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

FOR

**CARRICKMINES GREAT STRATEGIC HOUSING
DEVELOPMENT**

AT

**CARRICKMINES GREAT, GLENAMUCK ROAD SOUTH, DUBLIN
18**


August 2022


ON BEHALF OF

Grafton Issuer DAC

Prepared by
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1 INTRODUCTION

1.1 Background

Enviroguide Consulting was commissioned by Grafton Issuer DAC to prepare a Statement in accordance with Article 299B of the Planning and Development Regulations 2001, as amended. This Statement is to be read in conjunction with the Environmental Impact Assessment (EIA) Screening Report that was prepared in respect of Carrickmines Great Strategic Housing Development at Carrickmines Great, Glenamuck Road South, Dublin 18.

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

2 PRINCIPAL FEATURES OF THE PROPOSED DEVELOPMENT

Grafton Issuer DAC intend to apply to An Bord Pleanála for a seven-year planning permission for a Strategic Housing Development at Carrickmines Great, Glenamuck Road South, Dublin 18. The application Site is located to the immediate east of Cairnbrook residential estate, south and west of Springfield Lane, and north of Rockville Drive / Glenamuck Cottages.

The Site is 3.056 Hectares in size (which includes 3.028 ha of the Applicant's Site area and 0.028 ha for connections to services in Cairnbrook as per easements / right of way).

The Proposed Development seeks to demolish existing outbuildings on Site and provide for the construction of 167 no. residential units, a childcare facility with a GFA of 188 sq.m., associated internal roads, pedestrian and cycle paths, open space, and all associated site and infrastructural works.

The residential component of the development consists of 98 no. apartments and 69 no. houses, to be provided as follows:

- 30 no. 1-bed apartments;
- 47 no. 2-bed apartments;
- 21 no. 3-bed apartments;
- 43 no. 4-bed (Type A, A1 and D) houses;
- 26 no. 3-bed (Type B, C and E) houses;

The 98 no. apartments are to be provided within 3 no. apartment buildings of 5 no. storeys in height, each over basement level, with adjacent surface car parking. The houses consist of 2 and 3 storey terraced, semi-detached and detached dwellings.

The proposal contains a total of 237 no. car parking spaces, including 173 no. at surface level and 64 no. at basement level, 253 no. bicycle parking spaces, including 34 no. at surface level and 219 no. secure spaces at ground floor level of the apartment buildings, and 6 no. motorcycle parking spaces at basement level. The vehicular access to the development is to be provided from Cairnbrook residential estate to the west, including associated works to facilitate same. A vehicular entrance is also proposed from Springfield Lane to access the house proposed on the northern part of the Site. Pedestrian and cycle links are proposed to Springfield Lane to the north and to link to the permitted development (Reg. Ref.: PC/H/01/19) at Rockville Drive / Glenamuck Cottages to the south.

Bin stores, plant rooms and block cores are located at basement and ground floor level of the apartment buildings. The Proposed Development includes private amenity space, consisting of balconies / terraces for all apartments and private gardens for the houses, public and communal open space, including children's play areas and an ancillary play area for the childcare facility, PV panels and green roofs at roof level of the apartment buildings, public lighting, utilities infrastructure and an ESB Substation. The proposal includes all associated site and infrastructural works, including tie-ins to existing infrastructure in the Cairnbrook residential estate, foul and surface water drainage, attenuation tanks, hard and soft landscaping, boundary treatments, internal roads, cyclepaths and footpaths.

The surrounding land uses are both residential and agricultural. Residential land use borders the Proposed Development on the western side. Agricultural land use borders the Proposed Development on the eastern side.

The Proposed Development provides for a 30-month construction period commencing in 2022 with completion in 2025.

2.1 EIA Screening

An EIA Screening Report has been prepared by Enviroguide Consulting on behalf of Grafton Issuer DAC. The overall objective of the EIA Screening exercise was to identify and assess whether the Proposed Development would be likely to have significant effects on the environment” and to determine if EIA is required for the Proposed Development, based on best scientific knowledge.

The Proposed Development was assessed in accordance with the screening criteria set out in Annexes IIA and III of the EIA Directive, as transposed by Schedules 7A and 7 of the Planning and Development Act 2000, as amended.

