

CABRA PBSA

EIA Screening Report

R&D Developments Ltd. (in Receivership) Grant Thornton

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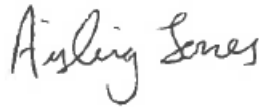
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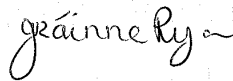
EIA Screening

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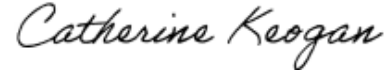
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1 INTRODUCTION

1.1 Background and Purpose

DNV has been commissioned by R&D Developments Ltd (In Receivership) Grant Thornton to carry out an Environmental Impact Assessment (EIA) screening assessment in relation to a Proposed Large-scale Residential Development (purpose built student accommodation), entitled 'Cabra PBSA' at 2A Fassagh Avenue, Dublin 7, D07 TH77, Co. Dublin (hereafter referred to as 'the site' and 'Proposed Development').

The purpose of this report is to provide environmental information for Dublin City Council (DCC) to determine the need for a statutory EIA.

In line with the requirements as set out in Schedule 7 and 7a of the Planning and Development Regulations 2001, the EIA screening report is structured as follows:

- Introduction – background to EIA legislation, purpose of the EIA screening, methodology and approach, and competency of the authors;
- Part A – provides site location, site description and project description (in line with Schedule 7 of the Planning and Development Regulations 2001)
- Part B – provides an appraisal of the proposed development against the criteria of project categories listed in Schedule 5 of the Planning and Development Regulations/
- Part C – provides an appraisal of the potential effects (in accordance with Schedule 7 and 7a of the Planning and Development Regulations.
- Summary and Conclusion

1.2 Purpose of EIA Screening

The objective for screening is to determine if a project should be subject to a statutory environmental impact assessment. Appendix 1 provides a description of the legislative requirements for environmental impact assessment within Ireland.

EIA is a formal process by which the effects of certain types of development projects on the environment are identified, assessed and reported in order for the effects to be taken into consideration by the relevant competent authority when considering whether to grant planning permission.

The European Union Directive 2011/92/EU as amended by Directive 2014/52/EU is transposed into Ireland's planning legislation through the Planning and Development Act 2000 (as amended).

Schedule 5 of the Planning and Development Regulations 2001 (as amended) set out projects that will be subject to statutory environmental impact assessment. Projects listed in Schedule 5, Part 1 of the regulations will be subject to mandatory EIA assessment.

Projects listed in Schedule 5, Part 2 of the Planning and Development Regulations 2001 (as amended) will be subject to environmental impact assessments should they exceed project category size thresholds and criteria.

1.3 Competency of the Authors

This EIA screening report has been prepared by Aisling Jones, Environmental Consultant with DNV. Aisling has a Bachelor of Civil Law degree from University College Dublin and a Master of Science degree in Environmental and Climate Law also from University College Dublin.

The report was reviewed by Gráinne Ryan, Principal EIA Consultant at DNV. Gráinne is an Environmental Consultant with 12 years' experience, specialising in EIAs for strategic infrastructure, renewable energy, residential, industrial and pharmaceutical projects. Gráinne has a B.A. in Geography, Planning and Environmental Policy, an MSc in Environmental Policy and a Post Graduate Diploma in Project Management.



This report has been quality assured and approved by Catherine Keogan, Technical Director and EIA Lead at DNV. Catherine is an environmental consultant with 37 years' experience in consultancy, specialising in EIAs for large-scale residential, commercial developments, pharmaceutical, BESS and solar projects working closely with a range of developers, planning consultants and architects within the public and private sector. Catherine has a B.Sc. (Hons) in Analytical Science and a Post Graduate Diploma in Renewable Energy Technology Systems.

2 PART A SITE LOCATION AND DESCRIPTION

2.1 Site Location

The Site of the Proposed Development is situated on the Site of the former Matt's of Cabra public housing at 2A Fassagh Avenue, Dublin 7, D07 TH77, Co. Dublin. Cabra is an inner-city suburb located on the Northside of Dublin, approximately 2km northwest of the city centre. The Proposed Development comprises of the redevelopment of the vacant site located along Faussagh Avenue, oriented longitudinally from south to north. It is bounded to the east by a residential area and to the west by a railway line. On the southern end of the site lies a derelict structure, formerly a local pub Matts of Cabra, now in a state of ruin. The southern boundary consists of the derelict building, access gates, and site hoarding. The western boundary along the Irish Rail line is defined by a tall palisade fence, which is supplemented by hoarding in certain areas. The northern boundary is marked by a light timber fence, while the eastern boundary, adjoining to residential properties, is primarily defined by a 2 m high blockwork wall or the backs of buildings. The Royal Canal flows 210m north of the Site, flowing in a south-eastward direction in relation to the Proposed Development (see Figure 2-1).



Figure 2-1. Site Location

2.2 Site Description

The site is currently a vacant site located along Faussagh Avenue. On the southern end of the site lies a derelict structure, formerly a local pub Matts of Cabra, now in a state of ruin. The topography of the site rises from south to north, with the lowest elevation at 33 m located at the southeast corner, and the highest point reaching 40.06 m in the northern section, where the terrain forms a mound. This elevated area was created through infill, resulting in a sloping gradient towards both the east and west.

The southern boundary consists of the derelict building, access gates, and site hoarding. The western boundary along the Irish Rail line is defined by a tall palisade fence, which is supplemented by hoarding in certain areas. The northern boundary is marked by a light timber fence, while the eastern boundary, adjoining to residential properties, is primarily defined by a 2 m high blockwork wall or the backs of buildings.

The majority of the site is overgrown with meadow grass and other low vegetation. Denser shrub planting and brambles are present along the eastern and western edges. There are currently no trees on the site.

There are no national or international designated ecological sites at or adjacent to the Proposed Development site. The nearest European designated site is the South Dublin Bay and River Tolka Estuary Special Protection Area (SPA)(004024) located approximately 4.1km east of the site. The nearest national designated site is the Royal Canal proposed Natural Heritage Area (pNHA) located approximately 0.2km to the north of the site.

The Royal Canal Main Line (IE_09_AWB_RCMLE) lies approximately 0.2km to the north of the site. The nearest naturally occurring waterbody to the site is the River Tolka (EPA River Waterbody Code: IE_EA_09T011100), which flows in an easterly direction approximately 0.9km north of the site. This river flows into the South Dublin Bay and Rier Tolka Estuary SPA approximately 4.1km east of the site. The site does lie within Flood Zone C in the Dublin City Development Plan 2022-2028.

The site does not lie within or adjacent to any designated geological heritage sites. The soil underlying the site is classified by the EPA (2025) as Urban. The subsoils underlying the western and centre section of the site are classified as tills derived from limestones (Code: TLs), while the subsoils underlying the eastern and southern sections of the site are classified as Man Made (i.e., a concreted or artificial surface). The bedrock geology underlying the site is classified as visean limestone and calcareous shale (GSI, 2025).

The site does not contain any National Monuments or Protected Structures, nor does it lie within an Architectural Conservation Area (ACA) or a Dublin City Zone of Archaeological Potential. The nearest National Monument to the site is a 16th/17th century house (Sites & Monuments Record No: DU01477) located approximately 0.8km west of the site at its nearest point. The National Inventory of Architectural Heritage (NIAH) shows two structures within close proximity to the site; the Church of the Most Precious Blood (Reg No.: 50060145) located approximately 0.4km west of the site and Jack Pott's Bingo (Reg No.: 50060178) (previously the Cabra Grand Cinema) located approximately 0.3km south of the site.

The surrounding area is predominantly urban, with a mixture of residential and commercial properties. The site lies across two electoral divisions; Cabra West B and Cabra East B. Cabra West B has a population of 2,646 and Cabra East B has a population of 3,746 (CSO, 2022). Dublin city centre lies approximately 2.4km southwest of the site.

2.2.1 Existing and Approved Land Use

The site has been designated as Zone 1 and Zone 3 according to the Dublin City Development Plan 2022 to 2028. The northern half of the site has been designated as Zone 1: Sustainable Residential Neighbourhoods to protect, provide and improve residential amenities. The southern end of the site has been designated as Zone 3: Neighbourhood Centres to provide for and improve neighbourhood facilities.

The site does not lie within or adjacent to mountain, forest, wetland riparian, coastal or marine environment.

According to the Architectural Design Report prepared by Reddy Architecture + Urbanism (November 2025), the mix and intensity of land use strategy in fundamental terms is separated into two main zones:

- Zone A Student Accommodation
- Zone B Community Hub

“The proposed land use distribution is designed to enhance and complement the built environment of 2A Cabra-Fassauga, while responding to the needs of both the existing community and the incoming population. The strategy prioritises a balanced mix of uses that contribute to local amenity, support social cohesion, and strengthen the site’s integration with its urban context.

The development of the land use strategy has been informed through ongoing collaboration with Dublin City Council (DCC), including engagement through Section 247 pre-planning meetings. This iterative design process has ensured alignment with local policy objectives and a responsive approach to site-specific opportunities and constraints.

The proposed student accommodation within Zone A is envisioned as a vibrant activity hub that supports both student wellbeing and the broader community. This zone will provide essential services and amenities tailored to the needs of students - such as study areas, communal spaces, and wellbeing facilities - while also offering spillover benefits to the wider catchment area.

The proposed Community Hub (Zone B) is conceived as a flexible, adaptive space designed to accommodate a dual function - serving both student needs and the wider local community. This multi-use facility will support a variety of programmed and informal activities, such as workshops, events, meetings, and shared services.” (Reddy Architecture + Urbanism, 2025).

2.3 Site Planning History

The following data sources have been used to review the site planning history.

- Dublin City Council website:
- An Bord Pleanála website: <http://www.pleanala.ie/>
- EIA Portal, as provided by the Department of Housing, Planning and Local Government: <https://housinggov.ie/maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>

Table 2-1 provides a history of the planning permissions at the site.

