

Environmental Impact Assessment Report

Proposed SHD Application

**Lands at St. Joseph's House,
and adjacent properties at
Brewery Road and
Leopardstown Road, Dublin 18**

**On behalf of
Homeland Silverpines Limited**



September 2021



Planning & Development Consultants

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1.1 Introduction and Terms of Reference

Brock McClure Planning and Development Consultants, 63 York Road, Dun Laoghaire, Co. Dublin have been commissioned by the applicant, **Homeland Silverpines Limited, 8 Sandford Road, Ranelagh, Dublin 6, Do6 REH4**, to prepare an Environmental Impact Assessment Report (EIAR) in respect of an application for a proposed Strategic Housing Development for **463 residential units** and associated residential amenity space, a café and creche facility.

The main development site comprises a site area of c. 2.58 ha. There are additional lands (of approx. 0.16 ha) included within the red line boundary for the site, which provide for service connections and access proposals along Leopardstown Road and lands at Silverpines. In total, the application red line site boundary extends to an overall site area of c.2.74 ha.

This application, proposing in excess of 100 residential units, on land zoned for residential use constitutes strategic housing development as defined in the Planning and Development (Housing) and Residential Tenancies Act 2016 (as amended). A full description of the site of the proposed development, together with a description of the proposed development itself is provided in Chapter 2 of this EIAR.

1.2 Summary of the Proposal

The proposal submitted provides for a residential development consisting of:

- The demolition of 10 no. properties and associated outbuildings at 'Madona House' (single storey), 'Woodleigh' (2 storeys), 'Cloonagh' (2 storeys), 'Souk El Raab (2 storeys), 'Welbrook' (2 storeys), 'Calador' (2 storeys), 'Alhambra' (2 storeys), 'Dalwhinnie' (2 storeys), 'Annaghkeen' (2 storeys) and 'The Crossing' (single storey) (combined demolition approx. 2,291.3 sq m GFA).
- The refurbishment, separation and material change of use of Saint Joseph's House (a Protected Structure) from residential care facility to residential use
- 463 residential (apartment) units, (in the form of 6 no. residential blocks (Blocks A-F) ranging from 2 to 10 storeys over basement as follows:
 - 85 no. studio apartments,
 - 117 no. 1 bed apartments,
 - 248 no. 2 bed apartments,
 - 13 no. 3 bed apartments
- Residential tenant amenity space of (approx. 636sq m), café (approx. 49sqm) and creche Facility (282 sq m)
- 259 no. Car Parking Spaces (232 no. at basement level, 30 no. of which are electric vehicle spaces and 27 no. at surface level)
- 968 no. Bicycle Parking Spaces (816 at basement level and 152 at surface level)
- 10 no. Motorcycle Spaces all at basement level
- Dedicated Cycle Lift at basement Level
- Open Space (approx. 9,885 sqm)
- Vehicular Access
- Basement Areas
- 3 no. ESB Sub Stations and 2 no. Switch Rooms
- All Associated Site Development Works

A Non-Technical Summary of the EIAR is also submitted with this application.

1.3 Definition of EIA and EIAR

Environmental Impact Assessment (EIA) requirements derive from EU Directives. Council Directive 2014/52/EU amended Directive 2011/92/EU and is transposed into Irish Law by the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018. The primary objective of the EIA Directive is to ensure that projects that are likely to have significant effects on the environment are subjected to an assessment of their likely impacts.

EIA forms part of the planning consent process and is carried out by the Competent Authority. An EIAR is prepared by / on behalf of a Developer in respect of a project seeking planning consent. The EIAR thus becomes an integral informing element in the Competent Authority's EIA.

Article 1(2)(g) 4 of Directive 2011/92/EU as amended by Directive 2014/52/EU defines "environmental impact assessment" as the process consisting of:

- (i) *the preparation of an environmental impact assessment report by the developer, as referred to in Article 5(1) and (2);*
- (ii) *the carrying out of consultations as referred to in Article 6 and, where relevant, Article 7;*
- (iii) *the examination by the competent authority of the information presented in the environmental impact assessment report and any supplementary information provided, where necessary, by the developer in accordance with Article 5(3), and any relevant information received through the consultations under Articles 6 and 7;*
- (iv) *the reasoned conclusion by the competent authority on the significant effects of the project on the environment, taking into account the results of the examination referred to in point (iii) and, where appropriate, its own supplementary examination; and*
- (v) *the integration of the competent authority's reasoned conclusion into any of the decisions referred to in Article 8a.*

It is important to set out that the amended Directive (Directive 2014/52/EU) uses the term Environmental Impact Assessment Report (EIAR) rather than Environmental Impact Statement (EIS).