The EIA Screening Report concludes that having regard to:

- the nature and scale of the Proposed Development on an urban site served by public infrastructure, and
- the absence of any significant environmental sensitivities in the area:

the Proposed Development would not be likely to have significant effects on the environment. Therefore, a mandatory Environmental Impact Assessment Report (EIAR) is not required for the Proposed Development.

3 ASSESSMENT OF RELEVANT EU LEGISLATION

3.1 Directive 92/43/EEC, The Habitats Directive

Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora	
Summary of Relevance	
<p>The EU Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Directive 1992) provides protection to designated species and habitats throughout Europe.</p> <p>The Habitats Directive aims to protect some 220 habitats and approximately 1000 species throughout Europe. The habitats and species are listed in the Directives annexes, where Annex I covers habitats and Annex II, IV and V cover species. There are 59 Annex I habitats in Ireland and 33 Annex IV species which require strict protection wherever they occur. The Directive requires the designation of Special Areas of Conservation for areas of habitat deemed to be of European interest. The SACs together with the SPAs from the Birds Directive form a network of protected sites called Natura 2000.</p>	
Assessment Reports Completed as part of Application Process	
1.	<p>Appropriate Assessment Screening Report Prepared by: Enviroguide Consulting Report Date: July 2022</p>
2.	<p>Ecological Impact Assessment Prepared by: Enviroguide Consulting Report Date: July 2022</p>
3.	<p>Arboricultural Impact Assessment Prepared by: Arborists Associates Ltd. Report Date: June 2022</p>
4.	<p>Bat Survey Prepared by: Dr Tina Aughney Report Date: July 2022</p>
5.	<p>Outline Operations Environmental Management Plan Prepared by: Enviroguide Consulting Report Date: July 2022</p>
Conclusions	
<p>According to the Assessment Reports that have been prepared to support the application for the Proposed Development, it is concluded that there will be no possibility of significant effects on any of the qualifying interests of the identified Natura 2000 Sites.</p> <p>There are no recorded bat roosts within the Proposed Development Site but there are three trees recorded as Potential Bat Roosts (PBRs) which are proposed to be felled (July 2022). A bat box scheme is proposed to provide alternative roosting sites for local bat populations to replace the loss of potential roosting sites recorded in trees.</p>	

Based on the successful implementation of the proposed works and enhancement measures in the Assessment Reports, it is deemed that in view of best scientific knowledge, the proposed development, individually or in combination with other plans or projects is not likely to have a significant effect on any European site.

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

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

Summary of Relevance

The EU Water Framework Directive (WFD) 2000/60/EC aims to protect and improve water quality. It applies to rivers, lakes, groundwater, estuaries, and coastal waters. The Directive requires that management plans be prepared on a river basin basis and specifies a structured method for developing these plans. River Basin Management Plans (RBMPs) are plans to protect and improve the water environment and are prepared and reviewed every six years. The Water Framework Directive was agreed by all individual EU member states in 2000, and its first RBMP ran from 2010 – 2015. The second cycle plan ran from 2018 – 2021. A public consultation on the next RBMP for the period 2022-2027 was opened on 28 September 2021. The finalised plan is due to be published in 2022.

The aim of the WFD is to prevent any deterioration in the existing status of water quality, including the protection of good and high-water quality status where it exists. The WFD requires member states to manage their water resources on an integrated basis to achieve at least 'good' ecological status, through River Basin Management Plans (RBMP), by 2027.

Assessment Reports Completed as part of Application Process

- | | |
|-----------|--|
| 1. | Preliminary Construction Environmental Management Plan
Prepared by: Waterman Moylan Consulting Engineers Limited
Report Date: July 2022 |
| 2. | Engineering Assessment Report
Prepared by: Punch Consulting Engineers
Report Date: June 2022 |
| 3. | Outline Operations Environmental Management Plan
Prepared by: Enviroguide Consulting
Report Date: July 2022 |
| 4. | Hydrological and Hydrogeological Assessment
Prepared by: Enviroguide Consulting
Report Date: July 2022 |

Conclusions

According to the Assessment Reports that have been prepared to support the planning application for the Proposed Development, it is concluded that appropriate surface water management and discharge measures will be undertaken to ensure no significant impacts arise.

