of feasibility and statement of design acceptance for the proposed connection is attached in Appendix B of the Water Services Report (CORA 2022a).

Wastewater loading has been calculated by Cora Consulting Engineers (2022a) as 69,900 litres per day for residential units, 1,650 litres per day for the Café unit and 3,289 litres per day for the creche unit. The Water Services Report (CORA 2022a) notes that the capacity of a 225mm diameter pipe with a gradient of 1:80 would be approximately 18 litres per second which exceeds the potential outflow. A pre-connection enquiry (reference CDS21006135) was submitted to Irish Water. A response was received from Irish Water on 4th November 2021, confirming feasibility and Irish Water have confirmed that the drainage network in the area has sufficient capacity for the proposed waste water connection without infrastructure upgrades

There is no proposed extraction of groundwater at the site for potable water uses.

Biodiversity

Investigations into the implications on existing biodiversity including species and habitats has been undertaken through the Ecological Impact Assessment (EclA), (Openfield 2022a), Appropriate Assessment (AA) Screening Report (Openfield 2022b) and Bat Fauna Survey (Altemar 2022) that have been included with the planning documentation.

A site visit in relation to flora and fauna was carried out by Openfield in March 2022. No flora or terrestrial fauna species or habitats of national or international conservation importance were noted on site during the survey.

The EclA (Openfield 2022a) defines the site habitats using the Fossitt's Guide to Habitats in Ireland as mainly consisting of Buildings and Artificial Surfaces (BL3), with an area of short treeline (WL2) running parallel to St. Agnes Road, and a small open area of dry grassland (GS2) to the southeast of the site.

Two specialist bat surveys have been undertaken for the proposed development. The first bat survey was undertaken on 14th July 2020 and included a building inspection, static detectors and emergent survey. The second bat survey was undertaken on 21st September 2021 and included a building inspection and emergent survey. No evidence of bat activity was noted within the buildings on site in 2020 or in 2021. No bats were observed emerging from the buildings on site. A foraging Leisler's bat was noted to have passed through the site during the survey undertaken in July 2020. Following the 2021 survey no bats were observed on site and there was no evidence of bats using the site for roosting. Overall, the survey area is considered to be of low importance for roosting bats within the local area as the site is within a brightly lit urban environment (Altemar 2022).

In respect of the foregoing; the low local ecological value for the site; the low importance for roosting bats; and brownfield / developed nature of the site; the

proposed development is not considered to consume/use sensitive biodiversity resources.

3.5 PRODUCTION OF WASTE

Construction and Demolition Phase

During the construction and demolition phase, waste will be produced from surplus materials such as broken or off-cuts of timber, plasterboard, concrete, tiles, bricks, etc. It has been estimated by Cora Consulting Engineers (2022c) that c. 1320m³ of concrete will be demolished, and c. 3,235 tonnes of construction waste will be generated during the construction and demolition phase.

Waste from packaging (cardboard, plastic, timber) and oversupply of materials may also be generated. The construction contractor will be required to ensure that oversupply of materials is kept to a minimum and opportunities for reuse of suitable materials is maximised.

Waste will also be generated from construction workers e.g. organic/food waste, dry mixed recyclables (wastepaper, newspaper, plastic bottles, packaging, aluminium cans, tins and Tetra Pak cartons), mixed non-recyclables and potentially sewage sludge from temporary welfare facilities provided onsite during the construction phase. Waste printer/toner cartridges, waste electrical and electronic equipment (WEEE) and waste batteries may also be generated infrequently from site offices.

If material is removed off-site it could be reused as a by-product (and not as a waste). If this is done, it will be done in accordance with Article 27 of the European Communities (Waste Directive) Regulations 2011, which requires that certain conditions are met and that by-product notifications are made to the EPA via their online notification form. Excavated material should not be removed from site until approval from the EPA has been received. The potential to reuse material as a by-product will be confirmed during the course of the excavation works, with the objective of eliminating any unnecessary disposal of material.

If any soils/stones are imported onto the site from another construction site as a byproduct, this will also be done in accordance with Article 27. Article 27 will be investigated to see if the material can be imported onto this site for beneficial reuse instead of using virgin materials.

A site invasive species survey was undertaken by Knotweed Control Ireland in February 2022. No Japanese Knotweed was found to be on the site. Japanese Knotweed (*Fallopia japonica*) is an alien invasive species listed under schedule 3 of Regulations SI No. 355/2015. However, the EclA (Openfield 2022a) notes the presence of Spanish Bluebells *Hyacynthoides hispanica*, an alien invasive species as listed in SI No. 477 of 2011, on site. An invasive species management plan will be prepared and agreed with in writing with DCC.

It should be noted that until final materials and detailed construction methodologies have been confirmed it is difficult to predict with a high level of accuracy the construction waste that will be generated from the construction of the proposed development as the exact materials and quantities may be subject to some degree of change and variation during the construction process.

Operational Phase

The proposed development will give rise to a variety of everyday waste and recycling from the development during the operational phase, i.e. when the project is completed, and fully operational. The typical non-hazardous and hazardous wastes that will be generated at the proposed development will include the following:

- Dry Mixed Recyclables (DMR) - includes wastepaper (including newspapers, magazines, brochures, catalogues, leaflets), cardboard and plastic packaging, metal cans, plastic bottles, aluminium cans, tins and Tetra Pak cartons;
- Organic waste – food waste and green waste generated from internal plants / flowers;
- Glass; and
- Mixed Non-Recyclable (MNR)/General Waste.

In addition to the typical waste materials that will be generated at the development on a daily basis, there will be some additional waste types generated less frequently / in smaller quantities which will need to be managed separately including:

- Green / garden waste may be generated from external landscaping;
- Batteries (both hazardous and non-hazardous);
- WEEE (both hazardous and non-hazardous);
- Printer cartridges / toners;
- Chemicals (paints, adhesives, resins, detergents, etc.);
- Light bulbs;
- Textiles;
- Waste cooking oil (if any generated by the residents, café tenants or creche tenants);
- Furniture (and, from time to time, other bulky wastes); and
- Abandoned bicycles.

Wastes should be segregated into the above waste types to ensure compliance with waste legislation and guidance while maximising the re-use, recycling and recovery of waste with diversion from landfill wherever possible.

An Operational Waste Management Plan (OWMP) has been prepared by AWN and submitted with the planning documentation. The estimated waste generation for the development for the main waste types is outlined in the OWMP, and is presented in Table 3.2.

Table 3.2 Estimated waste generation for the proposed development for the main waste types

Waste Volumes in m ³ per week			
Waste type	Total Residential	Café	Creche
Organic Waste	2.16	0.01	0.05
Mixed Dry Recyclables	15.31	0.54	0.13
Glass	0.42	0.01	0.01
Mixed Municipal Waste	8.05	0.30	0.17
Total	25.94	0.86	0.35

All waste contractors collecting waste from the site must hold a valid collection permit to transport waste must be held by each waste contractor which is issued by the

National Waste Collection Permit Office (NWCPO) and waste will only be brought to suitably registered/permitted/licenced facilities. It is essential that all waste materials are dealt with in accordance with regional and national legislation, as outlined previously, and that time and resources are dedicated to ensuring efficient waste management practices.

These measures will ensure the waste arising from the development is dealt with in compliance with the provisions of the *Waste Management Act 1996*, as amended, associated Regulations, the *Litter Pollution Act 1997* and the *EMR Waste Management Plan (2015 - 2021)*. It will also ensure optimum levels of waste reduction, reuse, recycling and recovery are achieved.

3.6 POLLUTION AND NUISANCES

There are potential short-term nuisances such as dust, noise, as well as the potential for pollution of groundwater associated with construction activities. These construction activities shall only take place in accordance with standard construction times or permitted times as conditioned as follows: 7am – 6pm Monday to Friday; 8am – 2pm Saturdays, with no works Sundays or on Public Holidays.. No activity, which would reasonably be expected to cause annoyance to residents in the vicinity, will take place outside of these hours. If there is any occasion when work must be complete outside these hours advance notice will be provided to the local authority, businesses and residents in the vicinity.

A Preliminary Demolition Construction and Waste Management Plan (PDCWMP) has been prepared by Cora Consulting Engineers and submitted with the planning documentation. The PDCWMP outlines construction phase environmental management, including the management of; air quality control (dust), noise and vibration, loading and unloading of materials and storage of plant, materials and operatives' vehicles that will be undertaken during the construction phase. All management measures outlined therein will be implemented, as well as any additional measures required pursuant to planning conditions which may be imposed.

3.7 RISK OF MAJOR ACCIDENTS AND/OR DISASTERS

Landslides, Seismic Activity and Volcanic Activity

There have been no recorded landslide events at the site. Due to the local topography and the underlying strata, there is a negligible risk of a landslide event occurring at the site. There is a very low risk of seismic activity to the proposed development site. There are no active volcanoes in Ireland so there is no risk from volcanic activity.

Flooding/Sea Level Rise

The potential risk of flooding on the site was reviewed with regard to incidences of historical, regional and local flooding relevant to the area of the subject site. A site specific Flood Risk Assessment (FRA) prepared by Cora Consulting Engineers has been included as part of the planning application.

The FRA notes that the site is in Flood Zone C and would be considered an area of low risk of fluvial or coastal flooding. No flood incidents have been recorded on the site.

The FRA concludes that there is a possible source of flooding from pluvial flooding. The risk of pluvial flooding on the site is mitigated by the installation of permeable

paving and suitable design of the drainage network including non-return valves, regular maintenance and inspection of the network and establishment of exceedance overland flow routes.

It is the opinion of Cora Consulting Engineers (2022b) that risk of flooding to the surrounding developments due to the development of this site is minimal, as the proposed development will not increase the surface water run-off rate when compared with the existing site and satisfies the requirement of the SFRA to reduce flooding and improve water quality.

Major Accidents/Hazards

The proposed development is not within the consultation distance of any Seveso Site, nor is the proposed development a Seveso/COMAH facility. The closest Seveso site to the proposed development is the BOC Gases site, an Upper Tier establishment located c. 2.07 km north west of the proposed development at Bluebell Industrial Estate, Bluebell, Dublin 12.

The proposed development is not within the consultation distance of the BOC Gases site, and is therefore it has been considered that it would not capable of having effects on the proposed development site.

Minor Accidents/Leaks

There is a potential impact on the receiving environment as a result of minor accidents/leaks of fuel/oils during the construction. However, the implementation of the management measures set out in this report and the PDCWMP accompanying the application will ensure that the residual effect on the environment is imperceptible.

3.8 RISKS TO HUMAN HEALTH

The EPA 2017 guidance explains that the scope of population and human health is project dependant but should consider significant impacts likely to affect aspects such as: convenience (expanded range of transport options); nuisance/ disturbance from lighting; displaced settlement patterns (residential); employment opportunities; settlement patterns; land use patterns; access for tourism, amenity, health impacts and/or nuisance due to noise, dust or water pollution; and health and safety.

The characteristics of the proposed development, in terms of the risks to human health (for example, due to water contamination or air pollution) have been considered. The primary potential impacts of the proposed development on human health would be increased air pollution, noise, or pollution of groundwater as a result of the proposed development. Visual impact and traffic are also potential but perhaps lesser significant impacts (based on the location and the nature of the proposed development).

The subject site is located in an area zoned for residential development, proximate to public transport services. The subject site is zoned for residential and commercial use as '*Z1: To protect, provide and improve residential amenities*', as set out in the DCC Development Plan 2016-2022. The proposed development, by way of a considered architectural approach, combined with due regard to the zoning of the site, will have an insignificant impact on the local landscape amenity.

There will be no significant negative impact on local parks. It is not anticipated that the proposed development will have significant negative impacts on local tourism or shopping amenities.

Geological Survey of Ireland (GSI) data indicates that the site does not lie within a drinking water protection area. The area is serviced by mains water supply therefore it is unlikely that any wells are used for potable water supply. The proposed mitigation measures during the construction phase, including the implementation of a PDCWMP, will ensure that there are no impacts on groundwater or the stormwater mains.

The proposed development design includes an appropriately designed surface water network that will ensure that during the operational phase the risk from diesel spills through the carparks or unloading areas is minimised. Wastewater from the proposed development will connect to mains supplies and will not have a potential impact on local amenities or the local population.

