BAKER'S HALL

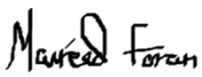
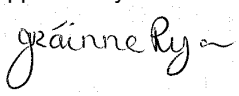
EIA Screening – Addendum Note

Baker's Forge Properties Limited

Date: 23/01/2026



Project name:	Baker's Hall	DNV Markets & Risk
Report title:	EIA Screening – Addendum Note	Biodiversity & Environmental Services
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1 INTRODUCTION AND METHODOLOGY

1.1 Background

This Environmental Impact Assessment (EIA) Screening Report Addendum has been prepared by DNV on behalf of Bakers Forge Properties Limited (the Applicant) in support of a planning application for a Large-Scale Residential Development (on lands at Baker's Corner, Rochestown Avenue and Kill Avenue, Dun Laoghaire, Co. Dublin, A96 TD77), submitted to An Coimisiún Pleanála, (previously approved planning application reference ABP 311411-21).

The planning application was accompanied by an EIA Screening Report, prepared by DNV (previously Enviroguide Consulting), hereafter referred to as the September 2021 EIA Screening Report.

A request for further information was issued by Dún Laoghaire Rathdown County Council subsequent to a Section 247 meeting held on 04/11/25 between Dun Laoghaire Rathdown County Councill, the applicant and the appointed design team.

1.2 Updated further information

This EIA Screening Addendum presents any modifications or updates to the assessments contained in the September 2021 EIA Screening Report. This EIAR Addendum has reviewed the following inputs:

- Updated Architectural Design Statement
- Updated Visual Impact Assessment
- Updated Construction & Demolition Waste Management Plan
- Updated Engineering Services Report
- Updated Mobility Management Plan
- Outline Car Parking Management Plan
- Updated Operational Waste Management Plan
- Updated Daylight & Sunlight Assessment

1.2.1 Author Competency

This Report has been prepared by Mairéad Foran, Senior Environmental Consultant with DNV. Mairéad has a B.A. (Moderatorship) in Environmental Sciences from Trinity College Dublin, and an Advanced Diploma in Planning and Environmental Law from King's Inns College, Dublin. Mairéad has over 6 years professional experience as an Environmental Consultant, with experience working on a large number of EIAR, EIA Screening Reports and other related assessments for projects of a similar nature and scale to that of the Proposed Development.

This report has been reviewed by Michelle Gaffney, Senior Environmental Consultant with DNV. Michelle holds a B.A (Hons) in Earth Science from Trinity College and is currently advancing expertise through a part-time MSc in Environmental Sustainability at University College Dublin. Michelle has over 4 years professional experience as an Environmental Consultant and has been involved in the technical input into a range of Environmental Impact Assessment Report Chapters and has been involved in the project management and delivery of a range of EIARs of a similar scale and nature to the Proposed Development.

The report has been reviewed and approved by Grainne Ryan, Principal EIA Consultant at DNV. Gráinne is an Environmental Consultant with over 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.

2 PROJECT OVERVIEW

2.1 Site Location

Bakers Corner Public House and Off License currently occupies the corner of the junction of Rochestown Avenue and Kill Avenue. The proposed site has frontage onto Rochestown Avenue to the west and Kill Avenue to the north and is bounded to the south by the Old Kill-O-The Grange Garda Station and to the west by the grounds of the Holy Family Church. The site is within the administrative jurisdiction of Dun Laoghaire Rathdown County Council. Refer to Figure 2-1 for the site location and Figure 2-2 for site layout.