According to the Engineering Planning Report, surface water will be managed in accordance with council specific prerequisites and with the Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies Volume 2, for New Developments and CIRIA documents.

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

It is concluded that there will be no adverse impacts to groundwater or any watercourses in the vicinity of the Proposed Development due to adherence to appropriate control measures, as outlined in the reports referenced above.

3.3 Directive 2001/42/EC, SEA Directive

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

Summary of Relevance

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

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

The Dún Laoghaire-Rathdown County Council Development plan (2022 – 2028) sets out policies and objectives to guide how and where development will take place in the town over the lifetime of the Plan. The Plan has been prepared in accordance with the requirements of the Planning and Development Act, 2000 (as amended), the Planning and Development (Strategic Environmental Assessment) Regulations, 2004 as amended.

The content of the core strategy of the Development Plan has been informed by Strategic Environmental Assessment (SEA).

Assessment Reports Completed as part of Application Process

- | | |
|-----------|---|
| 1. | <p>Dún Laoghaire-Rathdown County Council Development plan 2022 – 2028
Prepared by: Dún Laoghaire-Rathdown County Council
Report Date: April 2022</p> |
| 2. | <p>Environmental Impact Assessment Screening Report
Prepared by: Enviroguide Consulting
Report Date: December 2021</p> |
| 3. | <p>Planning Report and Statement of Consistency
Prepared by: John Spain Associates (JSA)
Report Date: July 2022</p> |

Conclusions

The above reports have been consulted when preparing the relevant Assessment Reports. The content of the core strategy detailed in the Dún Laoghaire-Rathdown County Council Development plan 2022 – 2028 and have been informed by Strategic Environmental Assessment (SEA). No further assessment is required.

3.4 Directive 2002/49/EC, Environmental Noise Directive

Directive 2002/49/EC relating to the assessment and management of environmental noise	
Summary of Relevance	
<p>The Environmental Noise Directive relates to the assessment and management of environmental noise.</p> <p>These Regulations apply to environmental noise to which people are exposed, in particular in built up areas, in public parks or other quiet areas in an agglomeration, in quiet areas in open country, near schools, near hospitals, and near other noise-sensitive buildings and areas. They are intended to avoid, prevent, or reduce on a prioritised basis the harmful effects, including annoyance, due to exposure to environmental noise.</p>	
Assessment Reports Completed as part of Application Process	
1.	<p>Preliminary Construction Environmental Management Plan Prepared by: Waterman Moylan Consulting Engineers Limited Report Date: July 2022</p>
2.	<p>Noise and Vibration Impact Assessment Prepared by: AWN Consulting Report Date: July 2022</p>
Conclusions	
<p>At the closest Noise Sensitive Locations (NSL1 and NSL4 at distances of 10m from the closest site boundary), noise levels are calculated in the range of 59 to 72 dB LA_{eq,1hr} during the different phases of works. Due to the mobile nature of this source, its noise contribution will vary over the course of a typical working phase along the closest boundaries as the source moves within the construction site. There is potential for a slight exceedance of the construction noise threshold during the sub structure works, depending on the combination of plant items in operation at any one time. Due to the transient nature of the dominant source, this impact is not considered significant in the overall context of the construction phase. The predicted increase in noise level associated with construction traffic will be less than 1 dB and the overall impact is determined as not significant. Plant noise, operational phase traffic noise and noise from the crèche facility will not exceed any of the relevant thresholds and as such there will be no significant impact.</p> <p>It is not anticipated that there will any significant impacts from the Construction Phase of the Proposed Development beyond the Site boundary due to adherence to appropriate control measures identified in the Preliminary Construction Environmental Management Plan and Noise and Vibration Impact Assessment.</p>	

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

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

Summary of Relevance

The ambient air quality and CAFE Directive establishes air quality objectives and merges most of the existing air quality legislation into a single directive. The Directive includes certain limits or target values specified by the five published directives that apply limits to specific air pollutants for the improvement of human health and environmental quality. The Directive outlines assessment methodologies and provides corrective actions if the standards are not met. The CAFE Directive has been transposed into Irish legislation by the Air Quality Standards Regulations (S.I. No. 180 of 2011).