Table 2-1: Overview of planning permissions at the site

Planning reference	Development Proposal	Decision
ABP Case Number 312859	Demolition of the former Matt's of Cabra public house and associated structures, construction of 117 no. apartments and associated site works.	Refused Permission 6/9/2022
ABP Case Number 300666	Demolition of the former "Matts of Cabra" public house and associated structures. Construction of mixed-use development comprising student accommodation consisting of 208 no. bedspaces, vehicular access onto Fassaugh Avenue and all other site development works.	Granted Permission 12/1/2018

3 PROJECT DESCRIPTION

The Proposed Development provides for a Large-Scale Residential Development, which in summary, shall consist of:

- a) Demolition of the former 'Matts of Cabra' public house and associated structures (approx. 376.55 sqm);
- b) Construction of a purpose-built student accommodation scheme consisting of 249 no. student bed-spaces arranged in 32 no. clusters of 6, 7, 8 and 9-bedroom units (including 13 no. accessible units and 10 no. studio units) each with associated shared kitchen/living/dining areas in 2 no. blocks ranging in height from 4-6 storeys;
- c) Internal amenity spaces (approx. 347.1 sqm) including a student lounge area, laundry room, postal room and a reception / office / kitchen / tearoom across the ground floor and first floor levels;
- d) External amenity areas (approx. 2,971.4 sqm) including 1 no. outdoor terraces at fourth floor level of Block A (193.1 sqm);
- e) Approx. 405.5 sqm of public open space in the form of a public plaza fronting Fassaugh Avenue;
- f) Switch room, ESB substation, sprinkler room and bin storage all in a single storey services building along the eastern site boundary;
- g) A total of 308 no. bicycle parking spaces at surface level (258 no. long term, covered bicycle parking spaces including 12 no. cargo bicycle parking spaces and 50 no. visitor bicycle parking spaces);
- h) Vehicular access to be provided from Fassaugh Avenue;
- i) 1 no. accessible car parking space proposed within the site; and
- j) It is proposed that the development will be used for short term tourist or visitor accommodation outside of academic term times, in accordance with the definition of student accommodation.

The development will also provide for all associated service connections, public lighting, cold water storage and thermal store room, hard and soft landscaping, planting, formal activity equipment, removable bollards, tactile paving, boundary treatment, nature-based Sustainable Drainage Systems (SuDS) features, green and blue roofs, and all associated site clearance, excavation and development works above and below ground.

3.1 Demolition and Construction Phase

A preliminary Construction Environmental Management Plan (CEMP) has been prepared by AWN Consulting (AWN, 2025a) with details of the construction phase for the Site.

It is anticipated that the construction works associated with the Proposed Development will be undertaken in a single phase. These works are expected to commence in the second quarter (Q2) 2026 and will take approximately one year for the construction and commissioning phases.

Except otherwise agreed with Dublin City Council, working hours will be 08:00 to 19:00 Mondays to Fridays

Demolition Phase

The development will include the demolition of the existing "Matts of Cabra" public house at the Site. The demolition shall be in full compliance with BS 6187 "Demolition in Buildings" and all measures necessary will be taken to protect persons from injury. The demolition will commence with the removal of any hazardous materials by an appropriately qualified contractor for disposal at an appropriate licensed waste collection facility. All non-structural items will then be removed and segregated for re-use or re-cycling where possible. The remainder of the building structure will be removed in an approved sequence outlined in a Method Statement prepared by the yet to be selected demolition contractor's structural engineer.

Excavation and Construction Phase

The project excavations will involve excavations for new foundations, site levelling and excavations for roads and services. The Resource Waste Management Plan (RWMP) prepared by AWN Consulting (2025b) for the Proposed Development will be updated by the main contractor and will be in compliance with the requirements of the 'Best Practice Guidelines for the Preparation of Resource & Waste Management Plans for Construction & Demolition

Projects' published by the Environmental Protection Agency (November 2021), which will identify and categorise any waste arising from the development.

The Plan will contain the proposals for the minimisation, re-use and re-cycling of site generated waste. As part of this Plan separate storage areas will be designated on the site for various types of material in order to maximise the re-use and re-cycling potential. Procedure will also be put in place to ensure that all sub-contractors fulfil the requirements of the Waste Management Plan.

The works will include:

- Site set up, welfare facilities and compound establishment, decommissioning and movement of site compound and facilities as needed.
- Set up of hoarding around compound and the site boundary.
- Erection of safety signage to all areas and implementation of traffic/pedestrian management plan.
- Commencement of construction works thereafter

During construction the following will be implemented:

- Dust, noise and vibrations control measures will be implemented to protect the surrounding residential areas and environment.
- Acceptable excavation material will be reused, while unacceptable material will be transported off site to a licensed waste disposal facility.
- Adherence to best practice in respect of protection of the watercourses during all stages of construction.
- Suitable surface water management. Any surface water encountered during this phase will be pumped to the foul sewerage network during periods of low flow in agreement with the relevant authorities or pumped to tankers and removed from site. In the event of an unexpected underground stream being encountered, this will be diverted in consultation with relevant agencies before excavation works continue.
- Protection of existing buildings in the vicinity of the Site.
- Focussed and controlled lighting during construction.

3.2 Operational Phase

The Operational Phase of the Proposed Development will see the normal use of the large-scale residential development by its tenants. It is anticipated that human activity at the central and southern sections of the Site will be increased from the baseline due to the communal open space and public open space that have been incorporated in these regions respectively, and the pedestrian access routes that connect these features. It is also anticipated that road use (vehicular, cyclists and pedestrian activity) along Faussagh Avenue will increase from baseline.



Figure 3-1. Site Layout (Áit, 2025)

4 PART B REVIEW AGAINST SCHEDULE 5 PROJECT CATEGORIES

As a residential development, the project falls under the following relevant category of Schedule 5, Part 2 of the Planning and Development Regulations 2001 (as amended) (see Appendix 2 Sub Threshold Development).

- Category 10.(b) infrastructure projects
- Category 12 (c) tourism and leisure projects

Within this category of projects, the screening appraisal has considered three sub-project categories that may be relevant: 10(b)(i), 10(b)(ii), and 10(b)(iv).

The other project categories to consider in Schedule 5, Part 2 that have been considered are:

- Category 13(c) any change or extension of development;
- Category 14 demolition works; and
- Category 15 any projects (sub-threshold) but which would likely to have significant effects on the environment.

Table 4-1 provides a review of the project against the above selected project categories.

Table 4-1: Review against the Schedule 5, Part 2 project categories criteria and thresholds

Category Reference	Description of the criteria, size and threshold	Appraisal summary	Above or below the category threshold?
Part 10 (b) (i).	Construction of more than 500 dwelling units.	The Proposed Development will consist of a total of 249 student bed spaces, below the 500-dwelling unit threshold.	No – below the category size threshold
Part 10 (b) (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.	There is 1 accessible car parking space proposed, below the category size threshold.	No – below the category size threshold
Part 10 (b) (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.	The site is located in other parts of a built-up area thus the area threshold of 10 hectares applies. As the total area of the site for development is approximately 0.51 hectares, it is less than the required threshold and accordingly a mandatory EIA is not required.	No – below the category size threshold

<i>Category Reference</i>	<i>Description of the criteria, size and threshold</i>	<i>Appraisal summary</i>	<i>Above or below the category threshold?</i>
12 c.	Holiday villages which would consist of more than 100 holiday homes outside built-up areas; hotel complexes outside built-up areas which would have an area of 20 hectares or more or an accommodation capacity exceeding 300 bedrooms.	The Proposed Development will consist of a total of 249 student bed spaces, below the 300-bedroom threshold.	No – below the category size threshold
Part 13 c.	Any change or extension of development being of a class listed in Part 1 or paragraphs 1 to 12 of Part 2 of this Schedule, which would result in the demolition of structures, the demolition of which had not previously been authorized, and where such demolition would be likely to have significant effects on the environment, having regard to the criteria set out under Schedule 7.	The Proposed Development will be reviewed having regard to the criteria set out in Schedule 7. The findings of this review will be detailed in this report's conclusions.	To be determined by this EIA Screening
Part 14.	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.	The Proposed Development will consist of approx. 376.55 sqm of demolition. The effects of this extent of demolition will be reviewed having regard to the criteria set out in Schedule 7. The findings of this review will be detailed in the report's conclusions.	To be determined by Part B of the EIA screening appraisal
Part 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 Development will be reviewed having regard to the criteria set out in Schedule 7. The findings of this review will be detailed in this report's conclusions.	To be determined by Part B of the EIA screening appraisal

Part B Conclusion

As the size, scale and use of the Proposed Development does not exceed any of the category size thresholds of Part 2 Category 10(b) infrastructure developments specified, it is considered a sub-threshold development.

Schedule Parts 14 and 15 thresholds, the likelihood of significant environmental effects is considered in Part C.

5 PART C LIKELIHOOD OF POTENTIAL EFFECTS

As set out in Schedule 7 of the Planning and Development Regulations (Appendix 3), consideration has been given to the use of natural resources, waste generation, pollution and nuisances, the magnitude and extent of the impact, nature of the impact, transboundary nature, intensity and complexity of the impact, the probability, the expected onset, duration, frequency and reversibility of the impact and the cumulation of the impact with existing and or approved projects.

The following topics have been considered as part of the appraisal:

- Use of Natural Resources;
- Risk of Major Accidents and Disasters;
- Population and Human Health;
- Air Quality;
- Climate;
- Noise and Vibration;
- Daylight and Sunlight;
- Soils and Geology;
- Hydrology and Hydrogeology;
- Biodiversity and Ecology;
- Archaeology, Architecture and Cultural Heritage;
- Landscape and Visual; and
- Transport and Material Assets (Utilities)

5.1 Use of Natural Resources

The proposed development is a residential development and will be constructed with materials typically associated with such developments.

During construction, the selected construction materials and methods will reduce waste generation as far as reasonably practicable and will be managed in accordance with good practice guidance.

All construction waste would be segregated, recycled and re-used wherever possible. A RWMP has been produced (AWN, 2025b) setting out the strategy for the collection, storage, transport and disposal of wastes generated on-site during construction. All waste generated during construction will be collected and disposed of by licensed waste management contractors. Typical waste materials that will be generated from the construction works will include:

- Soil and stones;
- Concrete, bricks, tiles and ceramics;
- Wood, glass and plastics;
- Metals;
- Gypsum-based construction material;
- Paper and cardboard;
- Mixed construction waste; and
- Chemicals (solvents, paints, adhesives, detergents etc.).