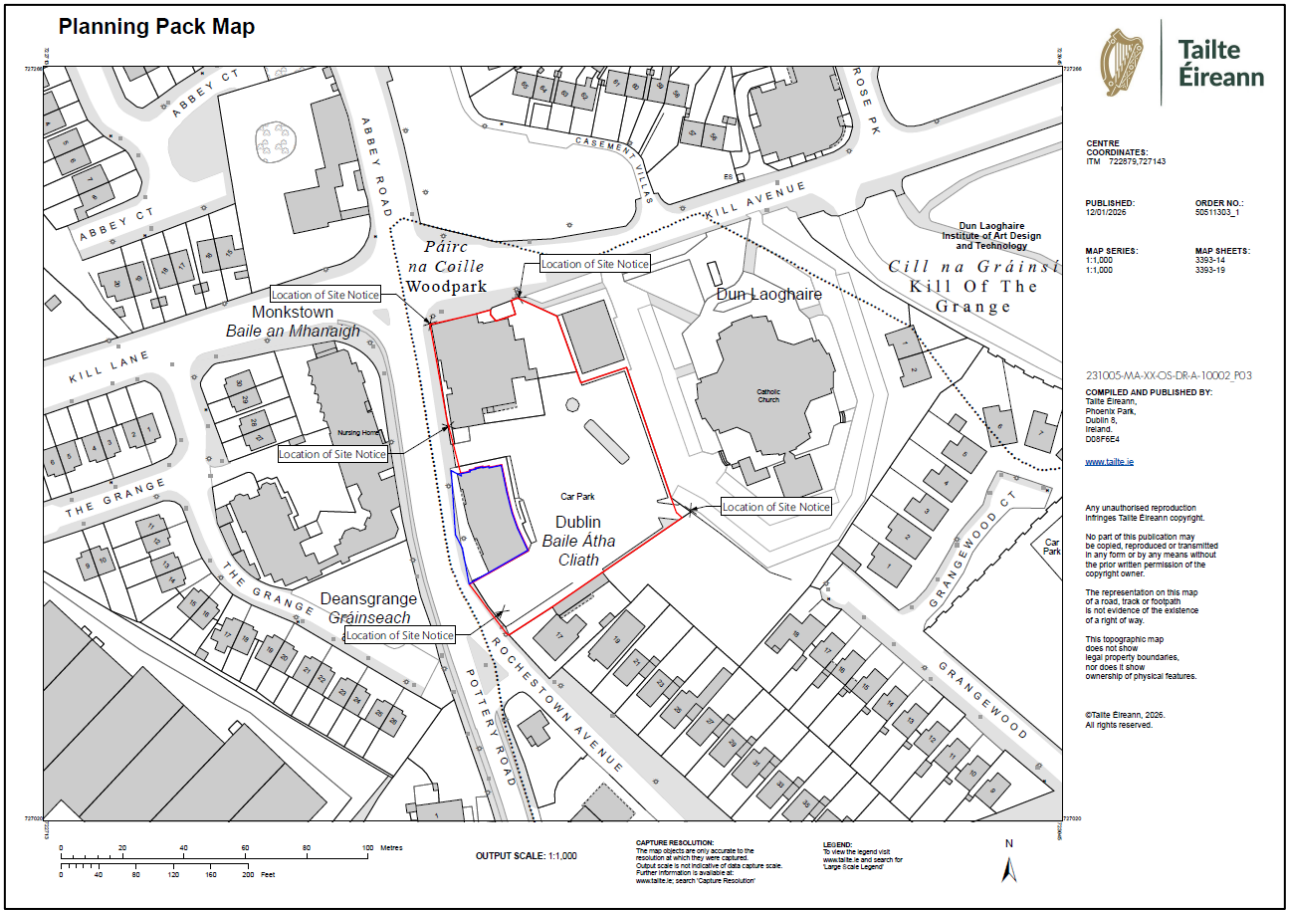


Figure 2-1 Site Location (12/01/2026)