The PDCWMP will incorporate and best practice construction methodologies for the control of dust generation, traffic, and noise, as well as the management of impacts on groundwater or the existing drainage ditches during the construction phase. Any impacts associated with construction dust generation, traffic, and noise will be short term.

The proposed development does not pose any significant risk to human health, given its nature, scale and location. The potential impacts likely to affect population and human health have been considered in Section 5.1 below.

4.0 LOCATION AND CONTEXT OF THE PROPOSED DEVELOPMENT

4.1 EXISTING AND APPROVED LAND USE

The site currently comprises the Glebe House, which will be retained and restored for residential use, the light industrial area to the rear which previously was occupied by workshops and is partly cleared, the Coruba site which is a cleared brownfield site.

There is minimal landscaping on the site. The existing site is predominantly covered by impermeable parking and industrial surfaces. There is a short treeline running parallel to St. Agnes Road, and a small open area of dry grassland in the southeast of the site.

The boundary of the site comprises stone wall, with additional fencing to the north east, and gates at the existing entrance to Glebe House on St. Agnes Road.

The site is bound by residential dwellings to the north, west and south east, commercial buildings to the north west and east, and the W.S.A.F Community Hall to the south.

Current land use in the vicinity is predominantly residential and commercial/ civic in nature along with transport arteries.

There are a variety of public transport options available to visitors and residents at the subject site. There are pedestrian routes, cycle routes and bus routes within reach of the development, providing significant connectivity to major destinations such as Dublin City Centre, Children's Health Ireland (CHI) at Crumlin, St. James's Hospital, Heuston Station, and Ashleaf Shopping Centre.

Nearby recreational facilities include numerous public parks including Bunting Park and William Pearse Park, GAA and soccer clubs and Crumlin swimming pool, all located in close proximity (less than 1.5km) to the site.

4.2 RELATIVE ABUNDANCE, AVAILABILITY, QUALITY AND REGENERATIVE CAPACITY OF NATURAL RESOURCES IN THE AREA AND ITS UNDERGROUND

4.2.1 Hydrogeology

Presently, from the GSI (2020) National Bedrock Aquifer Map, the GSI classifies the bedrock aquifer beneath the subject site as a 'Locally Important Aquifer – Bedrock which is Moderately Productive only in Local Zones'. The proposed development is within the 'Dublin' groundwater body and is classified as 'Poorly productive bedrock'. The most recent WFD groundwater status for this water body (2013-2018) is 'Good' with a current WFD risk score of 'Not at risk'.

Site investigations carried out on the property, to depths below the proposed excavation level, have shown a top layer of made ground, typically around one metre deep. This varies in its make-up across the site, with cohesive clay material and granular sand and gravel soils and some building material, including areas of concrete at 1.5m depth. The underlying natural soils are predominantly glacial till material, mostly gravelly silty clay.

The GSI/ Teagasc (2021) mapping database of the quaternary sediments in the area of the subject site indicates the principal subsoil type in the area comprises Till derived from limestones (TLs).

Mapping from the Geological Society of Ireland (GSI, 2020) indicates the bedrock underlying the site is part of the Lucan Formation (code CDLUCN) and made up of dark limestone and shale (Calp).

The GSI Well Card Index is a record of wells drilled in Ireland, water supply and site investigation boreholes. It is noted that this record is not comprehensive as licensing of wells is not currently a requirement in the Republic of Ireland. This current index does not show any wells drilled or springs at the site or surrounding area. The area is serviced by Local Authority mains therefore it is unlikely that any wells are used for potable supply. The site is not located near any public groundwater supplies or group schemes. There are no groundwater source protection zones in the immediate vicinity of the site.

There are no sensitive soil receptors, no identified areas of geological heritage or groundwater supplies in the vicinity of the site boundary.

4.2.2 Hydrology

The proposed development site lies within the Liffey and Dublin Bay catchment (Hydrometric Area 09). T

There are no water courses, bodies or open water or habitats which could be described as wetlands. There is no direct hydrological connection from the site to any water courses. There is an indirect pathway through the stormwater and foul sewers which outfall to Ringsend WWTP.

The AA Screening Report (Openfield 2022b) notes that *'The EU's Water Framework Directive (WFD) stipulates that all water bodies must attain 'good ecological status' by 2015, or, with some exceptions, by 2027 at the latest. The lower Liffey Estuary (water body code: IE_EA_090_0300) has been assessed by the Environmental Protection Agency (EPA) as 'good status' for the 2013-2018 reporting period (the most recent). The coastal water beyond the estuary (Dublin Bay, water body code:*

IE_EA_090_0000) is also assessed as 'good'. The Tolka Estuary (water body code: IE_EA_090_0200) is 'moderate' and so is unsatisfactory (from www.epa.ie)'.

The AA Screening Report (Openfield 2022b) notes that there are no direct natural hydrological connections between the development site and Dublin Bay or any other Natura 2000 sites. While there is an indirect pathway to Dublin Bay via the foul and surface sewers, the AA Screening Report considers that *'there is no evidence that poor water quality is currently negatively affecting the conservation objectives of Natura 2000 sites in Dublin Bay'*.

4.2.3 Biodiversity and Areas of Conservation

The potential ecological impacts of proposed development have been considered in terms of the sensitivity of the location through the Ecological Impact Assessment (EclA) (Openfield 2022a) and Appropriate Assessment (AA) Screening Report (Openfield 2022b) that are included with the planning documentation.

The site habitats consist mainly of Buildings and Artificial Surfaces (BL3), with an area of short treeline (WL2) running parallel to St. Agnes Road, and a small open area of dry grassland (GS2) to the southeast of the site.

There is a total of 2 no. SACs and 2 no. SPAs located within the Zone of Influence; South Dublin Bay and River Tolka Estuary SPA (site code: 4024), the South Dublin Bay SAC (site code: 0210), the North Bull Island SPA (site code: 4006) and the North Dublin Bay SAC (site code: 0206).

The accompanying AA Screening Report (Openfield 2022b) has assessed the potential for significant effects of the construction and operational phases of the proposed development on Natura 2000 sites. The accompanying AA Screening Report considers that while *'There is an indirect pathway from the site via wastewater and surface water flows to Dublin Bay, via the Ringsend wastewater treatment plant. However, there is no evidence that poor water quality is currently negatively affecting the conservation objectives of Natura 2000 sites in Dublin Bay'*. The AA Screening Report concludes 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 beyond a reasonable scientific doubt on the basis of the best scientific knowledge available'*.

4.3 ABSORPTION CAPACITY OF THE NATURAL ENVIRONMENT

The proposed development due to its size and localised nature will not have any significant negative effect on wetlands, riparian areas, river mouths, coastal zones and the marine environment, mountain and forest areas, nature reserves and parks, or densely populated areas.

As an urban area, Crumlin is not a location of significant wetlands, riparian areas, river mouths, mountain and forest areas or nature reserves. There are a number of public parks in the vicinity of the site. The Glebe/ Coruba site is bounded on two sides by public roads, by the Moeran Community Hall and open space to the rear and sides together with suburban housing adjoining at Somerville Drive and Somerville Green.

EPA maps (<https://gis.epa.ie/EPAMaps/default>) confirm that the development site is not located within or adjoining a General Conservation Area; is not located within or adjoining a Native Woodland Trust; and is not covered by protected views, scenic routes or viewpoints. Rain- water runoff is currently directed via existing gullies to the

main public drainage networks. There is an indirect pathway to Dublin Bay through the stormwater and foul sewers which outfall to Ringsend WWTP.

There are three natural heritage designations applying to Dublin bay and coastline, including two European Sites [South Dublin Bay Special Area of Conservation (000210) and the South Dublin Bay and River Tolka Estuary Special Protection Area (004024)], and one proposed NHA, the South Dublin Bay pNatural Heritage Area (000210). In relation to the distance from the site to this waterbody, there is little potential for direct impacts, having regard to the distance of the site from Dublin Bay.

Crumlin would be classified as a low to medium densely populated compared to other parts of the wider Dublin area. At the last census of 2016, the ED, where the site is located (Kimmage C) , had a population density of 3,242 / km². By comparison, Rathmines East had a density of 6,935 / km² and Rathfarnham had 4,683/ km². Accordingly, the area has absorptive capacity to accommodate more people.

The site of the proposed development contains no Recorded Monuments, however the location is within the lands of Glebe House, a Protected Structure (RPS Ref. 7560), as well as within the Crumlin Village Architectural Conservation Area. The overall landscape within which the proposed development is located is considered as having archaeological potential to contain previously unrecorded sub-surface features or deposits of an archaeological nature.

The environmental sensitivity of the proposed location in respect of Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive has been addressed in the AA Screening Report.

5.0 TYPES AND CHARACTERISTICS OF POTENTIAL IMPACTS

This section sets out the likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2 (as set out in Sections 4 and 5 above), with regard to the impact of the project on the factors specified in paragraph (b)(i)(I) to (V) of the definition of 'environmental impact assessment report' in section 171A of the Act (as amended).

The quality, magnitude and duration of potential impacts are defined in accordance with the criteria provided in the *Guidelines on Information to be Contained in Environmental Impact Assessment Reports* (EPA 2022).

5.1 POPULATION AND HUMAN HEALTH

5.1.1 Construction Phase

The potential impacts of the proposed development on population human health and populations would be nuisances such as increased air pollution (dust), noise and vibration, traffic, and visual impact of the construction and demolition phases. The likely potential impact of the proposed development with respect to population and human health during the construction phase can be considered to be **negative, not significant** and **short-term**.

These potential short-term impacts during the construction will be restricted by binding hours of construction, and will be controlled and mitigated in accordance with the measures set out within this EIA Screening and PDCWMP.

There is no significant risk of pollution of soil, groundwater or watercourses associated with the proposed development. The construction phase of the proposed development will provide for the temporary employment of construction workers which will provide benefits for local businesses providing retail or other services to construction workers and potential additional employment in the area.

Construction traffic to and from the site over a period of approximately 36 months will be subject to a construction traffic management plan to be agreed with the planning authority.

The PDCWMP sets out management measures in the form of requirements and standards in relation to construction noise, traffic, and dust generation that must be met during the construction phase. The accompanying PDCWMP notes that development will be undertaken in accordance with current European and British industrial standards, with all mitigation and safety measures put in place to ensure a responsibly managed construction process. All mitigation measures outlined therein will be implemented, as well as any additional measures required pursuant to planning conditions which may be imposed.

The residual impact of the proposed development with respect to population human health during the construction phase after the implementation of mitigation measures set out in this report, is **negative, not significant** and **short-term**.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of population and human health impacts during the construction phase. Therefore a requirement for sub-threshold EIA does not arise.

5.1.2 Operational Phase

Upon completion, the operational phase will provide an important material asset for the area in terms of high-quality residential accommodation, a café and a creche, easing pressure on the rental market.

The proposed development will not result in any off-site exceedance of the relevant ambient air quality standards.

There are no planned direct discharges to water or land, although the risk of accidental discharge or spills exists. A number of design measures are proposed to prevent the contamination of groundwater during the operational phase as described in Section 5.2.

The design of the proposed development has due regard of the sensitivity of the surroundings, and is not likely to adversely impact on local populations. Landscape and Visual impacts are discussed further in Section 5.6.

AWN has prepared a Noise and Vibration Impact Assessment for Planning. This report has been prepared to provide a high level review of potential outward noise and vibration impacts, for both construction and operation phases, associated with the proposed development.

Mitigation measures with regards to noise and vibration during the construction phase of the development, including the selection of quiet plant, screening and liaison with the public, have been outlined in the Noise and Vibration Impact Assessment.

The residual impact of the proposed development with respect to populations and human health during the operational phase is **positive, not significant** and **long-term**.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of population and human health impacts during the operational phase. Therefore, a requirement for sub-threshold EIA does not arise.

5.2 LAND, SOILS, GEOLOGY, HYDROGEOLOGY, HYDROLOGY

5.2.1 Construction Phase

Potential for increased sediment and runoff from excavation, soil handling, removal and compaction

Land clearing, earthworks and excavations will be required for construction phase operations to facilitate site clearance, construction of new building, foundations and installation of services. This will include site levelling, construction, and building foundation excavation, this will necessitate the removal of vegetation cover and the excavation of soil and subsoils. The quantity of excavated soil, stone and made ground that will be generated has been estimated to be 21,055 m³.