Waste Minimisation

- Materials will be ordered on an 'as needed' basis to prevent over supply;
- Materials will be correctly stored and handled to minimise the generation of damaged materials;
- Materials will be ordered in an appropriate sequence to minimise materials stored on site;
- A waste tracking log will be established;
- Sub-contractors will be responsible for similarly managing their wastes; and
- All wood waste generated by site works and will be inspected and examined and will be segregated as re-usable wood and scrap wood waste.

It is considered that no likely significant effects in respect of use of natural resources will likely arise as a result of the construction or operational phase Proposed Development.

5.2 Risk of Major Accidents and/or Disasters

The site is not located in an area which is anticipated to be at risk of foreseeable major disasters or accidents. The vulnerability of the Proposed Development to major accidents or disasters is likely to be related to flood risk and the potential impact that climate change may have on this.

A Flood Risk Assessment (FRA) has been conducted by Lohan & Donnelly Consulting Engineers (2025a), which analyses the Proposed Development site for risks from coastal and fluvial flooding, pluvial flooding and groundwater. Historically, with reference to the Office of Public Work's (OPW) past flooding maps, the site has never experienced flooding of any kind. The FRA determined that the site is not vulnerable to coastal or fluvial flooding in any scenario. During a 1:100-year flood event due to extreme rainfall, part of the site would experience a pluvial flood up to a depth of 0.25m. The site is in a low vulnerability zone for groundwater flooding.

The surface water strategy for the Proposed Development provides a combination of SuDS to be incorporated into the design, such as permeable paving, blue-green roofs, raingardens and a flow-control device. The proposed SuDS measures are sized to cater for a 1:100-year storm event including an allowance of 20% for climate change.

The FRA concludes that the risk of flooding for the Proposed Development is minimal and within acceptable limits.

Owing to the design of the Proposed Development, the analysis and mitigation measures of the FRA, and to the adherence to all standard health and safety procedures, the potential for the Proposed Development to result in any major accidents and /or disasters can be considered low.

5.3 Population and Human Health

The site lies across two electoral divisions; Cabra West B and Cabra East B. Cabra West B has a population of 2,646 and Cabra East B has a population of 3,746 (CSO, 2022).

The construction phase will provide for an increase of employment in the area which is believed to have a positive impact on human health. Mitigation measures will be implemented for the construction phase of the Proposed Development that will limit any potential health effects on the local population, including pro-active control of dust and other air pollutants. These measures are set out in the proceeding section of this EIA Screening (5.4 Air Quality).

The operational phase will result in an increase in the population of the area, and it will have a positive effect on the long-term supply needs of student housing in the Cabra local area. Provisions for internal and external amenity areas and open public space will benefit the wellbeing of the residential population.

It is therefore considered that the proposed development will not give rise to any likely significant population and health effects.

5.4 Air Quality

The site falls into 'Zone A' of Ireland which is described by the EPA as 'Dublin Conurbation'. It is expected that existing ambient air quality in the vicinity of the site is characteristic of an urban location with the primary source of air emissions such as particulate matter, nitrogen dioxide (NO₂) and hydrocarbons likely to be of traffic, aviation, industrial activities, combustion and agriculture, and domestic fuel burning.

The Proposed Development involves construction works which may temporarily impact on air quality due to dust emissions. According to the Institute of Air Quality Management (2014), the main air quality impacts associated with construction are typically:

- Dust deposition and surface soiling;
- Visible dust plumes;
- Elevated particulate matter (PM₁₀) concentrations due to dust generating activities onsite;

- Increase in airborne particles and nitrogen dioxide due to exhaust emissions from diesel powered vehicles and machinery onsite and vehicles accessing the site.

The objective of dust control at the site is to ensure that no significant nuisance occurs at nearby sensitive receptors, with the following measures being outlined in the CEMP (AWN, 2025a):

Site Management

- Complaint registers will be kept detailing all telephone calls and letters of complaint received in connection with construction activities;
- Equipment and vehicles used on site will be in good condition such that emissions from diesel engines etc. are not excessive; and
- Pre-start checks will be carried out on equipment to ensure they are operating efficiently and that emission controls installed as part of the equipment are functional.

Site Routes

- A speed restriction of 20km/h will be applied as an effective control measure for dust for on-site vehicles or delivery vehicles within the vicinity of the site;
- Browsers will be available during period of dry weather throughout the construction period. The browser will operate during dry periods to ensure that unpaved areas are kept moist. The required application frequency will vary according to soil type, weather conditions and vehicular use; and
- Any hard surface roads will be swept to remove mud and aggregate materials from their surface while any unsurfaced areas shall be restricted to essential site traffic only.

Excavation

- During dry and windy periods, and when there is a likelihood of dust nuisance, watering shall be conducted to ensure moisture content of materials is high enough to increase the stability of the soil and thus suppress dust;
- During periods of very high winds (gales), activities likely to generate significant dust emissions should be postponed until the gale has subsided; and
- The movement of trucks containing materials with a potential for dust generation to an off-site location will be enclosed or covered.

Stockpiling

- Overburden material will be protected from exposure to wind by storing the material in sheltered parts of the site, where possible storage piles should be located downwind of sensitive receptors. Regular watering will take place during dry/windy periods to ensure the moisture content is high enough to increase the stability of the soil and suppress dust.

Site Traffic on Public Roads

- Vehicles delivering materials with potential for dust emissions to an off-site location shall be enclosed or covered at all times to restrict the escape of dust;
- Any hard surface site roads will be swept to remove mud and aggregate materials from their surface while any unsurfaced roads shall be restricted to essential site traffic only;
- A power washing facility or wheel cleaning facility will be installed near to the site compound for use by vehicles exiting the site when appropriate; and
- Road sweepers will be employed to clean the site access route as required.

The pro-active control of fugitive dust will ensure that the prevention of significant emissions, rather than an inefficient attempt to control them once they have been released, will contribute towards the satisfactory management of dust by the main contractor.

Any potential dust impacts will be localised in nature and last only for the duration of these works. There are no potential significant sources of air quality pollution from its use as a residential development.

It is therefore concluded that the Proposed Development will have no likely significant adverse effects on air quality.

5.5 Climate

The Dublin City Council Climate Action Plan 2024-2029 (DCCCAP), titled Climate Neutral Dublin 2030, outlines the actions to prepare Dublin for climate change impacts, including flooding, sea level rise, extreme weather events, and drought. The plan was developed to meet the requirements of the Climate Action and Low Carbon Development (Amendment) Act 2021.

The DCCCAP has three interdependent targets:

- 51% reduction in greenhouse gas (GHG) emissions in line with our National Climate Objective by 2030, while striving for neutrality before 2050 as per Dublin City's participation in the EU Mission for 100 Climate Neutral and Smart Cities (Net Zero Cities);
- A Climate Resilient City prepare for the known and unknown impacts of climate change; and
- A Just Transition meaning that the actions taken do not cause harm.

Implementation of the measures promoted in the DCCCAP will enable Dublin City to adapt to climate change and will assist in bringing Ireland closer to achieving its climate related target in future years. New developments need to be cognisant of the DCCCAP and incorporate climate friendly designs and measures where possible.

A Climate, Energy and Sustainability Report prepared by OCSC Multidisciplinary Consulting Engineers (2025a) provides an overview of how the project intends to integrate sustainability as a key strategy into the design of the Proposed Development. The following design measures are outlined within the Climate, Energy and Sustainability Report:

Thermal Transmittance

Thermal bridges occur where the insulation layer is penetrated by a material with a relatively high thermal conductivity and at interfaces between building elements where there is a discontinuity in the insulation. The Proposed Development will be designed to achieve low thermal bridging values throughout.

Low-Energy Plant

Plant will be selected based on performance and energy efficiency to improve the overall energy efficiency of the Proposed Development. Energy efficient plant options for domestic hot water, space heating, and space cooling will be selected. The proposed ventilation strategy will be natural ventilation where possible and/or mechanical ventilation. The mechanical ventilation system will be a high efficiency, variable speed drive system that also incorporates heat recovery and CO₂ control.

Lighting

The design intent for internal lighting design is to introduce artificial lighting in all applicable areas. Energy efficient light fittings will be installed throughout. The design of developments facades also allows high levels of natural daylight to enter into occupied zones.

Combined Heat and Power

Combines Heat and Power (CHP) is the simultaneous generation of unstable heat and power in a single process. The system utilises the heat produced in electrical generation rather than releasing it wastefully into the atmosphere. A centralised plantroom will be utilised and will contain the CHP unit, along with all associated pipework and equipment.

Other Renewable Technologies

Various renewable technologies, such as Solar Photovoltaic (PV) Panels, Variable Refrigerant Flow (VRF) heat pumps and community heating via a central ambient loop are being considered for implementation in the Proposed Development.

Water Efficiency

With increasing costs associated with potable water use, the Proposed Development will incorporate measures to reduce water usage through the appropriate selection of low consumption sanitary fittings, leak detection systems and water monitoring facilities.

The report concludes that a holistic sustainable approach has been adopted by the design team for the Proposed Development, that a number of sustainability and efficiency features have been considered throughout and that the Proposed Development is targeting an A3 Building Energy Rating (BER).

Considering the above and the air quality protection measures set out in Section 5.4, it is concluded that the Proposed Development will have no likely significant adverse effects on climate.

5.6 Noise and Vibration

An Acoustic Design Statement has been prepared by Wave Dynamics Acoustic Consultants (WDA) (November, 2025). Baseline noise and vibration surveys were undertaken to quantify the existing noise environment to predict its impact on nearby noise premises.

“Construction noise impacts are expected to vary during the construction phase of the project; this impact will depend on the distance between the construction activities and noise sensitive receptor. The contractor will ensure that all best practice noise and control methods will be used, to ensure any negative noise impacts at off-site noise sensitive locations are minimised.”

General mitigation measures are outlined in the Acoustic Design Statement (WDA, 2025).