The Guidelines on the Information to be contained in an *Environmental Impact Assessment Report*, Environmental Protection Agency, 2017, provide the following definition of an Environmental Impact Assessment Report (EIAR) as:

"A statement of the effects, if any, which proposed development, if carried out, would have on the environment.

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

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

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

1.4 EIA Legislation

This EIAR document has been prepared in accordance with Directive 2011/92/EU, as amended by Directive 2014/52/EU (the "EIA Directive").

The Planning & Development Act 2000 (as amended) and the Planning & Development Regulations 2001 (as amended) transpose the EIA Directive into Irish land use planning law. We note specifically that the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 came into operation on the 1st of September 2018 and transposed the amendments introduced by Directive 2014/52/EU into Irish planning law and existing planning procedures.

1.5 EIA Guidelines

The EIAR has also been prepared in accordance 'Guidelines for Planning Authorities and An Bord Pleanála on Carrying out Environmental Impact Assessment'(September 2018) and the Environmental Protection Agency (EPA) published draft 'Guidelines on the information to be contained in Environmental Impact Assessment Reports' (August 2017). These guidelines are intended to facilitate compliance with the EIA Directive and this EIAR has been prepared in accordance with the Guidelines.

In addition to the above guidelines, regards has been given to the following additional documentation:

- *Transposition of 2014 EIA Directive (2014/52/EU) in the Land Use Planning and EPA Licencing Systems - Key Issues Consultation Paper, Department of Environment, Community and Local Government, 2017.*
- *Circular letter PL 1/2017 - Advice on Administrative Provisions in Advance of Transposition (2017).*
- *Development Management Guidelines (DoEHLG, 2007).*
- *Advice Notes on Current Practice (in preparation of Environmental Impact Statements) (EPA 2003).*
- *Environmental Impact Assessment (EIA), Guidance for Consent Authorities Regarding Sub-Threshold Development (DoEHLG 2003).*
- *Guidelines on Information to be Contained in an Environmental Impact Statement (EPA 2002).*
- *Study on the Assessment of Indirect & Cumulative Impacts as well as Impact Interaction (DG Environment 2002).*
- *EU Guidance on EIA Screening (DG Environment 2001).*
- *Guidance on EIA Scoping (DG Environment 2001).*
- *EIA Review Checklist (DG Environment 2001).*

1.6 The Requirement for an EIA

The EIA Directive, requires Member States to ensure that a competent authority carries out an assessment of the likely significant effects of certain types of project, as listed in the Directive, prior to development consent being given for the project. The Environmental Impact Assessment (EIA) of the proposed development will be undertaken by An Bord Pleanála as the competent authority, in compliance with the provisions of EU and Irish law and guidance.

Screening for Environmental Impact Assessment

Screening is the term used to describe the process of determining whether the proposed development required an EIA by reference to mandatory legislation threshold requirements or in the case of sub threshold development, by reference to the type and scale of the proposed development and significance or the environmental sensitivity of the receiving baseline environment. The relevant classes/scales of development that require EIA are set out in Parts 1 and

2 of Schedule 5 of the Planning and Development Regulations 2001, as amended. In order to determine whether an EIA is required for the proposed project, it is necessary to determine whether it is a project listed in one of the Annexes to the Directive 2011/92/EU, as amended by Directive 2014/52/EU.

The EIA Directive specifies the classes of project for which an EIA is required and the information which must be contained within the EIAR. In accordance with Article 4(1) of the 2014 Directive, all projects listed in Annex I are considered as having significant effects on the environment and shall be subject to EIA. For projects listed in Annex II of the Directive, the national authorities may determine whether an EIA is needed, either on the basis of thresholds/criteria or on a case by case examination

These Annexes have been transposed into Irish law by the provisions of the Planning and Development Act 2000-2020 and the Planning and Development Regulations 2001-2020. Specifically projects requiring mandatory EIA are listed in Part 1 and Part 2 of Schedule 5 of the Planning and Development Regulations 2001- 2020.