The gradual introduction of impermeable surfaces and the compaction of soils across the construction site will reduce the infiltration capacity and increase the rate and volume of direct surface run-off. The potential impact of this is a possible increase in surface water run-off and sediment loading, which could potentially impact local drainage if not adequately mitigated.

Run-off water containing silt will be contained on-site via settlement tanks and treated to ensure adequate silt removal. Silt reduction measures on site will include a combination of silt fencing, settlement measures (silt traps, silt sacks and settlement tanks / ponds).

Movement of material will be minimised to reduce the degradation of soil structure and generation of dust. Excavations will remain open for as little time as possible before the placement of fill. This will help to minimise the potential for water ingress into excavations. Soil from works will be stored away from existing drainage features to avoid any potential impact.

The site preparation, excavations and levelling works required to facilitate construction of foundations, access roads and the installation of services will require excavation of soil, stones, and bedrock (if encountered). Any material, which is exported from site, if not correctly managed or handled, could impact negatively on human beings (onsite and offsite) as well as water and soil environments.

All excavated materials will be visually assessed for signs of possible contamination such as staining or strong odours. Should any unusual staining or odour be noticed, samples of this soil will be analysed for the presence of possible contaminants in order to ensure that historical pollution of the soil has not occurred. Should it be determined that any of the soil excavated is contaminated, this will be disposed of by a licensed waste disposal contractor. Excavated soil will arise during the construction period and will be stored (if required) on site prior to being removed by a specialist contractor as detailed within the accompanying PDCWMP prepared by Cora Consulting Engineers.

Stockpiles have the potential to cause negative impacts on air quality and surface water quality. The effects of soil stripping and stockpiling will be mitigated against through the implementation of appropriate earthworks handling protocol during construction.

Any suitable excavated material will be temporarily stockpiled for reuse as fill, where possible, but reuse on site is expected to be limited and most if not all of the excavated soil, stone and made ground is expected to be removed off site for appropriate reuse, recovery and/or disposal to a licensed waste facility. Overburden material will be protected from exposure to wind by storing the material in sheltered parts of the site, where possible. In respect of the foregoing, and the measures set out in the PDCWMP prepared by Cora Consulting Engineers, the residual impact as a result of the potential for increased sediment and runoff from excavation works on, land, soils, geology, hydrogeology, and hydrology during operation is considered to be **negative, imperceptible** and **short-term**

Potential for contamination from Accidental Spills and Leaks

As with all construction projects there is potential for water (rainfall and/or discontinuous perched groundwater) to become contaminated with pollutants associated with construction activity. Contaminated water which arises from construction sites can pose a significant short-term risk to water quality for the duration of the construction if contaminated water is allowed percolate to the aquifer or accidental discharges into surface water.

Machinery activities on site during the construction phase may result in run off of contaminated waters into surface water networks or ground water. Potential impacts could arise from accidental spillage of fuels, oils, paints, cement, etc. which could impact surface water if allowed to runoff into surface water systems and/or receiving watercourses or groundwaters.

The potential impacts during the construction phase are required to be mitigated by ensuring best practice construction with respect to storage of any hazardous substances (fuels, chemicals and other construction materials that may pose a risk to the environment). The project specific PDCWMP prepared by Cora Consulting Engineers sets out these best practice construction methodology to manage the risk of accidental spills and leaks.

The accompanying AA Screening Report (Openfield 2022b) has assessed the potential for significant effects of the construction and operational phases of the proposed development on Natura 2000 sites in the absence of mitigation measures. The accompanying AA Screening Report considers that while *'There is an indirect pathway from the site via wastewater and surface water flows to Dublin Bay, via the Ringsend wastewater treatment plant'*. While there is an indirect pathway from the site to Dublin Bay via wastewater and surface water flows, via the Ringsend wastewater treatment plant, the AA Screening Report considers that *'there is no evidence that poor water quality is currently negatively affecting the conservation objectives of Natura 2000 sites in Dublin Bay'*.

The AA Screening Report concludes 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 beyond a reasonable scientific doubt on the basis of the best scientific knowledge available'*. In respect of this, and the scale and localised nature of the proposed development, there is no likelihood of significant effects on water quality.

In respect of the foregoing, and the measures set out in the project PDCWMP, the residual impact in respect of the potential for impacts related to contamination from accidental spills on, soils, geology, hydrogeology, and hydrology during operation is considered to be **negative, imperceptible** and **short-term**.

Dewatering, Run-off and Sediment Loading

There are no water courses crossing the site and there are no water courses in direct vicinity of the site. However, there remains the potential for contaminated surface water run-off into stormwater networks from site preparation, levelling, landscape contouring and excavations during the construction phase may contain increased silt levels or become polluted from construction activities. Silt water can arise from excavations, exposed ground, stockpiles, and access roads.

Construction water containing large amounts of silt or other contaminants such as hydrocarbons has the potential to cause negative, and short-term impacts receiving surface water bodies, or surface water networks, if not adequately mitigated.

The PDCWMP prepared by Cora Consulting Engineers details measures to help ensure that the receiving surface water drainage network is sufficiently protected for the duration of the proposed works. It is noted that these are standard construction best-practise procedures and are in no way included as mitigation to protect any European Sites.

Where dewatering is required during the construction phase, dirty water will be fully and appropriately attenuated, through silt bags, before being appropriately discharged to vegetation or surface water drainage feature. No silty or contaminated water from the construction works will be discharged to any stormwater network.

In respect of the foregoing, and the measures set out in the project PDCWMP prepared by Cora Consulting Engineers, the residual impact in respect of the potential for impacts related to dewatering on, soils, geology, hydrogeology, and hydrology during operation is considered to be **negative, imperceptible** and **short-term**.

Foul Water During Construction

Welfare facilities will be provided for the contractors on site during the construction works. During construction, portable sanitary facilities will be provided with waste collected and disposed of appropriately. There are no predicted adverse impacts on wastewater during construction.

No silty or contaminated water from the construction works will be discharged to any stormwater network but should any discharge of contaminated construction water be required during the construction phase, the discharge will be to foul sewer following agreement with Dublin City Council / Irish Water.

With due consideration to the characteristics of the proposed development and the site location, there are no likely potential significant impacts of the proposed development in relation to foul water during construction, under the environmental factor of land, soils, geology, hydrogeology, and hydrology.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of land, soils, geology, hydrogeology and hydrology impacts during the construction phase. Therefore a requirement for sub-threshold EIA does not arise.

5.2.2 Operational Phase

Direct and Indirect Discharges Management

There is no direct hydrological connection from the site to any water courses. There is an indirect pathway through the stormwater and foul sewers which outfall to Ringsend WWTP.

The existing site is predominantly covered by impermeable parking and industrial surfaces. Rainwater runoff is currently directed via existing gullies to the main public drainage networks. It is proposed to remove the hardstanding surfaces and replace with appropriate sustainable urban drainage (SuDS) measures for the development. It is proposed to implement three stages of SuDS measures to deal with the rainwater falling on the roof areas. Green roofs will intercept and reduce the rainfall falling and discharging from the roof areas, Attenuation will be provided to control the discharge from the site and the storage volume will be designed to allow infiltration for smaller rainfall volumes. Surface water run-off from the green roofs and impervious areas shall be collected via new gravity pipe networks and directed to attenuation storage tanks where the discharge rate to the public system will be controlled at 2.0 litres/second in line with the Greater Dublin Strategic Drainage Study.

The design of the surface water drainage network for the proposed development has taken cognisance of the requirements set out by Greater Dublin Strategic Drainage Study and the DCC Drainage Division, which requires all new developments to incorporate the principles of Sustainable Drainage Systems (SuDS). The proposed SuDS method of water disposal at the site will ensure that no negative impacts to surface water leaving the site will arise due to the attenuation measures planned, with the proposal improving the water environment at the location.

The surface water from the development will outfall to the public network, and ultimately discharge to the Ringsend WWTP.

The design of the foul water drainage network for the proposed development has been outlined in the Water Services Report prepared by Cora Consulting Engineers. Foul discharge shall be fully separate and be connected by gravity to the public combined sewers on St. Agnes Road Somerville Drive. The Water Services Report notes that *'Two separate foul connections are proposed. One 225mm diameter pipe is proposed to connect to the existing combined 300mm diameter sewer on St. Agnes Road and a separate 225mm diameter pipe to connect to the 225mm diameter concrete sewer on Somerville Drive. The Foul Connection falling to St Agnes Road will serve proposed Block B, Pavilion 1 & 2 and Glebe House. The proposed wastewater loading for these units has been calculated at 37,039litres/day. This equates to an average discharge of 0.428l/sec with a peak discharge of 2.57l/sec. The Foul Connection falling to Somerville Drive will serve the proposed units in Block A. The proposed wastewater loading for these units has been calculated at 37,800litres/day. This equates to an average discharge of 0.438l/sec with a peak discharge of 2.625l/sec'.*

The foul water from the development will outfall to the public network, ultimately discharge to the Ringsend WWTP.

The drainage of surface water and disposal of foul water is detailed further within the accompanying Water Services Report prepared by Cora Consulting Engineers.

The residual impact on land, soils, geology, hydrogeology, and hydrology during operation is considered to be **neutral, imperceptible and long term**.

Flood Risk

The proposed SuDS measures ensures the proposed development has been designed to cater for 1:200-year storm events, mitigating the risk of flooding within the confines of the site. A Justification Test is not deemed necessary as the site is located within a Flood Zone Type C area¹.

The FRA prepared by Cora Consulting Engineers concludes that *“The proposed type of development for this site is to be Residential. Residential developments are categorised by the Guidelines as Highly vulnerable development and appropriate to be located within Flood Zone C without the requirement for a justification test. A possible source of flood risk from the Pluvial flooding. This risk is mitigated by installation of permeable paving and suitable design of the drainage network including non-return valves, regular maintenance and inspection of the network and establishment of exceedance overland flow routes. The development’s drainage design includes for a 30% climate change allowance. The proposed development will not increase the surface water run-off rate when compared with the existing site and satisfies the requirement of the SFRA to reduce flooding and improve water quality”*.

The residual impact on land, soils, geology, hydrogeology, and hydrology during operation is considered to be **neutral, imperceptible** and **long term**.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of land, soils, geology, hydrogeology and hydrology impacts during the operational phase. Therefore a requirement for sub-threshold EIA does not arise.

5.3 BIODIVERSITY

5.3.1 Construction Phase

The potential impact from the proposed development on biodiversity with particular attention to species and habitats protected under the Habitats Directive and the Birds Directive has been considered as a part of the Ecological Impact Assessment (EclA), (Openfield 2022a), Appropriate Assessment (AA) Screening Report (Openfield 2022b) and Bat Fauna Survey (Altamar 2022) that are included with the planning documentation.

The site comprises the Glebe House, which will be retained and restored for residential use, the light industrial area to the rear which previously was occupied by workshops and is partly cleared, and the Coruba site which is a cleared brownfield site. The site is urban in nature and has little value in terms of biodiversity. The AA Screening Report and EclA for the site have confirmed that the site is not under any wildlife or conservation designation. Furthermore, no rare, threatened or legally protected species are known to occur on the site.

The EclA (Openfield 2022a) concludes that *‘No long-term negative impacts to biodiversity are predicted to arise from this development’*.

The AA Screening Report (Openfield 2022b) considers that *‘it can be concluded that the possibility of any significant effects on any European Sites, whether arising from*

¹ Flood Zone C means an area where the probability of flooding from rivers and the sea is low (less than 0.1% annually or 1 in 1000 for both river and coastal flooding).

the project itself or in combination with other plans and projects, can be excluded beyond a reasonable scientific doubt on the basis of the best scientific knowledge available’.

The measures associated with the construction phase required to avoid or reduce any potential harmful effects on biodiversity are set out in Section 6 of the EclA (Openfield 2022a). These measures are not included as mitigation to protect European Sites.

The following mitigation measures will be incorporated and adhered to during the construction and operational phases of the proposed development to ensure that the works do not result in contravention of wildlife legislation:

1. All activities will comply with all relevant legislation and best practice to reduce any potential adverse environmental impacts. The mitigation measures detailed within the EclA will be fully adhered to;
2. The Site manager shall ensure that all personnel working on-site are trained and aware of the mitigation measures detailed within the EclA; and,
3. If protected or notable species are encountered during operations at the Site the ECoW or NPWS will be contacted for advice.