National authorities are required to designate specific bodies to assess compliance with thresholds, limit values and target values for each pollutant covered by the directive. The regulations further provide for the distribution of public information. This includes information on any exceedances of target values, the reasons for exceedances, the area(s) in which they occurred, and the relevant information regarding effects on human health and environmental impacts. In Ireland, the EPA is the competent authority for the purpose of the CAFE Directive and develops an annual report on all pollutants covered by the legislation.

Assessment Reports Completed as part of Application Process

- Preliminary Construction Environmental Management Plan**
Prepared by: Waterman Moylan Consulting Engineers Limited
Report Date: July 2022

Conclusions

The Proposed Development involves construction works which may temporarily impact on air quality due to dust and exhaust emissions. Any potential dust impacts will be localised in nature and last only for the duration of these works. Nevertheless, best practice measures will be implemented for the duration of this phase for all potential ambient air quality impacts as outlined within the Preliminary CMP.

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

Directive 2007/60/EC of the European Parliament and of the Council of 23 October 2007 on the assessment and management of flood risks

Summary of Relevance

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

The Directive was transposed into Irish legislation by the European Communities (Assessment and Management of Flood Risks) Regulations 2010.

Assessment Reports Completed as part of Application Process

- | | |
|-----------|--|
| 1. | <p>Flood Risk Assessment
Prepared by: Waterman Moylan Consulting Engineers Limited
Report Date: July 2022</p> |
| 2. | <p>Hydrological and Hydrogeological Assessment
Prepared by: Enviroguide Consulting
Report Date: July 2022</p> |

Conclusions

The Site of the Proposed Development was subject to a Flood Risk Assessment accounting for tidal flooding, fluvial flooding, pluvial flooding and groundwater and drainage system failures. Likelihoods of these flooding events occurrences range from '*Extremely Low*' to '*High*' and associated Residual Risks ranging from '*Extremely Low*' to '*Low*'.

As the flood risk from all sources can be mitigated, reducing the flood risk to low or very low, the Proposed Development is considered acceptable in terms of flood risk.

3.7 Other Relevant EU Legislation

3.7.1 Bern and Bonn Convention

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

3.7.2 Ramsar Convention

The Ramsar Convention on Wetlands of International Importance Especially as Waterfowl Habitat	
Summary of Relevance	
<p>The Ramsar Convention on Wetlands is an intergovernmental treaty signed in Ramsar, Iran, in 1971. The treaty is a commitment for national action and international cooperation for the conservation of wetlands and their resources. In Ireland there are currently 45 Ramsar sites which cover a total area of 66,994 Ha.</p>	
Assessment Reports Completed as part of Application Process	
1.	<p>Appropriate Assessment Screening Report Prepared by: Enviroguide Consulting Report Date: June 2022</p>

2.

Ecological Impact Assessment Report

Prepared by: Enviroguide Consulting

Report Date: July 2022

Conclusions

There are two Ramsar Sites within the zone of influence of the Proposed Development, namely North Bull Island (site ID 406) and Sandymount Strand/Tolka Estuary (site ID 832). According to the EclA, there is a very weak hydrological linked to Dublin Bay, but the Ramsar Sites are separated from the outfall of the Shanganagh River by a significant marine buffer.

Due to the surface water management measures incorporated into the project design no adverse impacts are expected in this regard.

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

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

Summary of Relevance

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

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

Assessment Reports Completed as part of Application Process

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

Conclusions

Not relevant to the Proposed Development.

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

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

Summary of Relevance

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

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

Assessment Reports Completed as part of Application Process

1. Preliminary Construction Environmental Management Plan

Prepared by: Waterman Moylan Consulting Engineers
Report Date: July 2022

2. Resource Waste Management Plan

Prepared by: AWN Consulting
Report Date: June 2022

3. Operational Waste Management Plan

Prepared by: AWN Consulting
Report Date: June 2022

Conclusions

A Preliminary Construction Environmental Management Plan, Resource Waste Management Plan and Operational Waste Management Plan have been prepared for the Proposed Development. The aim of these plans is to minimise the quantity of waste generated by construction and operational activities, to maximise the use of materials in an efficient manner and to maximise the segregation of waste materials on-site to produce uncontaminated waste streams for off-site recycling. The plan provides guidance in relation to the collection and transport of waste to prevent issues associated with litter or environmental pollution (contamination of land or water resources).