Schedule 5 (Part 1) of the Planning & Development Regulations 2001 (as amended) lists major project classes for the purposes of mandatory EIA, which typically include industrial, chemical, energy, waste, infrastructure and intensive agricultural developments. The proposed Project does not correspond to a development set out in this Part and therefore, EIA is not a requirement under this provision.

Schedule 5, (Part 2) of the Planning & Development Regulations 2001 (as amended) sets mandatory thresholds for each project class above which EIA is required. Sub-sections 10(b)(i) and 10(b)(iv) addresses 'infrastructure projects' referring to housing and urban developments, and require that the following classes of project, be subject to EIA:

- (b) (i) Construction of more than 500 dwelling units.*
- (ii) Construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.*
- (iii) Construction of a shopping centre with a gross floor space exceeding 10,000 square metres.*
- (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.)*

The development proposal provides for of 463 residential units, a café, a creche, residential amenity space all located on a site of c. 2.58 ha.

The proposed development therefore falls below the thresholds set out above for mandatory Environmental Impact Assessment. Section 172 of the Planning & Development Act 2000, as amended, also sets out the basis on which an EIA will be required for a sub-threshold development. An EIA is required where a subthreshold development is likely to have significant effects on the environment and therefore should be subject to EIA. Whether or not a proposed development will have a 'significant effect' is not determined by reference to relevant quantity, area or other limit thresholds but involves a consideration of factors such as the nature and location of a project. On this basis, it was decided to compile an EIAR in respect of the proposed strategic housing development.

Article 299A of the Planning and Development Regulations 2001, as amended, provides that, where a planning application for a "sub-threshold" strategic housing development is accompanied by an EIAR and a request for a EIA screening determination under section 7(1)(a)(i)(I) of the 2016 Act was not made – as is the position in relation to this application – then the application shall be dealt with as if the EIAR had been submitted in accordance with subsection 172(1).

The EIAR provides information on the receiving environment and assesses the likely significant effects of the project and proposes mitigation measures to avoid or reduce these effects. The function of the EIAR is to provide information to allow the competent authority to conduct the Environmental Impact Assessment (EIA) of the proposed development.

Therefore an EIAR has been prepared to accompany the subject strategic housing development application to An Bord Pleanála, having regard to the specific characteristics and features of this site, its size, and the quantum of development proposed.

Scoping for the Environmental Impact Assessment

The Draft Guidelines on the information to be contained in environmental impact assessment reports, EPA, August 2017 state that Scoping is a process of deciding what information should be contained in an EIAR and what methods should be used to gather and assess that information.

Scoping is defined in the EC guidance (EC, 2017) as:

“determining the content and extent of the matters which should be covered in the environmental information to be submitted in the EIAR”.

In this case, the content of this EIAR was informed by a scoping process carried out by the applicant, the design team and appointed EIAR consultants to identify the core issues likely to be most important during the Environmental Impact Assessment process.

The EIAR prepared for the scheme contains the information required under Schedule 6, Sections 1 and 2 of the Planning & Development Regulations 2001 (as amended) have been addressed in the EIAR.

In addition series of standalone reports have been prepared to accompany the application and which have helped inform the above chapters of the EIAR where relevant. We refer to the covering letter enclosed herewith for full detail on the relevant enclosures.

The scope of this EIAR has also been informed by the following:

- European Union (Planning and Development)(Environmental Impact Assessment) Regulations 2018.
- Guidelines for Planning Authorities and An Bord Pleanala on carrying out Environmental Impact Assessment, August 2018.
- Draft Guidelines on the information to be contained in environmental impact assessment reports, EPA, 2017.
- Transposition of 2014 EIA Directive (2014/52/EU) in the Land Use Planning and EPA Licensing Systems - Key Issues Consultation Paper, Department of the Environment, Community and Local Government, 2017.
- Circular letter PL 1/2017 – Advice on Administrative provisions in advance of Transposition (2017)
- The requirements of Part X of the Planning and Development Act, 2000, as amended, and Part 10 of the Planning and Development Regulations, 2001 (as amended);
- The requirements of the Dun Laoghaire-Rathdown Development Plan 2016-2022;
- Relevant Regional and National Planning Policy Documents;
- Issues raised during meetings with technical staff of Dun Laoghaire-Rathdown Development Plan 2016-2022 and An Bord Pleanala;
- Consultation process with statutory bodies and local stakeholders as referenced in the individual chapters;
- The receiving environment and any vulnerable or sensitive local features and current uses;
- Previous relevant planning history and applications that have been submitted on the subject and adjoining lands;
- The likely and significant impacts of the proposed development on the environment; and

- Available mitigation measures for reducing or eliminating any potentially significant undesirable impacts.