After the implementation of a robust PDCWMP, pollution and nuisances during construction are not considered likely to cause significant effects on the environment. These measures associated with the construction phase are best practice measures, and are in no way included to avoid or reduce any potential harmful effects to any European sites.

On the basis of the foregoing, and with regard to the evidence set out within the EclA, and AA Screening Report, no long-term negative impacts to biodiversity are predicted to arise from this development for the construction phase.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of biodiversity impacts during the construction phase. Therefore, a requirement for sub-threshold EIA does not arise.

5.3.2 Operational Phase

The accompanying Ecological Impact Assessment (EclA), (Openfield 2022a) Appropriate Assessment (AA) Screening Report (Openfield 2022b) and Bat Fauna Survey (Altemar 2022) has assessed the potential for significant impacts of the operational phases of the proposed development on Natura 2000 sites and habitat loss/alteration, habitat/species fragmentation, disturbance and/or displacement of species, changes in population density and changes in water quality.

The Ecological Impact Assessment (Openfield 2022a) concludes *‘No long-term negative impacts to biodiversity are predicted to arise from this development’*. The following mitigation measures will be incorporated and adhered to during the construction and operational phases of the proposed development:

1. New planting in areas to be landscaped should be focussed on native or other species which are of greater wildlife value;
2. If possible, site clearance works should proceed outside the nesting season, i.e. from September to February inclusive. If this is not possible, vegetation must first be inspected by a suitably qualified ecologist. If a nest is encountered then works must stop, until such time as nesting has ceased. Otherwise, a

derogation licence must be sought from the NPWS to allow the destruction of the nest. With this mitigation in place no negative effects to water quality downstream are likely to occur.

3. Any surface water leaving the site must first pass through a silt trap or detention basin. Dangerous or toxic substances, such as oils, fuels etc., should be stored in bunded areas only.
4. All activities will comply with all relevant legislation and best practice to reduce any potential environmental impacts. The mitigation measures detailed within this EclA will be fully adhered to;
5. The Site manager shall ensure that all personnel working on-site are trained and aware of the mitigation measures detailed within the EclA; and,
6. If protected or notable species are encountered during operations at the Site the ECoW or NPWS will be contacted for advice.

The Bat Fauna Survey (Altemar 2022) concludes that *'The proposed development is within a brightly lit urban environment with low levels of bat activity'* and that *'No negative impacts are foreseen on bats from the proposed development following the implementation of mitigation measures outlined'*. The mitigation measures to be implemented are outlined in the Bat Fauna Survey (Altemar 2022) and include measures regarding lighting design, the installation of box boxes, and the designation of a dark sky area.

On the basis of the above with regard to the evidence set out within the EclA, AA Screening Report and Bat Fauna Survey there are no long-term negative impacts to biodiversity are predicted to arise for the operational phase.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of biodiversity impacts during the operational phase. Therefore, a requirement for sub-threshold EIA does not arise.

5.4 AIR QUALITY AND CLIMATE

5.4.1 Construction Phase

Construction stage traffic and embodied energy of construction materials are expected to be the dominant source of greenhouse gas emissions as a result of the construction phase of the development. Construction vehicles, generators etc., may give rise to some CO₂ and N₂O emissions. However, due to short-term nature of these works, the impact on climate will not be significant.

Nevertheless, some site-specific mitigation measures will be implemented during the construction phase of the proposed development to ensure emissions are reduced further. In particular the prevention of on-site or delivery vehicles from leaving engines idling, even over short periods. Minimising waste of materials due to poor timing or over ordering on site will aid to minimise the embodied carbon footprint of the site.

The greatest potential impact on air quality during the construction phase of the proposed development is from construction dust emissions and the potential for nuisance dust and PM₁₀/PM_{2.5} emissions. While construction dust tends to be deposited within 350m of a construction site, the majority of the deposition occurs within the first 50m. The key sensitive receptor of Children's Health Ireland (CHI) at Crumlin is located approximately 500m from the proposed development. Using Transport Infrastructure Ireland (TII) guidance (2011), no significant impacts as a result

of dust soiling are predicted from this distance. However, during construction, pro-active mitigation measures outlined in the dust management plan will be put in place.

The pro-active control of fugitive dust will ensure the prevention of significant emissions, rather than an inefficient attempt to control them once they have been released. The main contractor will be responsible for the coordination, implementation and ongoing monitoring of the Dust Management Plan. The key aspects of controlling dust are listed below.

In summary the measures which will be implemented will include:

- Hard surface roads will be swept to remove mud and aggregate materials from their surface while any un-surfaced roads will be restricted to essential site traffic.
- Any road that has the potential to give rise to fugitive dust will be regularly watered, as appropriate, during dry and/or windy conditions.
- Vehicles exiting the site will make use of a wheel wash facility where appropriate, prior to entering onto public roads.
- Vehicles using site roads will have their speed restricted, and this speed restriction must be enforced rigidly. On any un-surfaced site road, this will be 20 kph, and on hard surfaced roads as site management dictates.
- Public roads outside the site will be regularly inspected for cleanliness and cleaned as necessary.
- Material handling systems and site stockpiling of materials will be designed and laid out to minimise exposure to wind. Water misting or sprays will be used as required if particularly dusty activities are necessary during dry or windy periods.
- During movement of materials both on and off-site, trucks will be stringently covered with tarpaulin at all times. Before entrance onto public roads, trucks will be adequately inspected to ensure no potential for dust emissions.

At all times, these procedures will be strictly monitored and assessed. In the event of dust nuisance occurring outside the site boundary, movements of materials likely to raise dust would be curtailed and satisfactory procedures implemented to rectify the problem before the resumption of construction operations.

The PDCWMP prepared by Cora Consulting Engineers outlines a Dust Management Programme for the construction phase of the proposed development. The Dust Management Programme includes measures for dust monitoring, dust management and dust suppression/abatement techniques, including water spraying and road sweeping. The Dust Management Programme is outlined in Section 4.3 of the PDCWMP.

The residual effects on air quality and climate will be **short term, slight** and **negative** during the construction phase.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of air quality impacts during the construction phase. Therefore, a requirement for sub-threshold EIA does not arise.

5.4.2 Operational Phase

In relation to the operational phase of the proposed development, the proposed development will not result in any significant emissions of air quality pollutants or

greenhouse gases once operational. Therefore, the potential impact to air quality from the operational phase of the proposed development is expected to be insignificant. No significant impacts on climate will arise, as the development will comply with current standards for energy efficiency. The buildings are designed to meet the Building Regulations standards in respect of noise transmission and the new NZEB standard of energy efficiency, thereby minimising greenhouse gas emissions. Therefore, no additional site specific mitigation measures are required.

Current EPA guidance states that a development may have an influence on global climate where it represents “a significant proportion of the national contribution to greenhouse gases” (EPA, 2003). The “*Guidelines On The Information To Be Contained In Environmental Impact Assessment Reports*” (EPA 2022) states that impacts relevant to adaptation to climate change should be assessed and that projects should be assessed in terms of their vulnerability to climate change. Therefore, the impact to climate from the operational phase of the proposed Project is expected to be imperceptible in terms of national CO₂ emissions and Ireland’s agreed limit under the Kyoto Protocol (Framework Convention on Climate Change, 1997, 1999) and the EU Effort Sharing Agreement (“20-20-20” Targets). The proposed Project will not result in any impacts relevant to adaptation therefore the project will not be vulnerable to climate change.

On the basis of the above the potential effects on Air Quality are **neutral, imperceptible, and long term** for the operational phase. Therefore, the residual impact of the proposed project on ambient air quality is deemed to be **imperceptible**.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of air quality impacts during the operational phase. Therefore, a requirement for sub-threshold EIA does not arise.

5.5 NOISE AND VIBRATION

5.5.1 Construction Phase

During the construction phase it is expected that there will be some temporary impact on the nearest residential and commercial properties due to noise emissions from the plant equipment required for construction and demolition.

There is no published statutory Irish guidance relating to the maximum permissible noise level that may be generated during the construction phase of a project.

The Noise and Vibration Impact Assessment prepared by AWN concludes that ‘*The predicted construction noise levels are within the recommended criteria for commercial receptors at distances greater than 10 m from construction works. Identified commercial receptors are set back at distances greater than 10m from the works. Therefore, it is expected that a minor impact is associated with construction works at these receptors*’ and that ‘*Appropriate construction mitigation measures have been presented within this report in order to reduce the impact of construction activities on nearby sensitive receptors*’.

Best practice mitigation measures for the construction phase, as set out in BS 5228 (2009) Parts 1 and 2, have been outlined in the Noise and Vibration Impact Assessment as follows:

- Selection of quiet plant;
- Noise control at source;
- Screening, and;
- Liaison with the public

The PDCWMP also sets out noise and vibration management measures to ensure nuisance noise and vibration arising from demolition, site clearance and construction activities are prevented where possible and managed in accordance with best practice and any subsequent planning conditions relevant to the proposed development.

The relevant noise management measures as set out in the PDCWMP are as follows:

- Restricting high noise activities
- Noise emission limits for site equipment
- Low noise emitting techniques and equipment to be used
- Control of working hours
- Physical screens installed on site
- Noise monitoring
- Acoustic enclosures erected around stationary plant and equipment
- Siting of plant away from neighbouring residential properties.
- Regular communication of noise reduction measures through Tool box talks and site introductions.

The relevant vibration management measures as set out in the PDCWMP are as follows:

- Vibration emission limits for site equipment
- Vibration monitors installed on boundary walls
- Low vibration emitting techniques and equipment to be used
- Siting of plant away from neighbouring residential properties.
- Avoidance of 'idling' of plant and equipment when not in use.
- Regular communication of vibration reduction measures through Tool box talks and site introductions.

Noise and vibration effects on the environment following the implementation of the above construction mitigation measures can be characterised as **negative, slight to moderate**, and **short term** for the construction phase.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of noise and vibration impacts during the construction phase. Therefore, a requirement for sub-threshold EIA does not arise.

5.5.2 Operational Phase

The operation of the proposed development will remain consistent with the type of activity and buildings in the vicinity of the proposed development site. A range of mechanical plant items will be required to service the development. While the specific details of the plant items would normally be confirmed at the detail design stage of a project, typically for residential and commercial developments, there will be a requirement to provide mechanical plant for ventilation, heating and cooling purposes. Mechanical plant serving these purposes may include air handling units, chillers, condensers, boilers and fans of various types and sizes.

The best practice method for measuring and assessing building services plant noise emissions is outlined in the British Standard BS4142:2014+A1:2019 Methods for Rating and Assessing Industrial and Commercial Sound. BS4142:2014+A1:2019 describes methods for rating and assessing sound of an industrial and/or commercial nature. The methods described in this British Standard use outdoor sound levels to assess the likely effects of sound on people who might be inside or outside a dwelling or premises used for residential purposes upon which sound is incident.

The Noise and Vibration Impact Assessment outlines noise levels for the operational phase of the proposed development as follows:

- Daytime measured noise levels in the residential areas at Somerville Drive & Somerville Green were in the range 46 – 48 dB LA90. Therefore, plant noise levels during the daytime should be designed so as not to exceed 46 dB LA90 at nearby noise sensitive locations.
- Night-time noise levels for the area surrounding the site are limited and noise levels are estimated to be < 50 – 54 dB Lnight. With reference to measured daytime noise levels it is considered appropriate that plant noise levels during the night-time should be designed so as not to exceed 40 dB LA90 at nearby noise sensitive locations.

With reference to the recommendations from BS 4142, the Noise and Vibration Impact Assessment considers that if plant noise levels do not exceed background sound level it is an indication of a low impact, and as such it is recommended that noise emissions from all plant installed on the development site (considered cumulatively) do not exceed background noise levels of 46 dB LA90,1hr during daytime hours (07:00-23:00 hrs) and 40 dB LA90,15min during night-time hours (23:00-07:00 hrs).

With reference to the operational phase of the proposed development, the Noise and Vibration Impact Assessment concludes that *'Once operational, it is expected that noise emissions will be limited to noise associated with traffic coming to and from the development and plant items serving to the development. With reference to the Transportation Assessment prepared for the scheme, traffic associated with the development is negligible and associated noise levels are expected to be imperceptible. Regarding plant noise, suitable noise thresholds have been assigned based on the measured noise levels on the site. During detailed design stage plant and noise mitigation options should be selected so that the noise emissions at nearby sensitive receptors do not exceed the recommended thresholds. Noise from the creche has been assessed and determined that no significant impact at nearby houses outside the site will result as a result of this noise source'*.