Site Specific Mitigation 1: Site Setup

Erect a minimum 2.4m high site hoarding that blocks the line of sight between noise source and receiver.

Example construction for the site hoarding would be as follows: A 2.4m high and 9mm plywood (4.5 kg/m²). Barrier must be solid and not contain gaps at the bottom or between adjacent panels.

Local screening using the examples provided in General Recommendations section 7.3.1 are required around hand tools in addition to hoarding.

An absorptive lining should be considered for screening around hand tools will need to have an absorptive lining to avoid reflections increasing noise at other receivers.

On this project, 3 NSL's have been identified. It is recommended that a noise monitor be placed on the boundary with each of nearest noise sensitive locations closest to the works.

Site Specific Mitigation 2: Demolition

Site hoarding to block line of sight. Local screening around noisy plant and equipment. An absorptive lining should be considered for screening around large plant that will need to have an absorptive lining to avoid reflections increasing noise at other receivers.

Site Specific Mitigation 3: Superstructure

Local screening around saws/hammers where possible. Use new buildings to screen noise from works where possible.

Site Specific Mitigation 4: External Finishes

Local screening around hand tools.

External Amenity Noise Levels

According to the Acoustic Design Statement it is predicted that the internal and external noise levels will achieve the targeted noise levels in line with BS 8233:2014 and ProPG 2017 guidance.

Vibration Impact Assessment

A vibration survey was undertaken on the site to measure the vibration levels from Luas pass-bys in terms of VDV (Vibration Dose Value). The purpose of the survey was to measure the existing vibration levels and predict its impact on the amenity of the future occupants.

The vibration impact on the resident's amenity has been assessed based on a worst-case scenario. Based on the measurements taken onsite it is not predicted that the vibration impact from train pass-bys will have any negative impact on the amenity of the occupants of the proposed development. The measurements found a very low level of vibration from train pass-bys.

Construction Noise Impact

The construction noise impact is predicted to exceed the BS 5228 requirements without any mitigation measures for the Site Set Up, Superstructure and External Finishes stages of the project.

General and site-specific mitigation measures have been provided in this report to bring the construction noise levels down within the limits of BS 5228. Following the noise mitigation recommendations in this report, the construction phase is expected to meet the requirements of BS 5228 based on the information provided to WDA. In addition to the mitigation measures, guidance has been provided in this report for construction noise monitoring during the construction period to manage noise levels to manage construction noise.

Operational Noise

An operational noise impact assessment has been undertaken considering the noise generated in the communal amenity space, and the plant and equipment on the rooftop. It is predicted that the development will not cause a negative noise impact on the nearby noise sensitive locations.

Based on the measures that will be carried out as outlined in the Acoustic Design Statement, it is concluded that the Proposed Development will not result in significant adverse noise and vibration related effects.

5.7 Daylight and Sunlight

The Proposed Development will consist of 2 no. blocks ranging in height from 4-6 storeys. 3D Design Bureau (3DDB) (2025) has carried out a daylight and sunlight assessment, along with an accompanying shadow study, for the Proposed Development. The assessed surrounding properties included a stretch of residential dwellings on St Attracta Road to the east of the site and one commercial property, a funeral directors, to the southeast of the site.

Effect on daylight was assessed through the effect to the Vertical Sky Component (VSC) to the windows of the residential properties and the commercial property. Of the 71 windows assessed, 9 are predicted to experience moderate adverse effects. Each of these instances occurs in ground floor windows of extensions to the rear of existing houses, as extending a house brings windows closer to the shared boundary line, making effects more likely and perceptible. The level of effect to the window on the gable of the commercial property has been categorised as 'major adverse'. This window may service a landing or circulation space, which would omit it from the impact assessment, however as this could not be confirmed by 3DDB, it was included in the assessment. From the Sun on Ground (SOG) assessment of 29 gardens predicted that 28 gardens will experience negligible effects, while one garden was non-applicable. This garden has been significantly reduced by the rear extension of the same property. This garden was deemed non-applicable as any reduction in sunlight compared to a low baseline will appear exaggerated.

A sunlight exposure (SE) assessment was also carried out for the habitable, residential rooms within the Proposed Development. This assessment showed that no living space is below the minimum recommendation of 1.5 sunlight

hours, and that all occupants of the Proposed Development would have sufficient sunlight access. Furthermore, SOG was assessed in the proposed outdoor open spaces of the Proposed Development, with all of the assessed spaces comfortably meeting set criteria.

The Daylight and Sunlight Assessment Report concludes that the Proposed Development has been carefully designed to maximise access to natural light and sunlight for its occupants, while balancing appropriate site density with effects on the surrounding context.

One assessed window of the commercial property may experience major adverse effects, however, the function of the window's associated room is unclear. Based on the findings and rationale of the Daylight and Sunlight Assessment Report (3DDB, 2025), it is considered that the Proposed Development is not likely to cause significant adverse on the daylight and sunlight of the surrounding area.

5.8 Soils and Geology

There are no protected Geological Heritage Sites in the vicinity of the Proposed Development. The soil underlying the site is classified by the EPA (2025) as Urban. The subsoils underlying the western and centre section of the site are classified as tills derived from limestones (Code: TLs), while the subsoils underlying the eastern and southern sections of the site are classified as Man Made (i.e., a concreted or artificial surface).

The bedrock geology underlying the site is classified as viséan limestone and calcareous shale (GSI, 2025).

During construction there is potential for exposure of contaminated soils, generation of dust, volatile organic compound emissions, migration of existing soil contamination to groundwater and off-site surface water, and accidental loss or spillage of construction materials. Given the nature of the proposed uses, the Proposed Development will not introduce significant new sources of contamination during operation.

The following is outlined within the CEMP (AWN, 2025a):

Ground Investigations Ireland (GII) carried out ground investigations in March 2025. Asbestos fibres were detected in two samples. The laboratory did not identify asbestos containing materials (ACMs) in the samples. The level detected was below the laboratory detection limit of 0.1%.

In the event that material is excavated for removal from the site, any firm engaged to transport waste material from the site and the operator of any waste facility that will accept subsoils excavated from the site should be furnished with, at a minimum, copies of the full unabridged laboratory reports for all samples presented in the report.

Excavated non-hazardous material across the site should be removed from the site to an appropriate facility. If hazardous material on site is to be removed and disposed of, it is recommended that the excavation be supervised and validated by a suitably qualified environmental engineer or scientist. The hazardous material is recommended to be excavated in advance of the main extraction works to minimise the potential risk of cross contamination of other excavated soils.

In the event that any other contaminated material is found on site, the material will be segregated from clean/inert material, tested and classified as either non-hazardous or hazardous in accordance with the EPA publication 'Waste Classification: List of Waste & Determining If Waste is Hazardous or Non-Hazardous'.

In the event that ACMs are found, the removal will only be carried out by a suitably permitted waste contractor, and all ACMs will be taken to a suitable licensed or permitted facility.

Given the above measures and considerations, it is considered that the Proposed Development is not likely to cause any significant adverse effects on the soil and geology within the site of the Proposed Development, or the surrounding area.

5.9 Hydrology and Hydrogeology

The Royal Canal Main Line (IE_09_AWB_RCMLE) lies approximately 0.2km to the north of the site. The River Tolka (EPA River Waterbody Code: IE_EA_09T011100) flows in an easterly direction approximately 0.9km north of the site. This river flows into the South Dublin Bay and Rier Tolka Estuary SPA approximately 4.1km east of the

site. The River Tolka is at risk of not meeting Water Framework Directive (WFD) targets (EPA, 2025), with the projection of the Royal Canal Main Line meeting WFD targets currently being under review.

The site is located within the WFD Catchment 09 (Liffey and Dublin Bay) and is within the Tolka_SC_020 WFD SubCatchment (ID:09_04). The site is also within the Tolka_060 WFD River Sub Basin.

The site is situated on the Dublin groundwater body (IE_EA_G_008) (EPA, 2025). The aquifer type in the area is a "Locally Important Bedrock Aquifer which is Moderately Productive only in Local Zones". The groundwater vulnerability at the site is considered to be "Low". Groundwater in these regions has natural characteristics that mean it has lower vulnerability to contamination by human activities.

The following surface water management measures have been outlined within the CEMP (AWN, 2025a) to protect the receiving environment:

Soils

Care will be taken to ensure that exposed soil surfaces are stable to minimise erosion. All exposed soil surfaces will be within the main excavation site which limits the potential for any offsite impacts. All run-off will be prevented from directly entering into any water courses as no construction will be undertaken directly adjacent to open water.

Where areas of exposed soil are required, a temporary drainage system shall be installed prior to the commencement of the construction works to collect surface water runoff by the site during construction. As required, geotextile lined settling basins and temporary mounding and/or silt fences will be installed to ensure silts do not flow off site during the construction stage. This temporary surface water management facility will throttle runoff and allow suspended solids to be settled out and removed. All inlets to the settling basins will be 'riprapped' to prevent scour and erosion in the vicinity of the inlet.

Management of Suspended Solids in Run-Off

Any temporary storage of spoil, hardcore, crushed concrete or similar material will be stored as far as possible from any surface water drains and also stored in receptacles where possible. In order to minimise the risk of contamination, the stockpiled material will be removed off-site as soon as possible. Surface water drain gratings in areas near or close to where stockpiles are located will be covered by appropriate durable polyurethane covers or similar.

There will be no direct pumping of silty water from the works to any watercourse. Sediment entrapment facilities will be installed to reduce sediment discharges to downstream properties and receiving waters. All run-off leaving a disturbed area should pass through a sediment entrapment facility before it exits the site and flows downstream such as straw bales, silt fencing, silt barriers and diversion dams.

Concrete Run-Off

No wash-down or wash-out of ready-mix concrete vehicles during the construction works will be carried out at the site within 10 meters of an existing surface water drainage point. Wash-outs will only be allowed to take place in designated areas with an impervious surface

Accidental Spills and Leaks

No bulk chemicals will be stored within the active construction areas. Temporary oil and fuel storage tanks will be kept in the material storage area in suitable containers and will be appropriately bunded as required. Refueling of vehicles and the addition of hydraulic oils or lubricants to vehicles will take place in designated areas of the site, where possible, which will be kept away from surface water drains.