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

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

Summary of Relevance

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

Assessment Reports Completed as part of Application Process

1. Preliminary Construction Environmental Management Plan

Prepared by: Waterman Moylan Consulting Engineers
Report Date: July 2022

2. Resource Waste Management Plan

Prepared by: AWN Consulting
Report Date: June 2022

3. Operational Waste Management Plan

Prepared by: AWN Consulting
Report Date: June 2022

Conclusions

A Preliminary Construction Environmental Management Plan, Resource Waste Management Plan and Operational Waste Management Plan have been prepared for the Proposed Development. The aim of these plans is to ensure the highest possible levels of waste reduction, waste reuse, and waste recycling are achieved for the Proposed Development. The plans have been prepared to demonstrate how the Proposed Development Construction and Operational Phase will comply with the relevant legislation, relevant Best Practice Guidelines and Dun Laoghaire-Rathdown Waste Management Policies.

3.7.6 Directive 2010/75/EU on industrial emissions

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

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

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

Summary of Relevance

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

Assessment Reports Completed as part of Application Process

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

Conclusions

Not relevant to the Proposed Development.

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

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

Summary of Relevance

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

Assessment Reports Completed as part of Application Process

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| 1. | <p>Preliminary Construction Management Plan
Prepared by: Waterman Moylan Consulting Engineers
Report Date: July 2022</p> |
| 2. | <p>Noise and Vibration Impact Assessment
Prepared by: AWN Consulting
Report Date: July 2022</p> |

Conclusions

Construction Phase noise impacts have been assessed in the Noise and Vibration Impact Assessment. At the closest Noise Sensitive Locations (NSL1 and NSL4 at distances of 10m from the closest site boundary), noise levels are calculated in the range of 59 to 72 dB LA_{eq,1hr} during the different phases of works. Due to the mobile nature of this source, its noise contribution will vary over the course of a typical working phase along the closest boundaries as the source moves within the construction site. There is potential for a slight exceedance of the construction noise threshold during the sub structure works, depending on the combination of plant items in operation at any one time. Due to the transient nature of the dominant source, this impact is not considered significant in the overall context of the construction phase. Operational Phase plant noise will not exceed any of the relevant thresholds and as such there will be no significant impact.

In accordance with the Preliminary Construction Management Plan and Noise and Vibration Impact Assessment, all reasonable precautions will be taken for the operation of plant and equipment to avoid nuisance and excess noise impact on the surrounding residents. Construction mitigation measures are proposed in the above reports to ensure impacts at off-site noise sensitive locations are minimised.

3.7.9 Directive 2012/27/EU on energy efficiency

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

Summary of Relevance

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

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

Assessment Reports Completed as part of Application Process

1. Energy, Utilities and Telecommunications Statement

Prepared by: McElligot Consulting Engineers
Report Date: July 2022

Conclusions

An Energy, Utilities and Telecommunications Statement has been prepared for the Proposed Development which sets out various energy conservation measures which will be incorporated into the Proposed Development design in order to aid in the reduction of energy consumption, carbon emissions, and costs throughout the building lifecycle.

It is considered that the Proposed Development will make a positive contribution towards 2030 energy efficiency and climate goals.

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

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

Summary of Relevance

The aim of this Directive is to establish the EU emissions trading system (ETS) which is the cornerstone of the EU's policy to tackle climate change by reducing greenhouse gas emissions in a cost-effective and economically efficient way. The third phase of the EU ETS was in place from 2013 to 2020 and applied to emissions from power plants, energy-intensive industrial sectors, and aircraft (flying between EU airports, Norway and Iceland). The Fourth phase of the EU ETS was adopted on the 14 of July 2021 and will apply until 2030. The revised EU ETS Directive sets out how it intends to achieve climate neutrality in the EU by 2050 including the intermediate target of an at least 55% net reduction in greenhouse gas emissions by 2030.