The residual effects on noise and vibration are **neutral, imperceptible, and long term** for the operational phase.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of noise and vibration impacts during the operational phase. Therefore, a requirement for sub-threshold EIA does not arise.

5.6 LANDSCAPE AND VISUAL IMPACT

5.6.1 Construction Phase

The change of use of the site from its existing use to that of a construction site will give rise to short term and substantially localised effects on landscape character. The initial construction operations created by the clearance of the site and the construction of the buildings and plant will give rise to short-term impacts on the landscape character, through the introduction of new structures, machinery, ancillary works etc. There will also be a change to the landscape character as a result of a land-use change.

It is likely that cranes will be visible from the site during construction. This will have a temporary slight negative impact. The overall landscape effect of the proposed development is considered to be positive, moderate and long term in nature.

The residual impact on landscape and visual impact during construction will be; **neutral to negative, moderate and short term.**

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of landscape and visual impacts during the construction phase. Therefore, a requirement for sub-threshold EIA does not arise.

5.6.2 Operational Phase

The visual impact of the proposed development on the surrounding area has been separately assessed in the Landscape and Visual Impact Assessment (LVIA) prepared by Áit Landscape + Urbanism. The LVIA provides a comprehensive assessment of the proposal from a number of viewpoints in the surrounding area.

The proposed development is consistent with the wider urban setting and will not give rise to any significant negative landscape and visual effects.

With regards to the current state of the Application Site, the LVIA notes that *'The overall visual quality of the environment and built fabric can be described as degraded; the architecture present on site is in a state of disrepair and dereliction, and outbuildings lack any significant architectural merit'*. The proposed development, while more substantial, would result in a positive contribution to the urban fabric of St Agnes Road and the wider Crumlin area.

The LVIA concludes that *'In general, the landscape and visual impacts will be moderate and positive in the long term'*. The LVIA also concludes that *"Given the low visual quality and visual dereliction of the site at present, the proposed development, together with the comprehensive landscape design, will create a positive visual and landscape impact at local level."*

In this regard, the significance of impacts from the development is predicted to be **positive, moderate and long term.**

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of landscape and visual impacts during the operational phase. Therefore a requirement for sub-threshold EIA does not arise.

5.7 CULTURAL HERITAGE AND ARCHAEOLOGY

5.7.1 Construction Phase

Architectural Heritage Impact Assessment (AHIA) has been prepared by Mullarkey Pedersen Architects and is included with the planning application. The proposed development site is located at Glebe House (Protected Structure, RPS Ref. 7560), including the vacant Glebe light industrial lands, and the vacant site of the former Coruba House, Saint Agnes Road, Crumlin. The Glebe House lies within the Crumlin Architectural Conservation Area.

The Architectural Heritage Impact assessment assesses the following:

- Impact on compliance with statutory policies, designations and guidance, in particular with regard to impacts on the urban area character as defined in the ACA, character of the protected structure and the special architectural historic and cultural interests described in the Section on Special Interest.
- Impact on historic built fabric.

The assessment of the impact on compliance with statutory policies, designations and guidance, is considered in Section 8.1 of the AHIA concludes that:

The historic curtilage of Glebe House was considerably compromised by the construction on the property of industrial type structures of very poor quality in the past. The impact of these changes was added to by alterations to the adjoining and adjacent lands. As a result, the sensitivity of the Glebe House site has been greatly diminished and its historic setting compromised. The remaining architectural heritage value resides in the structure itself and its setting when viewed across that part of its curtilage located between the house and the public road.

The assessment of the impact on historic built fabric is considered in Section 8.2 of the AHIA considers that a Construction Temporary Protection Plan will identify potential risks and outline measures to reduce the potential for damage to the historic structures throughout the construction stage. The Construction Temporary Protection Plan will outline monitoring methods to be used during the course of the building works including the methods set out in Section 8.2 of the AHIA. As works proceed a routine program of visual inspection and vibration and movement monitoring will help ensure early detection in cases where the historic building is experiencing effects of the adjacent construction work.

As the site has been previously developed it is extremely unlikely that the proposed developed will uncover potential as yet unknown sub-surface archaeological features on the site.

The residual effect on cultural heritage during the construction phase is **negative, moderate, and temporary to short term.**

Having regard to the foregoing, and the implementation of a Construction Temporary Protection Plan, there is no likelihood of significant effects on the environment arising from the proposed development in respect of cultural heritage during the construction phase. The residual effect is not significant, and therefore a requirement for sub-threshold Environmental Impact Assessment does not arise.

5.7.2 Operational Phase

The Architectural Heritage Impact Assessment (Mullarkey Pederson Architects 2021) notes that *'The new proposal represents a dramatic intensification of the historic residential use of the site, the introduction of community use facilities including a small café and the elimination of the existing low grade, light industrial use. This proposal corresponds to the existing adjacent land uses which are primarily residential and small scale retail on St Agnes' Road. The multi-unit residential use of Glebe House itself will continue'*. In this regard, the Architectural Heritage Impact Assessment notes that *'The proposed uses of the new buildings and reuse of Glebe House do not impact negatively on the historic significance of the historic structure'*.

In this regard any impacts upon cultural and archaeological heritage are considered to be **neutral, moderate** and **long term** in nature.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of cultural heritage and archaeology impacts during the operational phase. Therefore a requirement for sub-threshold EIA does not arise.

5.8 TRAFFIC AND TRANSPORTATION

5.8.1 Construction Phase

During the construction phase of the proposed development, there will be additional traffic movements to/from the site from construction personnel, security staff, professional staff (i.e. design team, utility companies), excavation plant, dumper trucks and deliveries/removal of materials (waste/spoil).

The frequency of vehicles accessing the site will vary throughout the construction phase. A site-specific Construction Traffic Management Plan incorporating the mitigation measures set out under the PDCWMP will be prepared by the contractor and submitted to the planning authority prior to the commencement of construction.

After the implementation of mitigation measures the potential impact on Traffic and Transportation are **negative, moderate**, and **short term** for the construction phase.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of traffic and transportation impacts during the construction phase. Therefore a requirement for sub-threshold EIA does not arise.

5.8.2 Operational Phase

The proposal includes cycle spaces for residents and visitors, encouraging cycling as the main method of transport to and from the site, with consequent benefits for human health. The site is within close proximity to a public transport networks, including frequent Dublin Bus services along Drimnagh Road and St. Agnes Road. The application site also has good connectivity to the local and strategic road network, with the M50 junction 9 and the N7 to the west.

The accompanying Transport Assessment Report (TA) prepared by NRB Consulting Engineers considers the potential traffic and transport impacts of the proposed development. The TA concludes that *'the proposed Development will have an absolutely negligible impact upon the established local traffic conditions and can easily*

be accommodated on the road network without any capacity concerns arising' and that 'It is considered that there are no significant Operational Traffic Safety or Road Capacity issues, affecting the established road network...'

The TA also includes a Preliminary Mobility Management Plan (MMP or Travel Plan) for the site, which highlights the current & future alternative transport accessibility of the site, underlining the sustainable nature of the development. The Preliminary MMP is included as Appendix F of the Transport Assessment prepared by NRB Consulting Engineers.

The requirements on the current infrastructure are considered to be consistent with the site's zoning objective and the proportionate proposed bicycle parking provision will ensure sustainable modes of transport are promoted.

The proximity to good quality public transport and the availability of dedicated cycle lanes in general proximity to the site will enable a favourable modal split in respect of public transport/cycle and private car use.

On the basis of the above the potential effects on Traffic and Transportation are **neutral**, **imperceptible**, and **long term** for the operational phase.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of traffic and transport impacts during the operational phase. Therefore, a requirement for sub-threshold EIA does not arise.

5.9 MATERIAL ASSETS, INCLUDING WASTE MANAGEMENT

5.9.1 Construction Phase

Utilities: Foul Sewer, Stormwater and Potable Water

The proposed development will have an impact upon other material assets and 'built services and infrastructure' (set out in the EPA Guidelines 2022) such as electricity, telecommunications, gas and water supply.

Welfare facilities (canteens, toilets etc.) will be available within the construction compound and this will remain in place for the construction of the proposed development. The offices and site amenities will initially need to have their own power supply (generator), water deliveries and foul water collection until connections are made to the mains networks.

Electrical connections will be made by suitably qualified personnel following consultation with the relevant authorities and will be cognisant of subsequent construction works. High voltage connections will be established for heavy duty equipment and site facilities, as required. All electrical works, including connection to the ESB network will be carried out by a suitably qualified contractor. The power and electrical supply requirements during construction are relatively minor, and there is no potential impact anticipated on existing users

Water supply required for welfare facilities, dust suppression and general construction activities will be sourced from the existing public piped supplies running into the site. Although before connections are established to the water supply it may need to be trucked onto site. As with electrical works, this will be carried out by a suitably qualified contractor. It will be necessary to service the site with a reliable and safe water supply.

Site welfare facilities will be established to provide sanitary facilities for construction workers on site. The main contractor will ensure that sufficient facilities are available at all times to accommodate the number of employees on site. Foul water from the offices and welfare facilities on the site will discharge into the existing sewer on site (the cabins may initially need to have the foul water collected by a licensed waste sewerage contractor before connection to the sewer line can be made).

In respect of the foregoing, the predicted impacts upon foul sewer, stormwater and potable water are considered to be **neutral, imperceptible** and **short term** in nature.

Waste and Waste Management

There will be some waste materials produced in the construction of the proposed scheme which will be disposed of using licensed waste disposal facilities and contractors. The scale of the waste production in conjunction with the use of licensed waste disposal facilities and contractors does not cause concern for likely significant effects on the environment. It has been estimated by Cora Consulting Engineers (2022c) that c. 3,235 tonnes of waste will be generated during the construction phase.

The accompanying Preliminary Demolition, Construction and Waste Management Plan (PDCWMP) prepared by Cora Consulting Engineers details the methodologies employed for the control, management, monitoring and disposal of waste from the site. The plan sets out the measures used is to maximise the quantity of waste recycled by providing sufficient waste recycling infrastructure, waste reduction initiatives and waste collection and waste management information to the residents of the development.

Other than materials associated with materials necessary for the construction of the building the proposed development will not produce significant volumes of waste.

All waste arising during the construction phase will be managed and disposed of in a way that ensures the provisions of the Waste Management Act 1996 as amended and associated amendments and regulations and the Waste Management Plan. In the event, there is excess material with no defined purpose, it will be transported to an authorised soil recovery site or notified to the EPA as a by-product when it will be beneficially used. .

Waste during construction will be managed in accordance with the project specific PDCWMP prepared by Cora Consulting Engineers, as well as any subsequent planning conditions.

It is considered that the proposed development will not have any significant impact in terms of resources or waste generation.

A carefully planned approach to waste management as set out in Section 3.5 will ensure that the impact on the environment will be **short-term, neutral** and **imperceptible**.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of material assets impacts during the construction phase. Therefore, a requirement for sub-threshold EIA does not arise.

5.9.2 Operational Phase

Utilities: Foul Sewer, Stormwater and Potable Water

The proposed development will have an impact upon other material assets such as 'built services and infrastructure' (set out in the EPA Guidelines 2022) such as electricity, telecommunications, gas and water supply. The likely impact is considered to be consistent with the site's zoning objective as set out in the DCC Development Plan and is typical of a development at an urban location.

A pre-connection enquiry (reference CDS21006135) was submitted to Irish Water. A response was received from Irish Water on 4th November 2021, confirming feasibility subject to network upgrades, including the installation of approximately 105m of a new 150mm ID main to replace the existing 4" CI main in Saint Agnes Road, and approximately 125m of a new 150mm ID main to link the existing 110mm PE in Balfe Road and the 4" AC main in John McCormack Avenue. Further information is set out in the accompanying Water Services Report prepared by Cora Consulting Engineers.

The proposal will have an impact on servicing and utilities infrastructure in the area, requiring connections to water, electricity, and gas supplies, as well as connecting to the existing road network. Due to the brownfield nature of the site, the development is well placed to benefit from in-situ infrastructure provision and will therefore constitute a sustainable use at the location.

The site is served with a 300mm diameter concrete water main on St. Agnus Road. It is proposed that new 150mm diameter MDPE supply be taken from this main and directed to the water storage tanks located in Block B. Two separate 100mm MDPE water mains will be taken to serve the café and crèche.