Spill protection equipment such as absorbent mats, socks and sand will be available to be used in the event of an accidental release during refueling. Training will be given to appropriate site workers in how to manage a spill event. The following mitigation measures will be taken at the construction site in order to prevent any spillages to ground of fuels during machinery activities and prevent any resulting soil and/or groundwater quality impacts:

- Refuelling will be undertaken off site where possible;
- Where mobile fuel bowzers are used, the following measures will be taken:
 - Any flexible pipe, tap or valve will be fitted with a lock and will be secured when not in use;
 - The pump or valve will be fitted with a lock and will be secured when not in use;
 - All bowzers must carry a spill kit;
 - Operatives must have spill response training; and
 - Portable generators or similar fuel containing equipment will be placed on suitable drip trays.

Monitoring

Weekly checks will be carried out to ensure surface water drains are not blocked by silt, or other items, and that all storage is located at least 10m from surface water receptors. A regular log of inspections will be maintained, and any significant blockage or spill incidents will be recorded for root cause investigation purposes and updating procedures to ensure incidents do not reoccur.

Therefore, it is considered that the Proposed Development will not cause any significant adverse effects on the hydrology and hydrogeology within the site of the development, or the surrounding area.

5.10 Biodiversity and Ecology

5.10.1 European Sites

All European sites potentially linked to the Proposed Amendments have been identified and fully assessed in the Appropriate Assessment (AA) Screening Report (DNV, 2025a) accompanying this submission under separate cover.

The following conclusion is extracted from the AA Screening Report:

“The Proposed Development at former Matt’s of Cabra public housing at 2A Fassauga Avenue, Dublin 7, D07 TH77, Co. Dublin has been assessed taking into account:

- *The nature, size and location of the proposed works and possible impacts arising from the construction works.*
- *The Qualifying Interests (QIs) and conservation objectives of the European sites*
- *The potential for in-combination effects arising from other plans and projects.*

*In conclusion, upon the examination, analysis and evaluation of the relevant information and applying the precautionary principle, it is concluded by the authors of this report that the possibility **may be excluded** that the Proposed Development will have a significant effect on any of the European sites listed below:*

- *North Dublin Bay SAC (000206)*
- *South Dublin Bay SAC (000210)*
- *Baldoyle Bay SAC (000199)*
- *South Dublin Bay and River Tolka Estuary SPA (004024)*
- *North Bull Island SPA (004006)*
- *North-west Irish Sea SPA (004236)*
- *Baldoyle Bay SPA (004016)*

In carrying out this AA screening, any targeted ecological mitigation measures and/or measures intended or included for the purposes of avoiding adverse effects arising as a result of the Proposed Development on any European site have not been taken into account.

On the basis of the screening exercise carried out above, it can be concluded, on the basis of the best scientific knowledge available and objective information, that the possibility of any significant effects on the above listed European sites, whether arising from the project itself or in combination with other plans and projects, can be excluded in light of the above listed European sites' conservation objectives. Thus, there is no requirement to proceed to Stage 2 of the Appropriate Assessment process; and the preparation of a Natura Impact Statement (NIS) is not required. "

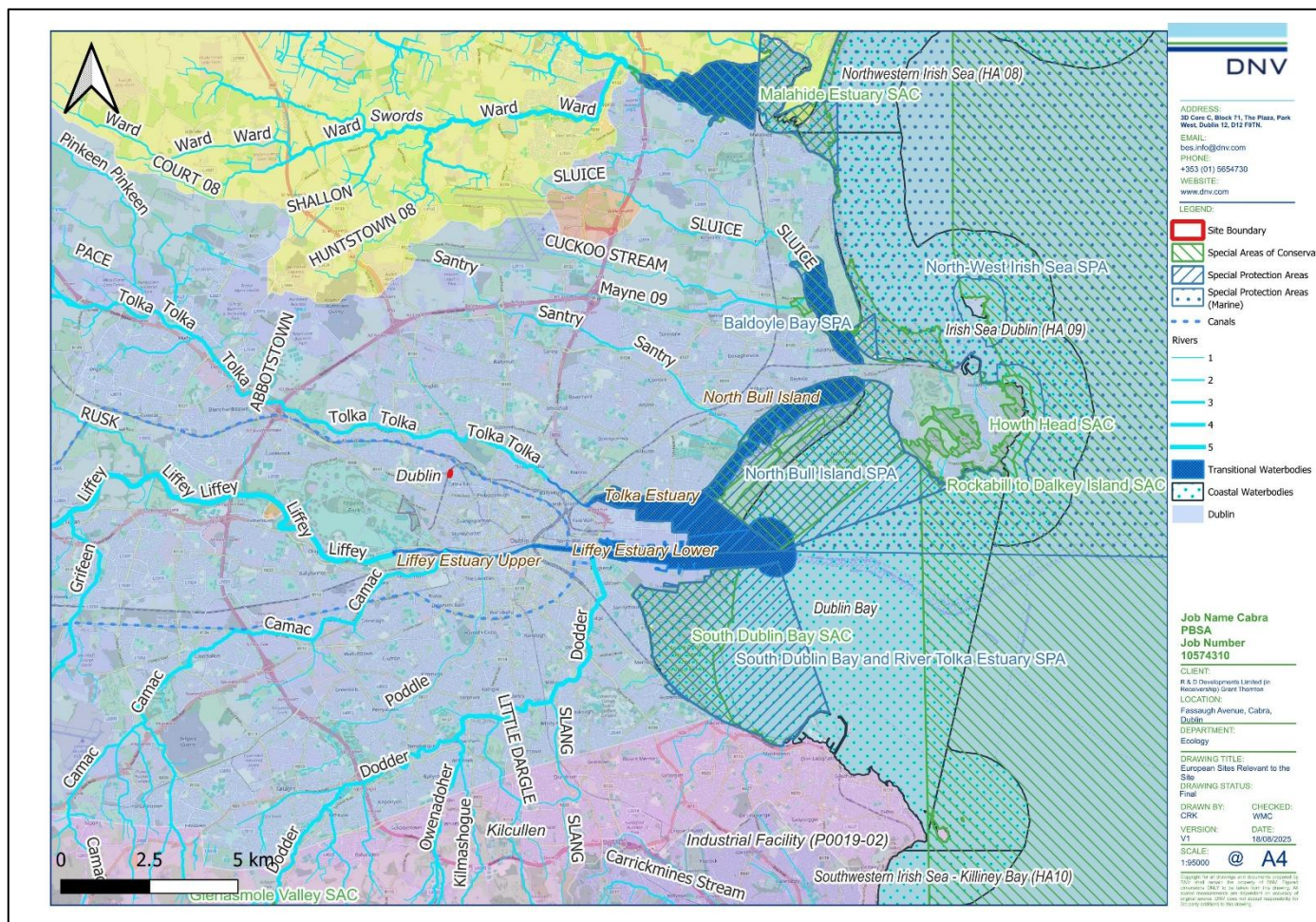


Figure 5-1. Location of European Sites Relative to the Proposed Development

5.10.2 Potential Effects on Habitats and Species

An Ecological Impact Assessment (EclA) has been prepared by DNV (December, 2025b) which assesses the potential effects of the Proposed Development on habitats and species; particularly those protected by national and international legislation or considered to be of particular nature conservation importance on or adjacent to the site. This report will describe the ecology of the site, with emphasis on habitats, flora and fauna, and will assess the potential effects of the Construction and Operational Phases of the Proposed Development on these ecological receptors.

In addition to best practice mitigation measures, the following mitigation measures are outlined in the EclA:

Mitigation 1: Construction Phase Lighting

“As a precautionary measure, no overnight lighting will be directed to the natural habitats bounding the Site. Where overnight lighting cannot be avoided in these areas due to health and safety concerns, the lighting within the Proposed Development will be designed and installed to minimise the impact on local wildlife as agreed with the Ecologist and in accordance with the Bat Conservation Trust guidelines on artificial lighting and bats (Collins, 2023)

- *There will be no light spill to the boundary habitats.*
- *All luminaires used will lack UV/IR elements to reduce impact.*
- *LED luminaires will be used due to the fact that they are highly directional, lower intensity, good colour rendition and dimming capability.*
- *A warm white spectrum (3000 Kelvins will be used to reduce the blue light component of the LED spectrum).*
- *Luminaires will feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats.*
- *Column heights should be carefully considered to minimise light spill. The shortest column height allowed should be used where possible.*
- *Only luminaires with an upward light ratio of 0% and with good optical control will be used.*
- *Luminaires will be mounted on the horizontal, i.e., with no upward tilt.*
- *Any external security lighting will be set on motion-sensors and short (1min) timers.*
- *As a last resort, accessories such as baffles, hoods or louvres will be used to reduce light spill and direct it only to where it is needed.*

Mitigation 2: Vegetation Clearance

Vegetation clearance at the Site will need to be cognisant of any potentially present fauna. The EclA provides guidance for when vegetation clearance is permissible in relation to wintering, hibernating and breeding fauna. Information sources include British Hedgehog Preservation Society's *Hedgehogs and Development* and *The Wildlife (Amendment) Act, 2000*. *The preferred period for vegetation clearance is within the months of September and October to avoid the main breeding bird season and bat maternity and roosting season as well as mammal hibernation.*

Where this seasonal restriction cannot be observed, a check for active nests will be carried out immediately prior to any Site clearance by an Ecological Clerk of Works (ECoW) and repeated as required to ensure compliance with legislative requirements. Where a breeding bird and an active nest is found, the nest will be protected, and no further works will take place in the vicinity of the nest until the young have fledged.

Additionally, all vegetation clearance will be carried out in sections working in a consistent direction to prevent entrapment of protected fauna potentially present (e.g., hedgehog, pygmy shrew). A phased cutting approach under the supervision of a suitably qualified ECoW will be used to allow wildlife (small mammals, reptiles and amphibians) to move away from any suitable habitat that will be removed:

- *Phase 1 – Cutting vegetation to 150-200 mm and removing the arisings;*
- *Phase 2 – After a minimum of one hour, hand-searching the cut areas (conducted by an ECoW) and removing any sheltering habitat (e.g. logs or debris) then cutting vegetation to ground level and removing the arisings; and*
- *Phase 3 – Soil scrape.*

Should any suitable refugia or day nesting habitats need to be removed, this will be carried out outside the most vulnerable breeding periods for hedgehogs wherever practicable (main hedgehog birthing months June and July) and will be supervised by the ECoW.