1.7 Objectives of this EIAR

The primary purpose of this EIAR is to assist in the EIA process, by identifying likely significant environmental impacts resulting from the proposed development, to describe the means and extent by which they can be reduced or mitigated, to interpret and communicate information about the likely impacts and provide an input into the decision-making planning process.

The fundamental principles to be followed when preparing an EIAR are:

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

The EIAR document provides information on any identified effects arising as a consequence of the proposed development and which are:

- Environmentally based;
- Likely to occur; and,
- Have significant effects.

It also documents how the selected project design incorporates mitigation measures; including impact avoidance, reduction or amelioration; to explain how significant adverse effects will be avoided.

The key purpose of this EIAR document is to enable the competent/consent authorities to reach a decision on the acceptability of the proposed development in the full knowledge of the project's likely significant impacts on the environment, if any. This EIAR document describes the outcomes of the iterative EIA process which was progressed in parallel with the project design process. This forms the first part of the EIA process which will be completed by the competent authority, which in turn will be required to examine, analyse and evaluate the direct and indirect effects of the development on the various factors listed under Section 171A of the Planning and Development Act 2000, as amended.

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

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

This EIAR documents the assessment process of the prescribed environmental factors in relation to the proposed SHD residential development at St. Josephs House (a protected structure), Brewery Road and properties at Leopardstown Road.

1.8 Format and Structure of an EIAR

The formation of an EIAR necessitates the co-ordination and collation of associated, yet diverse specialised areas of assessment. The EIAR approach involves the examination of each environmental factor, describing the existing baseline environment, the subject proposal, its likely impacts and direct and indirect significant effects pertaining to the environmental factor and mitigation measures, where appropriate. The topics examined in this EIAR are

- Population and Human Health
- Biodiversity
- Land & Soils
- Water
- Noise & Vibration
- Air Quality & Climate
- Material Assets
- Archaeological & Architectural Cultural Heritage
- Landscape & Visual Assessment

The structure used in this EIAR document is the Grouped Format structure and is summarised below:

No.	Chapter	Prepared by
1.	Introduction	Brock McClure
2.	Site Context	Brock McClure
3.	Development Description	Brock McClure
4.	Consideration of Alternatives	Brock McClure
5.	Population and Human Health	Brock McClure
6.	Biodiversity	Brian Keeley
7.	Land & Soils	Barrett Mahony
8.	Water	Barrett Mahony
9.	Noise and Vibration	AWN
10.	Air Quality and Climate	AWN
11.	Wind and Microclimate	BFluid
12.	Landscape and Visual Impact Assessment	Modelworks
13.	Material Assets - Traffic and Transport	ILTP
14.	Material Assets - Utilities	Barrett Mahony
15.	Material Assets - Waste Management	AWN

16.	Archaeological, Architectural and Cultural Heritage	Rubicon
17.	Architectural Built Heritage	Slattery's
18.	Daylight and Sunlight	ARC - Architectural Consultants
19.	Risks of Major Accidents and Disasters	Brock McClure
20.	Interactions	Brock McClure
21.	Summary of Mitigation Measures	Brock McClure
22.	Competent Persons Table	Brock McClure

Table 1.2 - Format and Structure of the EIAR

The competency of the design team is set out further in Chapter 22 of this EIAR.

Non-Technical Summary

A Non-Technical Summary of the EIAR has also been prepared. The EIA Directive states that one of the objectives of the EIA process is to ensure that the public are fully aware of the environmental implications of any decisions. The EPA guidelines note that the non-technical summary of the EIAR should facilitate the dissemination of the information contained in the EIAR and that the core objective is to ensure that the public is made as fully aware as possible of the likely environmental impacts of projects prior to a decision being made by the Competent Authority. A Non-Technical Summary of the EIAR has therefore been prepared which summarises the key environmental impacts and is provided as a separately bound document.