In respect of the foregoing, the predicted impacts upon foul sewer, stormwater and potable water are considered to be **neutral, imperceptible** and **long term** in nature.

Waste and Waste Management

The proposed development will give rise to a variety of waste streams during the operational phase, i.e., when the project is completed, and fully operational. The majority of waste will be generated from packaging for equipment deliveries to the facility which is likely to be at its peak in the early months of operation.

An Operational Waste Management Plan has been prepared by AWN, which will outline measures to maximise the quantity of waste recycled by providing sufficient waste recycling infrastructure, waste reduction initiatives and waste collection and waste management information to the residents of the development.

During the operational phase, a structured approach to waste management as set out will promote resource efficiency and waste minimisation. Provided the mitigation measures are implemented and a high rate of waste prevention, reuse, recycling and recovery is achieved, the predicted impact of the operational phase on the environment will be **long-term, neutral** and **imperceptible**.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of material assets impacts during the operational phase. Therefore a requirement for sub-threshold EIA does not arise.

5.10 ASSESSMENT OF POTENTIAL IMPACTS FROM INTERACTIONS

This section discusses the potential interactions and inter-relationships between the environmental factors discussed in the preceding sections. This section covers both the construction and operational phase of the proposed development.

In accordance with the guidance not only are the individual significant impacts required to be considered when assessing the impact of a development on the environment, but so must the interrelationships between these factors be identified and assessed.

The majority of the interactions are considered to have a neutral effect (i.e., no effects or effects that are imperceptible, within the normal bounds of variation or within the margin of forecasting error).

The interaction of the foregoing impacts, described above, would not give rise to any significant negative impacts on the environment. The principal cumulative effect with other existing or approved development will be during the construction phase. There are no substantial developments likely within the immediate vicinity and none of the permitted developments cited above are located in close proximity to the Glebe Coruba site.

There is a potential interaction between land, soil geology, hydrogeology and hydrology through poorly managed surface water run-off during the construction phase of the proposed development. There is a potential for the construction activity in terms of air quality and of dust generated to impact on human health and biodiversity. There is a potential impact of noise and vibration on human health.

However, these are potential short-term interactions associated with the construction phase. The PDCWMP has outlined management measures to ensure that pollution and nuisances arising from demolition, site clearance and construction activities is prevented where possible and managed in accordance with best practice and any subsequent planning conditions relevant to the proposed development.

It is considered that there will be no likely significant interactions which would warrant preparation of an EIAR.

5.11 ASSESSMENT OF POTENTIAL FOR CUMULATIVE IMPACTS

As part of the assessment of the proposed development, the likelihood of potential cumulative impact of the proposed development has been considered with any future development (as far as practically possible) and the cumulative impacts with developments in the locality (including planned and permitted developments).

As outlined in Section 3.2, above, a list of notable consented developments located in close proximity to the development site is included in Appendix A of this report.

Cumulative impacts are those impacts that relate to incremental / additive impacts of the planned development in addition to historical, present or foreseeable future actions. Cumulative impacts can be thought of as occurring through two main pathways: first, through persistent additions or losses of the same materials or resource, and second, through the compounding effects as a result of the coming together of two or more effects.

Mitigation is included in the project design to minimise impacts on the receiving environment. Each project currently permitted in the wider area is subject to planning

conditions which include appropriate mitigation measures to minimise environmental impacts. Provided that mitigation measures for other developments are implemented as permitted, there will be no significant cumulative effects.

Any future development will be required to incorporate appropriate mitigation measures (e.g. noise management, dust management, traffic management, management of water quality in run-off water, landscape, etc) during the construction phase as such any cumulative development will not have a significant effect on human health, material assets, land, soils, geology, hydrogeology, and hydrology.

Any future development proposed on the surrounding lands should be cognisant with the zoning and will be subject to EIA and/or planning conditions which include appropriate mitigation measures to minimise environmental impacts.

Based on the assessment of the environmental sensitivities in the existing environment and consideration of potential cumulative impacts, it is concluded that there are no likely cumulative environmental impacts which would warrant preparation of an EIAR.

6.0 FINDINGS AND CONCLUSIONS

The proposed development and component parts have been considered against the thresholds outlined in Schedule 5, Part 2 Class 10 (a) to (m). The most relevant project type in the context of the proposed development is Class 10 (b) (i) and (iv);

10. Infrastructure projects

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

On the basis of the evaluation set out in Section 2.0 an EIA for the proposed Project is not mandatory. The proposed project is considered to be a sub-threshold development and therefore, the Board is required to assess whether the proposed development is likely to have significant effects on the environment in order to determine whether the submission of an EIAR is required. The information necessary to enable this screening assessment has been provided in this report and the methodology used has been informed by the available guidance, legislation and directives.

It is concluded having regard to the nature, scale and location of the subject site, there is no likelihood of significant effects on the environment arising from the proposed development on the environment (direct, indirect or cumulatively with other development) and therefore it is considered that the requirement for sub-threshold EIA does not arise.

AWN has considered the proposed development and assessed the potential for significant environmental effects and the need for an EIAR is documented in Sections 3.0, 4.0 and 5.0. It is considered that:

- Compliance with the Preliminary Demolition, Construction and Waste Management Plan (PDCWMP) prepared by Cora Consulting Engineers will prevent potential short-term nuisances (such as dust, noise and vibration, and traffic) and risks from the storage of any hazardous substances (fuels,

chemicals and other construction materials that may pose a risk to the environment).

- Compliance with the accompanying PDCWMP and OWMP will ensure best practice methodologies employed for the control, management, monitoring and disposal of waste from the site.
- The proposed drainage and flood risk strategy will contribute to improved retention of surface water on site and controlled discharge. (Note The SuDS features associated with the proposed development are not included within the design to avoid or reduce any potential harmful effects to any European sites.)
- The AA Screening Report (Openfield 2022b) considered that the only sites within the zone of influence that are at risk of significant effects are four European sites, South Dublin Bay and River Tolka Estuary SPA (site code: 4024), the South Dublin Bay SAC (site code: 0210), the North Bull Island SPA (site code: 4006) and the North Dublin Bay SAC (site code: 0206). The AA Screening Report concluded that *'it can be 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 beyond a reasonable scientific doubt on the basis of the best scientific knowledge available'*.

The site makes optimum and sustainable use of a brownfield site and will use existing servicing provision as well as being located in close proximity to high frequency public transport links and will have a neutral long term impact on material assets.

AWN has concluded that there are no likely significant environmental effects on the receiving environment for the proposed development, which would warrant preparation of an EIAR.

A mandatory EIA is not required for the proposed development, and as the potential effects are not significant it is submitted by AWN that there is not a requirement for an EIAR to be submitted with this planning application.

As required by Regulation 299B(1)(b)(ii)(II)(C), the available results of other relevant assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive have been taken into account within this EIA Screening Report. A standalone Regulation 299B(1)(b)(ii)(II)(C) Statement has been provided as part of this application.

7.0 REFERENCES

European Union. Environmental Impact Assessment of Projects Guidance on Screening. EU Luxembourg: 2017.

European Union. Guidance on the preparation of the Environmental Impact Assessment Report. EU Luxembourg: 2017.

Department of Housing, Planning and Local Government. Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment. DHPLG: 2018.

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Environmental Impact Assessment Screening, OPR Practice Note PN02 (Office of the Planning Regulator, 2021).

Environmental Protection Agency. Guidelines on the Information to be contained in Environmental Impact Assessment Reports. EPA 2022.

Noise and Vibration Impact Assessment for Planning, Proposed Glebe Residential Development. AWN Consulting Limited 2022.

Operational Waste Management Plan for a Proposed Residential Development at Glebe House and Coruba House Site, St Agnes Road, Crumlin, Dublin 12. AWN Consulting Limited 2022.

Water Services Report, Glebe House, Crumlin Village, Crumlin, Dublin 12. Cora Consulting Engineers 2022a.

Site Specific Flood Risk Assessment Report, Glebe House, Crumlin Village, Crumlin, Dublin 12. Cora Consulting Engineers 2022b.

Preliminary Demolition, Construction and Waste Management Plan, Glebe House, Crumlin Village, Crumlin, Dublin 12. Cora Consulting Engineers 2022c.

Transport Assessment Report for Proposed Residential Development at Glebe Site, St Agnes Road, Crumlin, Dublin 12. NRB Consulting Engineers 2022.

Ecological Impact Assessment of a proposed residential development at Glebe House (A Protected Structure, RPS Ref. 7560) and Coruba House site, St Agnes Road, Crumlin, Dublin 12. Openfield Ecological Services 2022a.

Screening Report for Appropriate Assessment of a proposed residential development at Glebe House (A Protected Structure, RPS Ref. 7560) and Coruba House site, St Agnes Road, Crumlin, Dublin 12. Openfield Ecological Services 2022b.

Bat Fauna Survey for a proposed Strategic Housing Development (SHD) at Crumlin, Dublin 12. Altamar 2022.

Architectural Heritage Impact Assessment, Glebe House, Crumlin, County Dublin. Mullarkey Pederson Architects 2022.

Survey Report – Japanese Knotweed, Glebe House D12. Knotweed Control Ireland 2022.

Guidelines for the Treatment of Air Quality During the Planning and Construction of National Road Schemes. Transport Infrastructure Ireland (2011).

Landscape and Visual Impact Assessment, Glebe House Residential Development. Áit Landscape + Urbanism 2022.

Landscape Report, Glebe House, Crumlin. Áit Landscape + Urbanism 2022.

Design Report, Glebe/Coruba Residential Development, St Agnes Road, Crumlin, Dublin 12. Reddy Architecture + Urbanism 2022.

APPENDIX A - RELEVANT PLANNING HISTORY

Application Number	Development Description	Development Address	Decision	Grant Date
3148/21	<p>The development will consist of: The construction of proposed extensions to and renovation/ alterations of existing licenced premises and existing out- buildings including demolition works where required, all to provide for the following: -</p> <p>2 No. ground floor Commercial/ Retail units.</p> <p>5 no. 2 bedroom residential mews-type dwelling units.</p> <p>2 no. 1 bedroom & 1 No. 2 bedroom apartments at first floor level.</p> <p>2 no. 2 bedroom apartments at second floor level.</p> <p>All the above together with changes to all elevations, construction of refuse storage areas & internal bicycle parking, connection to all services and all other associated site works.</p>	'The Hub', St Agnes Road/ Windmill Road, Crumlin, Dublin 12	GRANT PERMISSION	2022-03-29
3098/22	<p>Planning permission sought for: 1. Construction of 1 no. 2 storey detached 4 bed dwelling house (139 msq) to existing side garden. 2. New vehicular entrance onto St. Mary's Road, to serve proposed dwelling. 3. Widening of existing vehicular gates from 2.25 to 3.0 metres. 4. All associated ancillary site works.</p>	7, Saint Mary's Road, Crumlin, Dublin 12 D12 R7W8	GRANT PERMISSION	2022-03-15
3082/22	<p>PERMISSION & RETENTION: Planning permission is sought for conversion of existing garage at side of house to a bedroom with ensuite and retention of an existing kitchen extension to side and rear of house.</p>	60, St. Mary's Road, Crumlin, Dublin 12	GRANT PERMISSION AND RETENTION PERMISSION	2022-03-14
3066/22	<p>Planning Permission for proposed first floor internal alterations. Proposed attic conversion with dormer roof window in rear slope of roof at attic level.</p>	27, Crotty Avenue, Walkinstown, Dublin 12, D12 X2T0	GRANT PERMISSION	2022-03-11
3038/22	<p>Retention permission for the development consists of the retention and continuation of use of 8 no. single storey prefabricated structures (with a total combined area of 167.8sqm) to serve the existing hospital and associated site works .</p>	Children's Health Ireland at Crumlin, Cooley Road, Crumlin, Dublin 12, D12 N512	GRANT RETENTION PERMISSION	2022-03-07