Mitigation 3: Avoidance of Accidental Trapping of Fauna

In order to avoid accidental harm/injury or mortality to mammals during construction all excavations shall have a wooden plank, sloping edge or other means of escape to avoid accidental trapping of mammals. All pipes shall be covered at night.

Mitigation 4: Removal of Invasive Species and Biosecurity

*An Invasive Species Management Plan (ISMP) will be prepared for butterfly bush (*Buddleja davidii*) that has been recorded at the Site. The following measures are extracted from TII (2020a) for the chemical and physical control of butterfly bush:*

Chemical control

“Foliar application of herbicide is capable of providing control with young plants and small infestations but should be followed up at six-monthly intervals as regrowth is common”.

Physical control

*“Removal of the flower heads before seed set (June or even July) is an important control method as it reduces the volume of seeds that are available to spread. Hand-picking of young plants will provide control, but it is very tedious and should be undertaken with care to avoid soil disturbance, which can give rise to a flush of new seedling growth. Digging out plants is only practical with relatively minor infestations, at the initial stage of invasion, or where a site is to be excavated for development or road construction purposes. Mowing of young plants does not provide effective control as they re-sprout with vigour. The physical removal of mature stands is not recommended for the same reason. After uprooting, it is essential to plant the ground in order to prevent a flush of new seedling growth. When *Buddleja* plants are cut, regrowth from the stump can be very vigorous”.*

Combined chemical and physical control

*“Effective control can be achieved by cutting *Buddleia* plants to a basal stump during active growth (late spring to early summer) and immediately treating the total cut surface with herbicide concentrate. Monitoring will be required and retreatment, as necessary. Do not leave cut stems and branches on the ground as they will re-root and produce new plants.”*

Recommended Management

Physical removal and off-site disposal of butterfly bush is recommended where it occurs throughout the Site. This will be detailed in the ISMP.

The following best practice site hygiene and biosecurity measures will be in place to avoid the potential introduction of invasive floral species at the Site and offsite via movement of materials/staff:

- *All soils/materials being introduced to the Site will be sourced from a certified invasive flora-free source site, to ensure no introduction of invasive plant materials to the Site occurs.*
- *Personnel working on or between sites will ensure their clothing and footwear are cleaned, ensuring they are visually free from soil and organic debris, in order to prevent inadvertent spread of invasive plant material.*
- *All vehicles entering or leaving the Site will have been suitably checked and pressure washed to ensure no introduction of invasive flora to and from the Site. Measures such as a drive through hygiene bath or footbaths will be considered where appropriate.*
- *Material/water left after vehicles have been pressure-washed must be contained, collected and disposed of appropriately.*

Mitigation 5: Invasive Species Management

Certain plant species and their hybrids are listed as Invasive Alien Plant Species in Part 1 of the Third Schedule of the European Communities (Birds and Natural Habitats) Regulations 2011 (SI 477 of 2011, as amended). In addition, soils and other material containing such invasive plant material, are classified in Part 3 of the Third Schedule as vector materials and are subject to the same strict legal controls.

Despite the measures identified in the OCEMP for the importation of only clean materials, there is the potential for the inadvertent import of invasive species to the Site. If established, there is a risk of further spread both within and out of the Site.

As such, it is recommended that any newly landscaped areas, particularly where infill materials and soils have been imported for soft landscaping, are assessed during the Operational Phase within the next botanical season for the presence of any inadvertently introduced invasive species, with particular focus on those listed on Schedule III of SI 477 of 2011. If invasive species are detected, an Invasive Species Management Plan will be prepared, agreed with the Local Authority and implemented at the earliest possibility to limit the potential for further spread.

Mitigation 6: Wildlife Friendly Lighting

In accordance with the best practise bat-friendly lighting guidelines (ILP, 2023), the below measures will be incorporated as part of the Lighting Design of the Proposed Development:

- *All luminaires should lack UV elements when manufactured. Metal halide, compact fluorescent sources should not be used.*
- *LED luminaires should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.*
- *A warm white light source (3000 Kelvin or lower) should be adopted to reduce blue light component.*
- *Light sources should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats.*
- *Internal luminaires can be recessed where installed in proximity to windows to reduce glare and light spill.*
- *Column heights should be carefully considered to minimise light spill and glare visibility. This should be balanced with the potential for increased numbers of columns and upward light reflectance as with bollards.*
- *Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, should be considered.*
- *Luminaires should always be mounted horizontally, with no light output above 90° and/or no upward tilt.*
- *Where appropriate, external security lighting should be set on motion sensors and set to as short a possible a timer as the risk assessment will allow. For most general residential purposes, a 1 or 2 minute timer is likely to be appropriate.*
- *Only if all other options have been explored, accessories such as baffles, hoods or louvres can be used to reduce light spill and direct it only to where it is needed. However, due to the lensing and fine cut-off control of the beam inherent in modern LED luminaires, the effect of cowls and baffles is often far less than anticipated and so should not be relied upon solely.*

Conclusion

It is considered that, provided the mitigation measures proposed within (the EclA) together with all best practice development standards as outlined in the OCEMP are carried out in full, there will be no significant negative impact to any KER habitat, species group or biodiversity as a result of the Proposed Development.

Additionally, the landscaping plan for the Proposed Development was designed to offset some of the habitat loss that will result from the Proposed Development. Furthermore, the woodlands proposed for the northern extent of the Site provide new habitats to the Site, further enhancing the connectivity of the Site to larger green-spaces to the north."

5.11 Archaeology, Architecture and Cultural Heritage

An Archaeological Impact Assessment was carried out by Archaeological Consultancy Services Unit (ACSU) in June 2025.

The site contains no known monuments, as listed in the Record of Monuments and Places (RMP) or the Sites and Monuments Record (SMR), and there are no Protected Structures or sites listed in the National Inventory of Architectural Heritage (NIAH) within the site. No features of archaeological interest are visible on examined cartographical and aerial imagery within the site boundaries.

While the earliest references to the area of Grangegorman date to the 12th century, evidence for human occupation is evident in the wider landscape well before this time. This includes prehistoric evidence in the form of megalithic monuments like a Linkardstown tomb (DU018-007011-) located c. 3.7 kilometres southwest of the site. This site also included secondary, Early Bronze Age burials in the form of four small cists containing cremated bones and funerary pots. Other prehistoric funerary monuments include a ditch-barrow (DU018-459----), identified in the Phoenix Park c. 2.5 kilometres southwest of the proposed site, a possible ring-barrow (DU017-025----), located c. 5 kilometres southwest of the site in Palmerstown Lower, and a ring-ditch (DU014-103----) recorded c. 2.5 kilometres northeast of the site in Whitehall. There are also numerous early medieval ringforts/settlement enclosures known across the landscape. A ringfort (DU014-029----) with two nearby enclosures (DU014-122001- & DU014-127----) are recorded in Cappoge, c. 4 kilometres north-northwest of the proposed development site, while a further two ringforts (DU013-015---- & DU013-016----) are recorded in Corduff, c. 7 kilometres to the northwest and two more ringforts (DU017-005---- & DU017-007----) are recorded in Astagob, c. 7.6 kilometres to the west. (ACSU, 2025)

While it is acknowledged that archaeological monitoring has previously taken place within the site, the extent and depth of that investigation cannot be fully known without access to the associated report, which is currently unavailable. There are no RMP, SMR or Protected Structures listed on the proposed development site, but the site is located within an area of intense human activity that dates as far back as the Late Neolithic period up to the 18th–20th centuries. Hence, the site has the potential to contain previously unknown subsurface archaeological remains. If not appropriately mitigated, any groundwork associated with the proposed development therefore has the potential to impact on archaeological remains (if present). (ACSU, 2025)

In line with national policy, there should always be a presumption in favour of avoiding developmental impacts on the archaeological heritage; however, appropriate measures to allow for preservation in situ of archaeological features/materials cannot be established without an adequate definition of the location and extent of any potential subsurface remains, hence further archaeological assessment is required. (ACSU, 2025)

The previous site clearance works, unregulated landscaping of the site and anti-social behaviour carried out within the proposed development site may make ground-penetrating radar and test-trenching unsuitable for investigating the subsurface potential of the site. It is therefore recommended that archaeological monitoring should accompany any development of the site. This must be carried out by a suitably qualified archaeologist working under licence from the Department of Housing, Local Government and Heritage. Archaeological material identified during monitoring may necessitate further mitigation, including preservation in situ/or preservation by record (excavation) following consultation with the National Monuments Service. (ACSU, 2025)

Mitigation Measures

- The appointment of a suitably qualified archaeological consultant to oversee the project from design through to planning and construction phase. The consultant should complete the relevant chapter of the EIAR for the proposed student development and assist the design team in consultations with the relevant sections of the regulatory authorities.
- A geophysical survey should be completed for the lands proposed for development under license to the National Monuments Service of the Department of Housing, Local Government and Heritage, of areas that will be subject to development or construction-related impacts.
- Archaeological geophysics is a non-invasive survey, using a variety of techniques (typically high-resolution magnetometry and advanced multichannel fluxgate gradiometry), to investigate sub-surface archaeological features.
- Licensed archaeological testing should be undertaken of anomalies identified by the geophysical survey. Further test excavation of areas where no features were positively identified should also be undertaken, to alleviate the risk of them being uncovered during the construction phase(s).

Any archaeological features identified positively by testing in areas where they will be impacted on, directly or indirectly, by the development, will require permission from National Monuments for the excavation (preservation by record) of these remains.

Sufficient time will be required for the archaeological team to complete their site investigations, and if required, excavations. If archaeological excavations are required, it may be possible to undertake the works in phases to allow construction works to be phased, i.e. it may be possible to commence construction in areas of the site where archaeological features have been excavated and the areas stripped of topsoil and assessed. However, this will require specific permission from National Monuments.