1.9 Methodology Employed to Evaluate Each Environmental Topics

An outline of the methodology employed consistently in each chapter of the EIAR to examine each environmental topic is provided below. All inputs received have adhered to this structure as closely as possible:

Introduction	Provides an overview of EIAR and relevant terms of reference.
Study Methodology	The study methodology outlines the method by which the relevant information has been gathered and compiled.
The Existing Receiving Environment (Baseline Situation)	The receiving environment details the baseline condition for the site and references, the context, character, significance and sensitivity of the baseline receiving environment. Any factors for consideration in the immediate area are set out.
Characteristics of the Proposed Development	The characteristics of the development are set out as they relate to each discipline and should include reference to site location, size, design and appearance of the project, use of natural resources, the production of waste, emissions and nuisances.
Potential Impact of the Proposed Development	This section provides a description of the specific, direct and indirect, impacts that the proposed development may have. This is provided with reference to both the Receiving Environment and Characteristics of the Proposed Development sections while also referring to the (i) magnitude and intensity, (ii) integrity, (iii) duration and (iv) probability of impacts. The assessment addresses whether the impacts are direct, indirect, secondary or cumulative in nature, it also looks at the timescale of such impacts e.g. are they short, medium, long-term, and are they of a temporary, permanent, continuous or

	intermittent nature, and are they positive or negative impacts. The impact interactions are also addressed.
Potential Cumulative Impact	This section allows for a qualitative assessment of the addition of many minor or significant effects, including the effects of other projects, to create larger more significant effects.
Do Nothing Scenario	In order to provide a qualitative and equitable assessment of the proposed development, this section considers the proposed development in the context of the likely impacts upon the receiving environment should the proposed development not take place.
Risks to Human Health	This section will consider human health effects resulting from the construction and operation of a project and will concern the commissioning, operation and decommissioning of the project. The assessment of impacts on population and human health will refer to assessments of those factors under which human health might occur, as addressed elsewhere in the EIAR e.g under the environmental factors of air, water, soil etc.
Mitigation Measures	Avoidance, remedial and mitigation measures describe any corrective or mitigative measures that are either practicable or reasonable, having regard to the potential impacts of the scheme. This includes avoidance, reduction and remedy measures as set out in Section 4.7 of the Development Management Guidelines 2007 to reduce or eliminate any significant adverse impacts identified.
Residual / Predicted Impacts of the Proposed Development	This section allows for a qualitative description of the resultant specific direct, indirect, secondary, cumulative, short, medium and long-term, temporary, permanent, continuous, or intermittent, positive and negative effects as well as impact interactions which the proposed development may have, assuming all mitigation measures are fully and successfully applied.
Monitoring	This involves a description of monitoring in a post-development phase, if required. This section addresses the effects that require monitoring, along with the methods and the agencies that are responsible for such monitoring.
Reinstatement	While not applicable to every aspect of the environment considered within the EIAR, certain measures may need to be proposed to ensure that in the event of the proposal being discontinued, there will be minimal impact to the environment.
Interactions	This section provides a description of impact interactions together with potential indirect, secondary and cumulative impacts.
Difficulties Encountered in Compiling	This section provides an indication of any difficulties encountered by the environmental specialist in compiling the required information.
References	This section will include the list of sources used to complete the assessment.

Table 1.3 - Methodology for Evaluation

1.10 EIAR Project Team

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

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

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

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

The relevant consultants who contributed to the EIAR, their qualifications and expertise is detailed in Chapter 22 of this EIAR.

1.11 Appropriate Assessment

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

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

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

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

1.12 Availability of EIAR Documentation

A copy of this EIAR the relevant Non-Technical Summary of the EIAR document is available for inspection and/or purchase at the offices of An Bord Pleanála and Dún Laoghaire Rathdown County Council (the relevant Planning Authority) at a fee not exceeding the reasonable cost of making a copy of the document. The EIAR is also available on the dedicated SHD website for this application. <http://berwickpinesshd.ie/>

1.13 Statement of Difficulties Encountered

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

1.14 EIAR Quality Control & Review

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

The DHPLG have published draft guidelines on Environmental Impact Assessment for Planning Authorities and the Board (published August 2018), and the EPA have published draft guidelines on the information to be contained in an Environmental Impact Assessment Report which have been consulted in the preparation of this EIAR.