3805/21	Planning permission For development consisting of the construction of a new single storey prefabricated unit of 288m2 to serve as a Cystic Fibrosis Exercise Lab & Gyms for the existing Hospital and associated site works.	Children's Health Ireland at Crumlin, Cooley Road, Crumlin, Dublin 12, D12N512	GRANT PERMISSION	2022-02-02
3497/21	Planning permission for conversion of existing attic space comprising of modifications of existing roof structure, new access stairs and flat roof dormer at rear.	66 Moeran Road, Walkinstown, Dublin 12	GRANT PERMISSION	2021-12-20
WEB1894/21	Permission is sought for a vehicular entrance with new 3.5 m gate and permission for dishing of public footpath and all associated site development works.	9, Esposito Road, Dublin 12	GRANT PERMISSION	2021-12-06
WEB1853/21	Planning application for permission for change of use of detached dormer bungalow from office use (An Bord Pleanala PL 29S.089085) to residential use as a two bedroom dormer bungalow (c.78.3 m2) and replacement of existing vehicular access gate with a 1.8m high single leaf automated sliding gate at no. 2 Innismore, St. Agnes Road, Crumlin, Dublin 12.	2, Saint Agnes Road, Crumlin, Dublin 12	GRANT PERMISSION	2021-11-22
2697/21	Permission for conversion of existing attic space to storage space and comprising of modification of existing roof structure, raising of existing gable wall, new access stairs and flat roof dormer to the rear and associated site works.	3, Hughes Road East, Walkinstown, Dublin 12 D12 PC8V	GRANT PERMISSION	2021-11-02
3216/21	Planning permission for alterations to existing hip roof to side to create gable roof to accommodate attic stairs to allow conversion of attic into non habitable storage with roof window to front roof and ancilliary works.	52, Saint Agnes Park, Crumlin, Dublin 12	GRANT PERMISSION	2021-10-26
3170/21	Planning permission is sought for the partial demolition of the existing pre-63 single storey rear extension and enlargement to form a new rear extension comprising: library bay to living room, utility room and wc, kitchen/dining room on ground floor and bathroom extension over on first floor.	24, St Mary's Park, Walkinstown, Dublin 12	GRANT PERMISSION	2021-10-20
WEB1763/21	A single storey flat roof extension to side and rear comprising a kitchen/dining room, utility room, WC with shower and all related works.	54, St Mary's Park, Walkinstown, Dublin 12	GRANT PERMISSION	2021-10-19
WEB1363/19	RETENTION: Planning Permission for Retention of a single storey garden shed/art studio to the rear garden of the existing dwelling house.	37, O'Brien Road, Walkinstown, Dublin 12	GRANT RETENTION PERMISSION	2021-09-25

3003/21	Planning permission is sought for 2 storey extension to existing MRI building with total additional floor area of 208 sqm (ground – 68 sqm; first – 140 sqm) together with projecting structural support frame at first floor.	Children's Health Ireland (CHI) at Crumlin, Cooley Road, Crumlin, Dublin 12	GRANT PERMISSION	2021-09-24
2898/21	Permission for the change of use of the existing first floor two bedroom apartment (73m2) into a dental surgery as an extension to the existing dental surgery at ground floor to include the formation of 3 no. new dental surgeries, ancillary accommodation, external plant and associated site works.	Clear Dental Care, 6 St. Agnes Road, Crumlin, Dublin 12, D12 X897	GRANT PERMISSION	2021-09-10
WEB1608/21	Garage conversion for an extra bedroom. Raised roof over the existing garage area.	16, Saint Mary's Crescent, Walkinstown, Dublin 12	GRANT PERMISSION	2021-09-02
2534/21	Planning permission for the development will consist of a proposed three-bedroom, semi-detached, two storey house to the side of the existing house, with proposed single-storey kitchen extension to the rear, a new vehicular entrance off Balfe Avenue to the front of the proposed house, a new driveway with the provision of 2 no. parking spaces and all ancillary site works to include connection to mains sewerage and a soakaway in the rear garden.	28 Balfe Avenue , Walkinstown, Dublin 12, D12PF9W	GRANT PERMISSION	2021-09-02
3820/20	Planning permission to demolish the existing garage, conservatory and other out-buildings to the rear of the existing house and the construction of a new three storey dwelling off Hughes Lane. The proposed dwelling consists of a one car garage/carport, entrance, plus bathroom, kitchen, dining room and utility room at ground floor, a living, bedroom and bathroom plus roof terrace at first floor level and a set back top floor containing a bedroom, bathroom and roof terrace. The proposal also includes a new private garden to the rear of the proposed house.	Site to the rear of 123, Drimnagh Road, Walkinstown, Dublin 12,	GRANT PERMISSION	2021-06-21
2380/21	Planning permission for an extension to a dwelling. The development will consist of: 1) Demolition of a rear store. 2) Construction of a 32 m2 rear ground floor extension to living area. 3) Construction of 22 m2 rear first floor extension comprising one bedroom. 4) Connections to existing foul sewer and storm water.	7, Hughes Road South, Dublin 12, D12 F7VO	GRANT PERMISSION	2021-06-21

2336/21	Permission for the following works: 2no Proposed flat roof extensions to enclose existing second storey balconies to front and rear in order to provide an additional bedroom on the second storey. Insertion of 4no. obscured windows at first and second storey level on the northern gable along with associated internal modifications and siteworks.	9 The Belfry, Saint Mary's Road, Dublin 12 D12D4D6	GRANT PERMISSION	2021-06-15
2071/21	The erection of a part two-storey, part single storey, 80 sq.m end of terrace house (and associated works) between existing houses at 131 Windmill Park, Dublin 12 (D12 X6X2) and 133 Windmill Park, Dublin 12 (D12 C3NX), including alterations to front boundaries to provide an additional vehicular entrance for house no. 133 and the widening of existing vehicular entrance for house no. 131.	Site between houses at 131 and 133, Windmill Park, Dublin 12	GRANT PERMISSION	2021-06-15
3994/20	Change of use of the ground floor commercial unit from retail use to restaurant use with ancillary takeaway including minor shopfront/ facade modifications and external signage.	Unit B, Barnewalls Way, 119, Drimnagh Road, Dublin 12	GRANT PERMISSION	2021-06-08
WEB1373/21	The demolition of an existing garage for the construction of a 2-storey pitched roof mews dwelling and all related works, with new garage and access from the rear public laneway. The dwelling will be attached to the side of an existing detached house built to the rear of 25 Hughes Road North, forming 2 semi-detached dwellings.	Rear of 23, Hughes Road North, Walkinstown, Dublin 12	GRANT PERMISSION	2021-06-04
WEB1303/21	Elizabeth Cahill and Sean Garvey seek planning permission for the demolition of three single storey sheds (106m ²) and the construction of a two storey, three bedroom, dwelling house (136m ²) fronting onto Hughes Road on a site at the rear of 35 Hughes Road North, Walkinstown, Dublin 12 (D12 W7P0).	35, Hughes Road North, Walkinstown, Dublin 12	GRANT PERMISSION	2021-05-19
WEB1061/21	The construction of a rear dormer attic conversion with a change of roof profile from hip to gable end, the extension of front porch to full width of front elevation, associated siteworks including widening of the existing vehicular entrance and exempt rear development (demolition of existing extension and new kitchen extension).	33, Balfe Road, Walkinstown, Dublin 12	GRANT PERMISSION	2021-05-04
WEB1016/21	Permission for a new vehicular entrance with associated hardstanding and ancillary works.	49, Drimnagh Road, Crumlin, Dublin 12	GRANT PERMISSION	2021-04-22

WEB1828/20	Conversion of existing garage and extension to side to accommodate a new granny flat along with ancillary works	75, Brandon Road, Drimnagh, Dublin 12	GRANT PERMISSION	2021-04-09
3650/20	Planning permission for internal alterations and for a two storey and single storey extension to the side and rear. The extension will comprise of kitchen, dining and living areas, with utility room on the ground floor and with 2 new bedrooms, with ancillary accommodation on the first floor.	68, Dowland Road, Walkinstown, D12 A5F6	GRANT PERMISSION	2021-02-08
WEB1861/20	The development will consist of the demolition of the existing single storey garage and external stores (35sqm) and the construction of a two storey hipped roof side extension and one storey flat roofed rear extension (total floor area 53.5sqm) to the side of the existing two storey end of terrace dwelling house.	5, Saint Mary's Drive, Walkinstown, Dublin 12	GRANT PERMISSION	2021-01-27
3225/20	Planning permission to: 1. Demolish an existing single storey garage and dining room projection to the rear, 2. Construct a single storey extension to the rear comprising of a kitchen, dining area, living area, utility, bathroom and study, 3. An attic conversion to the main roof for storage purposes with dormer window to the rear and side roof slope, 4. Internal modification works.	19 Dowland Road, Walkinstown, Dublin 12.	GRANT PERMISSION	2021-01-05
WEB1625/20	1. Demolition of the existing rear shed. 2. Construction of a single storey flat roof rear extension to consist of a living, kitchen and dining room. 3. General remodelling and upgrade of the existing dwelling to suit the proposed design including a new WC, utility room and kitchen relocation at ground floor. 4. Construction of a single storey flat roof multi-functional garden room located to the rear of site for the use and enjoyment of the family ancillary to the main dwelling to be used as a home office, gym, WC and storage area.	27, Lisle Road, Crumlin, Dublin 12, D12Y2R8	GRANT PERMISSION	2020-12-22

	5. All drainage, structural and associated site works to be implemented.			
3068/20	The planning application is for the provision of 2 no. apartments units to be constructed within the existing buildings footprint. A proposed 2 bed unit (3 persons) will be located at first floor and a proposed 1 bed unit to be located at attic floor. Both units are accessed via existing private entrance located to east the ground floor commercial unit. The application will also include private open space, storage areas and all associated site works.	No. 4 St Agnes Road, Crumlin, Dublin 12	GRANT PERMISSION	2020-10-28
2153/20	Planning permission for renovation of existing single storey dwelling comprising of raising of peripheral walls replacement of existing hip style roof structure with new A-style roof structure and demolition of existing single storey rear extension. Construction of new rear extension comprising of kitchen, dining and living room. Construction of 2 bedrooms at first floor level.	62, Drimnagh Road, Drimnagh, Dublin 12	GRANT PERMISSION	2020-10-02
2512/20	Planning Permission for conversion of existing attic space comprising of modification of existing roof structure, raising of existing gable c/w window, new access stairs and flat roof dormer to the rear at 11 Hughes Road East, Walkinstown, Dublin 12.	11, Hughes Road East, Dublin 12	GRANT PERMISSION	2020-08-13
4536/19	The development will consist of first floor extension over existing ground floor side extension with bay window at ground floor and first floor to front elevation and single storey rear extension and all associated site works.	66, Saint Mary's Park, Walkinstown, Dublin 12	GRANT PERMISSION	2020-06-16
4615/19	PERMISSION & RETENTION: Permission for modifications to the previously permitted development reg. ref. 2326/17 (An Bord Pleanála reg. ref. PL 29S.248501). Permission is sought for the subdivision of the previously approved retail space (237 sq. m) creating two separate retail units (100 sq. m and 129 sq. m respectively). The applicant also seeks permission for retention and completion of minor internal and external modifications. Internal modifications include the relocation of the passenger lift and adjacent stairs and the redesign of the ground floor lift lobby. External modifications include revised façade treatment to the ground floor retail units (North elevation facing Drimnagh Road) to include relocation of the external double doors to the retail units, render finish in lieu of timber cladding and revised door design to the side access corridor, minor alterations to the external apartment fenestration, lift over run to the main roof, alterations to	119, Drimnagh Road, Drimnagh, Dublin 12	GRANT PERMISSION AND RETENTION PERMISSION	2020-05-02

	the building signage and minor alterations to the eastern balcony louvre screens.			
WEB1667/19	The extension of existing ground floor garage to side, construction of a first floor extension over the garage to side, convert existing porch area at front to additional hallway space with a canopy that extends over front entrance door and garage entrance, also for the construction of a dormer window in rear roof to facilitate an attic conversion to study room.	12, Bunting Road, Walkinstown, Dublin 12	GRANT PERMISSION	2020-02-27
3918/19	Planning permission is sought for the proposed construction of a storage shed and all ancillary site works.	Rear of 1, Hughes Road East, Walkinstown, Dublin 12	GRANT PERMISSION	2020-01-29
4412/19	Planning permission for Single-storey extension consisting of (1) porch and (2) extended playroom, to front of existing dwelling and all associated site works.	31, Lisle Road, Dublin 12	GRANT PERMISSION	2020-01-29
4058/19	RETENTION & PERMISSION: The development consists of retention of a 1) timber frame garden shed to rear of site, 2) roof covering to patio area to rear of the existing dwelling house, 3) roof covering between the existing garage and rear boundary wall, 4) raised height of rear boundary wall, 5) pedestrian access door to rear laneway. The development will consist of; 6) the demolition of a utility room to the rear of the dwelling, 7) the construction of a replacement utility room to the rear of the dwelling, 8) two entrance piers and gates at the front of the property. All of the above to include; alterations and additions to elevations, internal alterations, connections to existing mains foul and surface water drainage and all associated site development works.	1, Hughes Road South, Dublin 12	GRANT PERMISSION AND RETENTION PERMISSION	2020-01-07
WEB1500/19	Single-storey extension to the front	211, Windmill Road, Dublin 12	GRANT PERMISSION	2019-11-20