On the assessment of the above, it is demonstrated that there will no significant adverse effect on the surrounding natural environment in terms of Archaeology, Architecture and Cultural Heritage during the construction and operational phase of the Proposed Development.

5.12 Landscape and Visual

A Landscape Report has been prepared by Áit in September 2025. According to this report, the project design is informed by the longitudinal character of the existing site and shaped by the functional, aesthetic, and experiential needs of future residents. The vision is to create a vibrant, joyful, and high-quality living environment for students, which also meets the expectations of short-term summer renters.

“To the south, a welcoming public space is proposed, featuring seating areas and pollinator-friendly planting schemes. These include a mix of ornamental flowering trees and selected specimen trees, enhancing biodiversity and seasonal interest. The terrain gently slopes up from Faussagh Avenue, allowing for vehicular access via a steeper central route, while pedestrian access is provided via two gentle gradients from the east and west.

A secured gate in the building undercroft serves as the primary access point to the communal open space. A designated DAC parking area is provided beside block A. The proposed commissioned artwork piece is located in the public space in the South of the site. The public open space serves as a vital component of the proposed development, enhancing the precinct’s appeal and fostering a vibrant, active community environment.

The scheme includes a generous provision for bicycle storage, comprising:

- 246 sheltered bicycle parking spaces (including 236 stacker units)
- 50 visitor bicycle spaces
- 12 cargo bicycle spaces

Service and emergency vehicle access is proposed along the eastern side of the site, terminating at the northern sports and activity zone, where a turning area is provided. To reduce the visual impact of this route, a section will be finished with reinforced grass, blending more seamlessly with the landscape. The DAC parking space is located on the east side, just beyond the secured gate, above the amenity building.

The communal areas are located behind the secured gate in the buildings undercroft and are organised into three distinct zones:

1. Arrival Zone (Center): A welcoming area with seating and extensive planting, creating a green and inclusive space.
2. Sports and Activity Zone (North): A dynamic space featuring a hang-out area, half basketball court, and on-ground large chess area. Surfaces will be finished in joyfully coloured, porous asphalt to enhance visual appeal and drainage.
3. Activity and relax garden (West): This area comprises a series of ‘pocket gardens,’ each with a distinct function. Some gardens offer sports activities such as table tennis, calisthenics, and an outdoor gym, while others provide social spaces for picnicking and BBQs, as well as more tranquil seating areas surrounded by lush planting. All zones are connected by a distinctive ‘red ribbon’ pathway, finished in coloured porous asphalt.

Currently, the site lacks tree coverage. To enhance biodiversity and improve the site’s ecological value, the landscape proposal includes:

- Native hedgerows along the western and parts of the eastern boundaries.
- Light-canopy native trees, such as birch, to provide screening along residential and railway boundaries.
- Multi-stem flowering trees and ornamental shrubs in buffer planting zones adjacent to the apartment buildings.
- Feature specimen trees and flowering species in central planted areas for visual impact.

- A woodland sanctuary in the northern activity zone to strengthen biodiversity and provide a natural refuge.

Mitigation measures to protect local fauna will be implemented throughout the project. These include lighting designed to minimise impacts on local wildlife and the installation of bat and bird boxes. For further details, please refer to the Ecological Impact Assessment by DNV and the Site Lighting Report by OCSC.

The permeability of the site will be enhanced through the use of permeable materials, including porous asphalt, reinforced grass, and natural permeable paving. These surface treatments will support sustainable drainage by allowing rainwater to infiltrate directly into the ground, reducing runoff and contributing to a more resilient landscape. In addition to permeable surfacing, a series of rain gardens is proposed throughout the site to further improve on-site water management. These landscaped features capture, slow, and filter surface water runoff, allowing it to be absorbed gradually into the ground while supporting a diverse palette of moisture-tolerant planting. The rain gardens contribute to reducing flood risk, improving water quality, and providing valuable ecological habitat.” (Ait, 2025)

On the assessment of the above, it is demonstrated that there will no significant adverse effect on the surrounding natural environment in terms of landscape and visual amenity in the long-term.

5.13 Transport and Material Assets

5.13.1 Transport

The site lies to the north of Faussagh Avenue and to the west of St Attracta Road. A Mobility Management Plan (MMP) has been prepared by Martin Rogers Consulting Ltd (MRCL) (December, 2025a).

Existing Public Transport Infrastructure

The MMP (MRCL, 2025a) outlines the nearby existing public transport infrastructure. 2 No. bus routes, the 120 and the 122 run close to the site along Faussagh Avenue. In addition, the 38, 38A, and 38B routes run along Cabra Road approximately 600 metres south of Faussagh Avenue. Cabra LUAS Station is approximately 700 metres (10 minutes’ walk) from the Faussagh Avenue site. The Cabra LUAS stop has excellent connectivity to all other lines in the metropolitan area.

Servicing and Delivery Arrangements

The development includes one set-down space within the site, which will be used to accommodate all servicing, delivery, and short-term vehicle activity.

The MMP sets out a strategy to support and encourage sustainable travel for the proposed 249-bed student accommodation development at Faussagh Avenue, Dublin. The plan is aligned with local and national transport policies and demonstrates how the development can function effectively without generating negative impacts on the surrounding transport network.

Sustainable Travel Emphasis

The Proposed Development promotes walking, cycling, and public transport use as primary modes of travel for students. The site benefits from excellent proximity to the LUAS Green Line (Cabra stop), Dublin Bus services, and dedicated cycling infrastructure. No student car parking is provided, supporting a car-free lifestyle.

Travel Behaviour and Targets

A baseline modal split reflective of Census and local travel data has been established, with targets to increase active and public transport use over time. Measures include information provision, travel packs, wayfinding signage, and support for active travel through on-site facilities (e.g. secure cycle parking).

Student Arrivals and Departures

A managed move-in strategy is proposed to coordinate student arrivals in September. Approximately 40% of students are expected to arrive by car or taxi, with the remainder by public transport or active modes. A pre-booked roster system over four days will manage the use of the single on-site set-down space, ensuring safe and congestion-free arrivals. Departures will be more gradual and are not expected to require rostering.

Servicing and Delivery

Daily operations will generate a moderate volume of deliveries, primarily in the form of parcels and food delivery. These are typically short-stay or bicycle-based and will be managed through clear guidance and on-site support. Waste collection, laundry, and maintenance are scheduled and infrequent. The single on-site set-down bay is sufficient to handle this demand when combined with appropriate scheduling and oversight.

Mobility Management Measures

A dedicated Mobility Manager will be appointed to oversee implementation of the plan. Their responsibilities will include travel planning support, liaison with transport providers, monitoring travel behaviour, and managing student arrivals, servicing, and deliveries.

Monitoring and Review

Monitoring and Review: The MMP includes a monitoring framework, with initial surveys undertaken within six months of occupation and annually thereafter. Results will be used to evaluate progress toward mode shift targets and refine measures as required.

In summary, this MMP demonstrates that the Faussagh Avenue development is well-positioned to operate as a sustainable, car-free student residence. With strong walking, cycling and public transport links, clear operational management, and a focus on behavioural support, the development can be fully integrated into the surrounding transport network with minimal impact.

A Traffic Assessment has also been undertaken by MRCL (2025b). The assessment demonstrated that the Proposed Development will generate very low trip volumes, with 21 No. arrivals and 21 No. departures per day. Daily movements are expected to consist mainly of occasional taxi trips, servicing vehicles, and deliveries, with no private car parking provided for residents. Analysis of nearby street capacity confirms that the predicted traffic flows are well within normal capacity. The level of generated vehicular traffic is minimal when compared with general background flows in the area.

5.13.2 Waste

Measures must be undertaken to minimise the quantity of waste produced at the site and to handle the waste in such a manner as to minimise the effects on the environment. Typical construction and demolition (C&D) waste materials that will be generated from the construction phase of the Proposed Development will include:

- Soil and stones;
- Concrete, bricks, tiles and ceramics;
- Wood, glass and plastics;
- Metals;
- Gypsum-based construction material;
- Paper and cardboard;
- Mixed construction waste; and
- Chemicals (solvents, paints, adhesives, detergents etc.).

The following measures are set out within the CEMP (AWN, 2025):

Waste Minimisation

- Materials will be ordered on an 'as needed' basis to prevent over supply;
- Materials will be correctly stored and handled to minimise the generation of damaged materials;
- Materials will be ordered in an appropriate sequence to minimise materials stored on site;
- A waste tracking log will be established;
- Sub-contractors will be responsible for similarly managing their wastes; and

- All wood waste generated by site works and will be inspected and examined and will be segregated as re-usable wood and scrap wood waste.

Waste Storage

The main waste storage area will be located in the site compound. A dedicated and secure area containing bins, and/or skips, and storage areas, into which all waste materials generated by construction site activities, will be established within the development.

Waste materials generated will be segregated at the site compound, where it is practical. Where the on-site segregation of certain waste types is not practical, off-site segregation will be carried out. There will be skips and receptacles provided to facilitate segregation at source. All waste receptacles leaving the site will be covered or enclosed. The appointed waste contractor will collect and transfer the wastes as receptacles are filled.

The site Resource Manager will ensure that all staff are informed of the requirements for segregation of waste materials by means of clear signage and verbal instruction. Appointed employees will be made responsible for ensuring good site housekeeping.

5.13.3 Utilities

A Utilities Report prepared by OCSC Multidisciplinary Consulting Engineers (2025b) confirms that there is an existing ESB underground connection on-site. There is a capped gas pipe that runs along the boundary of the site, however, gas services are not planned for the Proposed Development. There is a telecom network local to the proposed site. A confirmation of feasibility has been received from Uisce Éireann stating that a wastewater connection for the Proposed Development is feasible without infrastructure upgrades (Lohan & Donnelly Consulting Engineers, 2025b).

5.13.4 Conclusion

Based on the implementation of the measures outlined in the CEMP, and considering the details outlined in the MMP, Traffic Assessment and the Utilities Report, there will be no significant, adverse effects on traffic, transport and material assets as a result of the Proposed Development.