1.15 Cumulative Impacts

The proposed Project also has the potential for cumulative, secondary and indirect impacts particularly with respect to such topics as traffic which in many instances are often difficult to quantify due to complex inter-relationships. However, all cumulative, secondary and indirect impacts are unlikely to be significant and, where appropriate, have been addressed in Chapter 20 (Interactions) and the cumulative impacts are fully addressed in the relevant specialist Chapters of this EIAR.

1.16 Terminology

In accordance with the EPA Guidelines on the Information to be contained in Environmental Impact Statements (2002) and Advice Notes on Current Practice in the preparation of Environmental Impact Statements (2003), the following definitions are used in this EIAR. These definitions take account of the 2017 Guidelines on the Information to be Contained in Environmental Impact Assessment Reports (Draft) and the 2015 Advice Notes for preparing Environmental Impact Statements (Draft), prepared by the EPA.

The quality of the effects is defined as:

Positive effects: A change which improves the quality of the environment (e.g. by increasing species diversity; or the improving reproductive capacity of an ecosystem, or removing nuisances or improving amenities).

Negative effects: A change which reduces the quality of the environment (e.g. lessening species diversity or diminishing the reproductive capacity of an ecosystem; or damaging health or property or by causing nuisance).

Neutral effects: A change which does not affect the quality of the environment.

The significance of the effects is described as:

Imperceptible: An effect capable of measurement but without noticeable consequences.

Not significant: An effect which causes noticeable changes in the character of the environment but without noticeable consequences.

Slight effects: An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.

Moderate effects: An effect that alters the character of the environment in a manner that is consistent with existing and emerging trends.

Significant effects:	An effect which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment.
Very significant:	An effect which, by its character, magnitude, duration or intensity significantly alters the majority of a sensitive aspect of the environment.
Profound effects:	An effect which obliterates sensitive characteristics.

The magnitude of the effect is, where appropriate, indicated as:

Extent:	Describe the size of the area, the number of sites, and the proportion of a population affected by an effect.
Duration:	Describe the period of time over which the effect will occur. (See further detail below)
Frequency:	Describe how often the effect will occur. (Once, rarely, occasionally, frequently, constantly – or hourly, daily, weekly, monthly, annually)
Context:	Describe whether the extent, duration, or frequency will conform or contrast with established (baseline) conditions (is it the biggest, longest effect ever?)

The probability of the effect is, where appropriate, indicated as:

Likely Effects:	The effects that can reasonably be expected to occur as a result of the planned project if all mitigation measures are properly implemented.
Indeterminable Effects:	When the full consequences of a change in the environment cannot be described.
'Worst case' Effects:	The effects arising from a project in the case where mitigation measures substantially fail.

The duration of the effect is, where appropriate, indicated as:

Momentary Effects:	Effects lasting from seconds to minutes
Brief Effects:	Effects lasting less than a day
Temporary Effects:	Effects lasting for one year or less.
Short-term Effects:	Effects lasting one to seven years.
Medium-term Effects:	Effects lasting seven to fifteen years.
Long-term Effects:	Effects lasting fifteen to sixty years. Permanent Effects: Effects lasting over sixty years.

The type of effect is described, where appropriate, as:

Cumulative Effects:	The addition of many small effects to create one larger, more significant, impact.
Do-nothing Effects:	The environment as it would be in the future should no development of any kind be carried out.
Indeterminable Effects:	When the full consequences of a change in the environment cannot be described.

Irreversible Effects:	When the character, distinctiveness, diversity or reproductive capacity of an environment is permanently lost.
Residual Effects:	The degree of environmental change that will occur after the proposed mitigation measures have taken effect.
Worst-case:	The impacts arising from a development in the case where mitigation measures substantially fail.
Synergistic Effects:	Where the resultant effects is of greater significance than the sum of its constituents.
Indirect Effects:	Effects that arise off-site or are caused by other parties that are not under the control of the developer (such as a quarry)
Secondary Effects:	Effects that arise as a consequence of a project (a new waste water treatment plant will reduce the yield of mussels in a nearby estuary)