2741/19	Development consisting new bay windows and associated additional floor area of 20.5 sq.m all at Nazareth Ward, Ground Floor, Children's Health Ireland (CHI) at Crumlin, Cooley Road, Crumlin, Dublin D12 N512.	Nazareth Ward, Ground Floor, Children's Health Ireland (CHI) at Crumlin, Cooley Road, Crumlin, Dublin 12	GRANT PERMISSION	2019-07-15
2735/19	RETENTION: Retention permission for creation of a vehicular access exiting onto Hughes Road North, Dublin 12, and the construction of 2 no. sheds in the back garden.	10, Hughes Road North, Dublin 12	GRANT RETENTION PERMISSION	2019-07-15
2973/19	The development will consist of the construction of a single storey extension to the side of the existing dwelling and all associated site works at 45 Balfe Road, Walkinstown, Dublin 12.	45, Balfe Road, Walkinstown, Dublin 12	GRANT PERMISSION	2019-07-08
2184/19	PERMISSION & RETENTION: Retention permission for a sign to the front elevation and seek planning permission for the demolition of existing single storey outbuilding; existing balcony to the first floor apartment to be enlarged and for a single storey extension to the rear of existing dental surgery comprising additional floorspace of 40m2 and associated site works.	Clear Dental Care, 6, St. Agnes Road, Crumlin, Dublin 12, D12 X897	GRANT PERMISSION	2019-05-08
WEB1684/18	RETENTION: Retention is sought for dormer extension and attic conversion to the rear of existing house all associated site development works.	2, Hughes Road East, Walkinstown, Dublin 12, D12 PX5X	GRANT RETENTION PERMISSION	2019-03-25
4737/18	Planning permission sought to remove the existing garage roof & form a first floor extension to the side of the existing dwelling with a tiled roof to match existing, remove existing rear extension & form a single storey extension to the rear, remove existing front stone elevation finish & replace with a concrete render finish, internal alterations & associate site works.	14, Dowland Road, Walkinstown, Dublin 12	GRANT PERMISSION	2019-03-25
WEB1695/18	The proposed construction of a domestic single storey rear extension and a proposed attic space conversion with associated new dormer to the rear and a new rooflight to the existing front roof, with associated alterations and ancillary site works.	49, Saint Agnes Road, Crumlin, Dublin 12	GRANT PERMISSION	2019-03-25

4268/18	Planning Permission sought for to demolish the existing garage to the side of the existing two storey end of terraced dwelling and replace with a single storey extension to the side, internal alteration, external finishes to match existing and associated site works 78 Dowland Road, Walkinstown, Dublin 12.	78, Dowland Road, Dublin 12	GRANT PERMISSION	2019-02-04
3830/18	Permission for development comprising the construction of 1. no. 3 bedroom, 2 storey dwelling on previously approved site Reg.Ref.3031/98(site of circa. 0.024 Ha) attached to the west to existing detached 2 storey dwelling No. 69, and amendments to the turning area configuration, all on a site adjacent to (West) of No. 69, Innismore, St Agnes Road, Crumlin Village, Dublin 12.	Site adjacent (west) to No. 69, Innismore, St Agnes Road, Crumlin Village, Dublin 12	GRANT PERMISSION	2019-01-29
4027/18	Planning Permission for demolition of existing garage, widening of existing entrance gate, construction of new kitchen and utility room attached to existing house, conversion of existing kitchen to downstairs bathroom and re-routing existing sewer to accommodate extension.	4, Stanaway Avenue, Crumlin, Dublin 12	GRANT PERMISSION	2019-01-04
3763/18	Planning permission sought to demolish the existing rear single storey extension, store and conservatory and construct a new single storey extension with a new tiled roof with rooflights, external finishes to match existing, internal alterations and associated site works.	18, Hughes Road North, Walkinstown, Dublin 12	GRANT PERMISSION	2018-11-19
3440/18	Planning permission is sought for construction of new vehicular access to allow access to new driveway. The works will include demolition of wall and construction of new pillars, gates and dished kerbing and all associated works.	141, Drimnagh Road, Drimnagh, Dublin 12	GRANT PERMISSION	2018-10-17
3292/18	PERMISSION & RETENTION: Planning permission for development consisting of the retention and continuation of use of 1 no. prefabricated structure (floor area 23.24m ²) and the demolition and replacement of the adjacent prefabricated structure (floor area 40.52m ²) with 2 no. existing structures of similar construction already located on site (with combined area of 23.16m ²).	Our Lady's Children's Hospital, Cooley Road, Crumlin, Dublin 12	GRANT PERMISSION AND RETENTION PERMISSION	2018-09-13
3293/18	RETENTION: Permission is sought for development consisting of the retention and continuation of use of 13 no. temporary, previously approved (DCC Reg. Ref. 6324/05, 3175/10, 4635/08, 1511/08, 4738/06, 2280/07, 1007/06, 0786/00, 2492/03 and 3733/08) portacabins, one of which has been relocated within the	Our Lady's Children's Hospital, Cooley Road, Crumlin, Dublin 12	GRANT RETENTION PERMISSION	2018-09-13

	grounds, and other prefabricated structures (with a total combined area of 1323m2).			
3193/18	Proposed change of use of existing garage to the side to habitation use, to include change of roof profile of the garage.	7, Somerville Park, Walkinstown, Dublin 12	GRANT PERMISSION	2018-09-04
3178/18	Demolition of existing rear single storey extension and for the construction of a new rear single storey extension with zinc standing seam roof, glazed clerestory, solar panels and all associated site works	193, Windmill Road, Crumlin, Dublin 12	GRANT PERMISSION	2018-08-31
2435/18	Planning Permission to build a 2 storey extension to the side, with associated site works, and a new access for car parking at the front.	336, Captain's Road, Crumlin, Dublin 12	GRANT PERMISSION	2018-07-12
2529/18	Demolishing a ground floor only porch to the front of the house and replacing it with a proposed ground & first floor extension to the front of the existing house and 1 no. new window to the front of the house in the kitchen area and 1 no. new window to the rear of the house and 2 no. new velux's in the existing roof and all ancillary works.	Innismore House, Saint Agnes Road, Crumlin Village, Dublin 12	GRANT PERMISSION	2018-06-18
2494/18	Change of use from children's play area to doctor's surgery and associated site works	Unit 2, Windmill Lodge, 82/84, Windmill Road, Crumlin, Dublin 12	GRANT PERMISSION	2018-06-12
2327/18	Proposed first floor internal alterations, proposed attic conversion with dormer roof with window & 2 no. velux roof lights in rear slope of roof at attic level	42, Windmill Park, Crumlin, Dublin 12	GRANT PERMISSION	2018-05-25
2337/18	Construction of a part single/part two storey side and rear extension, a front porch extension and all associated site works.	25, Lisle Road, Walkinstown, Dublin 12	GRANT PERMISSION	2018-05-21
2199/18	The development will consist of alterations to roof from hipped to open gable, construction of new rear dormer at attic level and all associated internal works.	35, St. Mary's Park, Walkinstown, Dublin 12	GRANT PERMISSION	2018-05-08
2228/18	RETENTION: The development consists of retention of revised floor plans, elevations and site layout, including single storey and 2 storey extensions to rear of existing two storey terrace dwelling from that previously granted under planning ref. 4011/17 and all ancillary site works.	3, Saint Agnes Terrace, Crumlin Village, Dublin 12	GRANT RETENTION PERMISSION	2018-05-03

2124/18	a) Single storey extension to rear and b) Modifications to existing extension to side and rear.	57, Saint Agnes Park, Crumlin, Dublin 12	GRANT PERMISSION	2018-04-30
4632/17	Permission for development consisting of new entrance porch (20 sq.m.) and associated landscaping to existing Out Patients Department entrance together with 2 no. modular storage buildings (each 14 sq.m.) within existing internal courtyard all at Out Patients Department, Ground Floor, Our Lady's Childrens Hospital.	Our Lady's Childrens Hospital, Cooley Road, Crumlin, Dublin 12	GRANT PERMISSION	2018-04-05
WEB1424/17	New part ground, part 2 storey extension to side & rear, single storey porch extension to front with internal modifications and associated site works.	195, Windmill Road, Crumlin, Dublin 12	GRANT PERMISSION	2018-03-22
4099/17	Planning permission is sought for a change of use to the premises. The current 2 storey office development is to be modified internally to consist of a new Hair and Beauty Salon and a domestic double storey house. The Hair and Beauty Salon will be located on the ground floor facing onto Saint Agnes Park, while the ground floor of the domestic building is located to the rear. The upper floor of the domestic property is located above the Hair and Beauty Salon. The single storey roof to the rear is to be re-roofed and the internal layouts provided as per the plans and all associated works.	58, Saint Agnes Park, Crumlin, Dublin 12	GRANT PERMISSION	2018-01-31
3504/17	Planning permission for change of use from office use to a day centre for people with special needs. The proposed project includes the refurbishment and rearrangement of the interior space, the addition of a single storey day room (15.85m2 area) to the rear, associated drainage and necessary site works.	60, St Agnes Park, Crumlin, Dublin 12	GRANT PERMISSION	2018-01-05
2817/17	To make alterations to the approved reg.ref. 2882/16 permission recently granted to demolish the existing toilet block and single storey rear extension and to extend to the rear on the ground floor the existing retail unit. To provide a new shop front and entrance with a disabled access ramp front and rear and to sub-divide the existing unit into two linked retail units with shared kitchen and toilet/ changing facilities, to change the use at first floor from office to residential, to provide a first floor flat roofed kitchen extension above the extended ground floor and to reconfigure the first floor to provide a three bedroomed apartment, to provide open space at first floor level above the extended ground floor with screen	64A, Saint Agnes Road, Crumlin Cross, Dublin 12	GRANT PERMISSION	2017-12-15

	walls to provide privacy and edge protection. The existing Artist Studio & Parking to remain as approved and ancillary site works.			
3301/17	Change of use of the existing ground floor from butcher shop to cafe/restaurant with hot food takeaway, amendment of height of storeroom to rear, & covering of existing passageway, new shop front, with associated site works.	12, Errigal Road, Drimnagh, Dublin 12	GRANT PERMISSION	2017-10-11
3088/17	Planning permission for an extension at first-floor level over the existing study providing a new bedroom and extended bathroom and the existing roof to be extended over first-floor extension.	14, Fernvale Drive, Crumlin, Dublin 12	GRANT PERMISSION	2017-09-13
3026/17	Planning permission is sought for development consisting of new bay windows and associated additional floor area of 20.5 sq.m. all at St. Theresa's Ward, Second Floor, Our Lady's Children's Hospital.	Our Lady's Childrens Hospital, Cooley Road, Crumlin, Dublin 12	GRANT PERMISSION	2017-09-04
2376/17	The development will consist of: A detached 2 storey 3 bedroom dwelling to rear of site with boundary wall treatments and all associated site development works.	104, Dowland Road, Walkinstown, Dublin 12	GRANT PERMISSION	2017-06-07
2328/17	Planning permission is sought for construction of a two storey and single storey extension to the rear with a single storey extension to the front of an existing two storey terraced dwelling.	63, Windmill Park, Crumlin, Dublin 12	GRANT PERMISSION	2017-05-29
2086/17	Planning permission is sought for minor revisions to previously granted planning application (plan ref no. 3312/16 and 3495/14) consisting of; 1) A slight reduction to overall width, 2) Internal layout changes, 3) Shared footpath between no. 11 & 11A and no. 11B & 13B, 4) Relocation of side window and, 5) Omission of 2 no. roof lights.	11, 11A, 11B & 13B Crumlin Village, Crumlin, Dublin 12	GRANT PERMISSION	2017-04-12