5.14 Interactions

The interactions between impacts on different environmental factors have been considered.

5.15 Cumulative Effects

Development in the surrounding area that could have the potential to result in cumulative impacts were reviewed from data sources including:

- Dublin City Council website: <https://www.dublincity.ie/planning-and-land-use/find-planning-application/view-or-search-planning-applications>
- An Coimisiún Pleanála website, <http://www.pleanala.ie/>; and
- EIA Portal, as provided by the Department of Housing, Planning and Local Government: <https://housinggov.ie/maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

Any planning applications within a 1km radius listed as granted or decision pending from within the last five years (a typical planning application normally remains valid for a five-year period) were assessed for their potential to act in-combination with Proposed Development and cause likely significant effects on the environment. Long-term developments granted outside of this time period were also considered where applicable.

A list of the off-site projects considered are shown in Table 5-1.

Table 5-1. List of Off-Site Projects Considered

Application Reg. Ref.	Address	Development Proposal	Decision Date
ABP-305979	Former CIE Lands, 2-4 Carnlough Road, Cabra, Dublin 7	485 no. residential units (484 no. apartments and 1 no. house), creche and all associated site works.	18/03/2020 Granted permission with conditions
ABP-314610	Ballymun/Finglas to Dublin City Centre	BusConnects Ballymun/Finglas to City Centre Core Bus Corridor Scheme	12/03/2024 Granted permission
ABP-313892	Blanchardstown to Dublin City Centre	BusConnects Blanchardstown to City Centre Core Bus Corridor Scheme.	21/06/2024 Granted permission
ABP-316119	County Dublin	DART + South West Electrified Heavy Railway Order-Hazelhatch & Celbridge Station to Heuston Station, and Heuston Station to Glasnevin.	13/11/2024 Make Railway Order with conditions

On examination of the above, it is considered that there are no means for the Proposed Development to act in combination with any plans or projects, that would cause any likely significant adverse effects on the surrounding environment. The most significant potential for adverse cumulative effects in combination with other projects in the area is in the potential for water pollution, noise, dust, airborne pollutants and/or vibrations, visual effects and increased traffic. However, the adherence and full implementation of the appropriate control measures will ensure no potential for cumulative effects to arise. Furthermore, any potential effects during the Construction Phase will be temporary and last only for the duration of this phase.

6 CONCLUSION

This EIA Screening Report provides a description of the Proposed Development and the likely significant effects on the environment in line with the EIA Directive, legislation and guidance.

The Proposed Development is considered to be sub-threshold development when viewed against project categories in Schedule 5 of the Planning and Development Regulation 2001.

On review of the likely potential environmental effects, it is considered that with the inclusion of appropriate design and standard construction management mitigation measures, the Proposed Development will not likely result in significant effects on the environment.

Having regard to the absence of any significant environmental sensitivities in the area and to the consideration of robust mitigation measures referred to above, it is concluded that the Proposed Development would not be likely to have significant effects on the environment and a mandatory Environmental Impact Assessment Report (EIAR) is not required for the Proposed Development.

7 REFERENCES

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Guidelines for the Assessment of Indirect and Cumulative Impacts as well as Impact Interactions (European Communities 1999); and

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Implementation of Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (European Communities 2003).

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APPENDIX 1 THE EIA DIRECTIVE

The European Union Directive 2011/92/EU (as amended by Directive 2014/52/EU (together, the EIA Directive)) was enacted to assess the effects of projects on the environment, and to properly ensure that any potential significant effects are assessed before a project proceeds. Annex I of the EIA Directive defines mandatory projects that require an Environmental Impact Assessment Report (EIAR) and Annex II of the EIA Directive lists projects which do not necessarily have significant effects but can be subject to case-by-case analysis or thresholds to be determined by member states. Section 172 of the Planning and Development Act 2001, as amended, provides the legislative basis for mandatory EIA. It states the following:

“An environmental impact assessment shall be carried out by the planning authority or the Board in respect of an application for consent for proposed development where either —

(a) the proposed development would be of a class specified in —

(i) Part 1 of Schedule 5 of the Planning and Development Regulations 2001, and either —

(I) such development [would equal or exceed, as the case may be,] any relevant quantity, area or other limit specified in that Part, or

(II) no quantity, area or other limit is specified in that Part in respect of the development concerned,

or

(ii) Part 2 [(other than subparagraph (a) of paragraph 2)] of Schedule 5 of the Planning and Development Regulations 2001 and either —

(I) such development [would equal or exceed, as the case may be,] any relevant quantity, area or other limit specified in that Part, or

(II) no quantity, area or other limit is specified in that Part in respect of the development concerned,

or

(b) (i) the proposed development would be of a class specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001 but [does not equal or exceed, as the case may be] the relevant quantity, area or other limit specified in that Part, and

(ii) it is concluded, determined or decided, as the case may be, —

(I) by a planning authority, in exercise of the powers conferred on it by this Act or the Planning and Development Regulations 2001 (S.I. No. 600 of 2001),

(II) by the Board, in exercise of the powers conferred on it by this Act or those regulations,

(III) by a local authority in exercise of the powers conferred on it by regulation 120 of those regulations,

(IV) by a State authority, in exercise of the powers conferred on it by regulation 123A of those regulations,

(V) in accordance with section 13A of the Foreshore Act, by the appropriate Minister (within the meaning of that Act), or

(VI) by the Minister for Communications, Climate Action and Environment, in exercise of the powers conferred on him or her by section 8A of the Minerals Development Act 1940,

that the proposed development is likely to have a significant effect on the environment.”

In some cases, Member States have also established “exclusion” or “negative” lists specifying thresholds and criteria below which EIA is never required or below which a simplified EIA procedure applies. There may be exceptions to the negative thresholds, for example, for projects in defined sensitive locations. Such exceptions will apply in the case of Habitats Directive 92/43/EEC (as amended) assessments. The use of exclusion lists, defining thresholds below which EIA is never required, is very limited in the EU Member States.

APPENDIX 2 SUB-THRESHOLD DEVELOPMENT

Sub-threshold development may still require an EIA process to be completed. The most important element to address in the possible assessment of a sub-threshold development and its requirement for an EIA is the likelihood of a project having any significant effects on the environment. Annex III of the EIA Directive sets out criteria to determine whether the projects listed in Annex II should be subject to an environmental impact assessment.

It is also set out in Schedule 7 to the Planning and Development Regulations, 2001 as amended. Within Schedule 7A, information to be provided by the applicant or developer for the purposes of screening sub-threshold development for EIA includes:

1. A description of the proposed development, including in particular –
 - (a) a description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and
 - (b) a description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.
2. A description of the aspects of the environment likely to be significantly affected by the proposed development.
3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from –
 - (a) the expected residues and emissions and the production of waste, where relevant, and
 - (b) the use of natural resources, in particular soil, land, water and biodiversity.
4. The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.

APPENDIX 3 SCHEDULE 7

Within Schedule 7 of the Planning and Development Regulations, the characteristics under which a project must be considered to determine if an EIA is required includes:

1. Characteristics of projects

- (a) the size and design of the project;
- (b) cumulation with other existing and/or approved projects;
- (c) the use of natural resources, in particular land, soil, water and biodiversity;
- (d) the production of waste;
- (e) pollution and nuisances;
- (f) the risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge; and
- (g) the risks to human health (for example due to water contamination or air pollution)

2. Location of projects

The environmental sensitivity of geographical areas likely to be affected by projects must be considered, with particular regard to:

- (a) the existing and approved land use;
- (b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;
- (c) the absorption capacity of the natural environment, paying attention to the following areas:
 - (i) wetlands, riparian areas, river mouths;
 - (ii) coastal zones and the marine environment;
 - (iii) mountain and forest areas;
 - (iv) nature reserves and parks;
 - (v) areas classified or protected under national legislation; Natura 2000 areas designated by Member States pursuant to Directive 92/43/EEC and Directive 2009/147/EC;
 - (vi) areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure;
 - (vii) densely populated areas; and
 - (viii) landscapes and sites of historical, cultural or archaeological significance.

3. Type and characteristics of the potential impact

The likely significant effects of projects on the environment must be considered in relation to criteria set out in points 1 and 2 of this Annex, with regard to the impact of the project on the factors specified in Article 3(1), taking into account:

- (a) the magnitude and special extent of the impact (for example geographical area and size of the population likely to be affected);
- (b) the nature of the impact;

- (c) the transboundary nature of the impact;
- (d) the intensity and complexity of the impact;
- (e) the probability of the impact;
- (f) the expected onset, duration, frequency and reversibility of the impact;
- (g) the cumulation of the impact with the impact of other existing and/or approved projects; and the possibility of effectively reducing the impact.

APPENDIX 4 METHODOLOGY AND GUIDANCE

The following guidance documents were used to develop the approach to the environmental impact assessment screening appraisal.

- Guidelines on the Information to be Contained in Environmental Impact Assessment Reports (EPA May 2022);
- Environmental Assessments of Plans, Programmes and Projects – Rulings of the Court of Justice of the European Union (European Union 2017);
- Environmental Impact Assessment of Projects – Guidance on Scoping (Directive 2011/92/EU as amended by 2014/52/EU) (European Union 2017);
- Guidance of Integrating Climate Change and Biodiversity into Environmental Impact Assessment (European Union 2013);
- Environmental Impact Assessment of Projects – Guidance on the preparation of the Environmental Impact Assessment Report (European Union 2017);
- European Commission 2017. Environmental Impact Assessment of Projects Guidance on Screening (Directive 2011/92/EU as amended by 2014/52/EU);
- EU Commission Guidance on Interpretation of definitions of project categories of annex I and II of the EIA Directive (2015);
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (Government of Ireland 2018);
- Key Issues Consultation Paper on the Transposition of 2014 EIA Directive (2014/52/EU) in the Land Use Planning and EPA Licencing Systems; (Department of Housing, Planning, Community and Local Government 2017);
- Guidelines for the Assessment of Indirect and Cumulative Impacts as well as Impact Interactions (European Communities 1999);
- Implementation of Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (European Communities 2003); and

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

About DNV

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