Directive (EU) 2018/410 (amending Directive 2003/87/EC) enhances cost-effective emission reductions and low-carbon investments. The revised EU ETS Directive entered into force on 8 April 2018 and sets the framework for the fourth trading period from 2021 to 2030.

On 14 July 2021, the European Commission proposed the revision of the EU ETS Directive under the "Fit for 55" package of legislative proposals, in view to achieve climate neutrality in the EU by 2050, including the intermediate target of an at least 55% net reduction in greenhouse gas emissions by 2030.

Assessment Reports Completed as part of Application Process

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

Conclusions

Not relevant to the Proposed Development.

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

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

Summary of Relevance

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

Assessment Reports Completed as part of Application Process

- Energy, Utilities and Telecommunications Statement**
Prepared by: McElligot Consulting Engineers
Report Date: July 2022

Conclusions

An Energy, Utilities and Telecommunications Statement has been prepared for the Proposed Development which sets out various energy conservation measures which will be incorporated into the Proposed Development design in order to aid in the reduction of energy consumption, carbon emissions, and costs throughout the building lifecycle.

Therefore, it is considered that the Proposed Development will make a positive contribution towards fulfilling the EU target of a 30% reduction in GHG emissions from 2005 levels by 2030.

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

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

Summary of Relevance

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

Assessment Reports Completed as part of Application Process

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

Conclusions

Not relevant to the Proposed Development.

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

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

Summary of Relevance

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

Assessment Reports Completed as part of Application Process

1. Energy, Utilities and Telecommunications Statement

Prepared by: McElligot Consulting Engineers
Report Date: July 2022

Conclusions

An Energy, Utilities and Telecommunications Statement has been prepared for the Proposed Development which sets out various energy conservation measures which will be incorporated into the Proposed Development design in order to aid in the reduction of energy consumption, carbon emissions, and costs throughout the building lifecycle. The Proposed Development includes Electric Vehicle (EV) charging spaces Space Heating / Exhaust Air Heat Pump, Heat Recovery Ventilation, Air to Water Heat Pumps and Combine Heat and Power (CHP). An Exhaust Air Heat Pump (EAHP) can be considered to be an energy recycling system. It collects energy from the warm inside air as it leaves your home via the ventilation system and re-uses it to heat your radiators and Domestic Hot Water (DHW). An exhaust air heat pump can provide for the heating requirements of a well-insulated apartment in some of the coldest conditions. When working efficiently, it can reduce consumption for heating by up to 50% when compared to conventional heating systems. Therefore, it is considered that the Proposed Development will make a positive contribution towards the increased use of energy from renewable sources.

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

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

Summary of Relevance

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

Assessment Reports Completed as part of Application Process

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| 1. | Energy, Utilities and Telecommunications Statement
Prepared by: McElligot Consulting Engineers
Report Date: July 2022 |
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Conclusions

According to the Energy, Utilities and Telecommunications Statement, to achieve the best possible BER rating, several low energy technologies will be considered to achieve the required rating. All of the units on site will have a BER rating A2 / A3.

The F-Gas Regulations outline requirements for operators and end-users of F-gas containing equipment. The requirements vary based on the CO₂ equivalent of the f-gas containing equipment (which is determined by the specific gas type and quantity contained in the f-gas containing equipment e.g., heat pump). All operators employed to install F-gas containing equipment at this Proposed Development will hold the appropriate Company Certification and Personnel Qualifications in accordance with the Regulations. Residents will be informed of their end-user requirements (leak checking and maintenance) as necessary.

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

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

Summary of Relevance

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

Assessment Reports Completed as part of Application Process

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

Conclusions

Not relevant to the Proposed Development.

4 CONCLUSIONS

This Statement in accordance with Article 299B(1)(b)(ii)(II)(C) of the Planning and Development Regulations 2001, as amended, details how the available results of all relevant assessments of the effects on the environment from the Proposed Development have been carried out pursuant to relevant European Legislation. This Statement, in conjunction with the EIA Screening, has determined that, based on best scientific knowledge, the Proposed Development at Carrickmines Great, Glenamuck Road South, Dublin 18 will not result in significant effects on the environment and, as such, an Environmental Impact Assessment is not required.