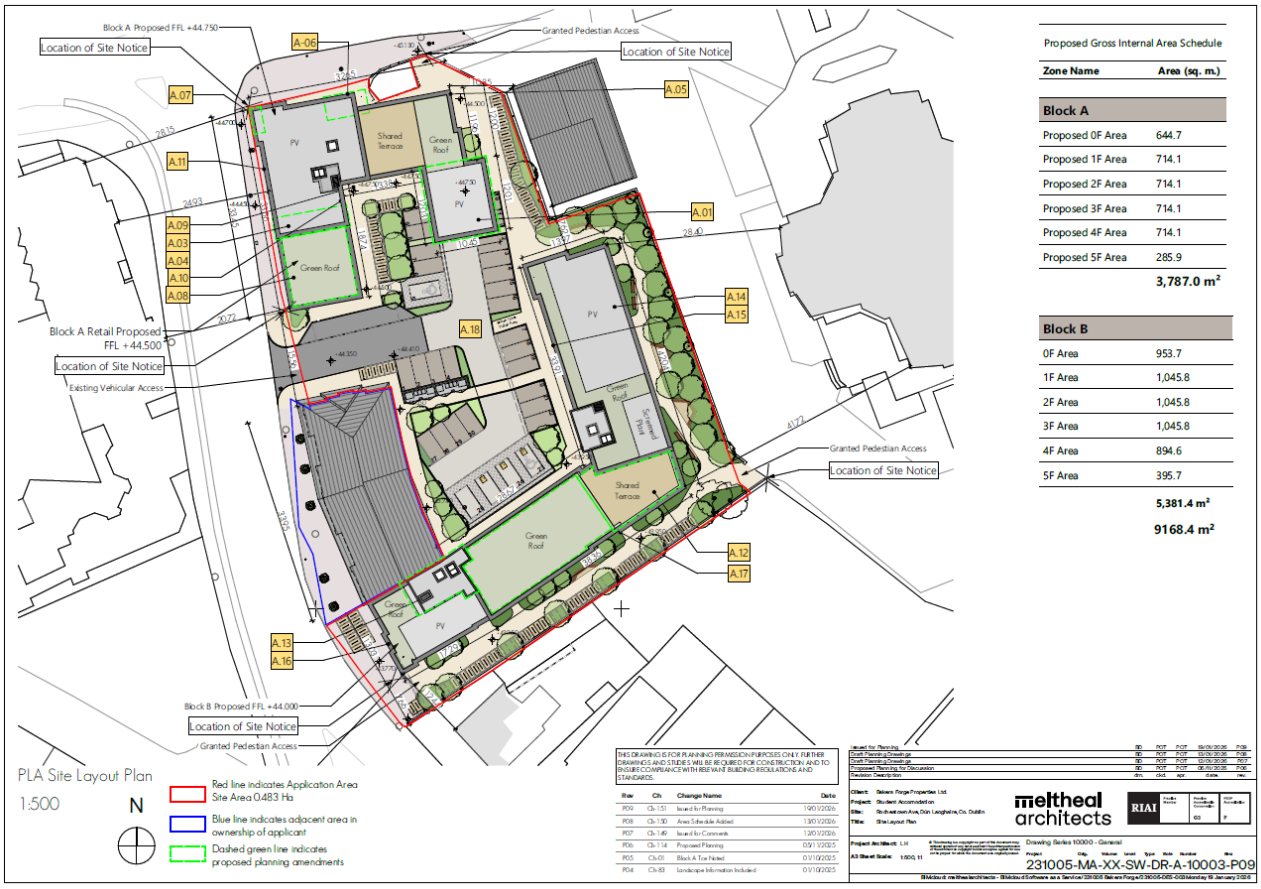


Figure 2-2 Site Layout (Meitheal architects, 19/01/2026)

2.2 Project Description

Baker's Forge Properties Limited intend to apply for permission for a Large-Scale Residential Development comprising amendments to the permitted Strategic Housing Development Ref. ABP-311411-21 on a site of 0.483 ha at a site 'Baker's Hall', (formally known as Baker's Corner), Rochestown Avenue and Kill Avenue, Dun Laoghaire, Co. Dublin.

The Proposed Development comprising amendments to the permitted Strategic Housing Development consists of:

- A 4 storey over ground extension of c. 436 sqm to the rear / courtyard elevation of Block A to provide for an additional 12 no. student accommodation units.
- The reconfiguration of permitted internal circulation and communal amenity spaces to provide for 10 no. additional student accommodation units within Block A.
- The internalisation of an overhanging roof canopy on the roof terrace of Block A to provide 2 no. additional student accommodation units.
- The total number of additional student accommodation units proposed is 24 no. providing a total of 300 no. units on site. 276 units are permitted on site.

The Proposed Development amendment works to Block A also comprise of the :-

- Removal of the permitted building overhang at 5th floor level of Block A.
- Relocation of a switch room and substation to the north-eastern corner of Block A.
- Provision of additional window and escape door to permitted licenced premises on northern elevation.
- Amendment of the permitted entrance to provide for a recessed entrance arrangement to the permitted licenced premises in Block A.
- Omission of the roof terrace to the south of Block A, and the increase in size of the permitted roof terrace to the east of Block B from c. 60sqm to c. 95sqm.
- Minor amendment of fenestration at 1st-5th floor level on the southern elevation of Block A to accommodate proposed internal rooms.
- Additional plant space within permitted commercial units in Block A with a reduction in net internal floor space.

- Omission of louvred plant screen on roof level of Block A.
- Changes to the design treatment of the permitted elevation of Block A at Rochestown Avenue, minorly changing the total permitted floor area of Block A.

The Proposed Development amendment works to Block B also comprise of the:-

- Reduction in size of the screened roof-top terrace area to Block B (from 450 sqm to 150 sqm).
- Reduction in height of stair core and lift shaft to western stair core of Block B.
- Relocation of the permitted bike shelter to the east elevation of Block B. The number of bicycle parking spaces remains unchanged.
- Minor elevation alterations to eastern and western elevations of Block B to account for relocation of permitted internal building services.
- Additional plant space within permitted commercial unit in Block B with a reduction in net internal floor space

The proposed amendments to the development will also include a minor increase to the overall height of both permitted blocks (of c. 550 mm) due to building structure design; as well as minor changes to the scheme as agreed at compliance stage including inter alia the reconfiguration of the central open space area to provide for 30 no. car park spaces (unchanged from agreed compliance); and all associated elevational changes, site development and landscape treatment works necessary to facilitate the proposed development and consequent amendments proposed.

3 LEGISLATIVE REQUIREMNTS FOR AN EIA

Directive 2011/92/EU was enacted as a means to assess the effects of projects on the environment, and to ensure that any potential significant effects are assessed before a project proceeds. Annex I of Directive 2011/92/EU, as amended by Directive 2014/52/EU defines mandatory projects that require an Environmental Impact Assessment Report (EIAR) (formerly EIS) and Annex II 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 2000, as amended, provides the legislative basis for mandatory EIA. It states the following:

“An environmental impact assessment shall be carried out by a planning authority or the Board, as the case may be, in respect of an application for consent for:

(a) Proposed development of a class specified in Schedule 5 of the Planning and Development Regulations 2001 which exceeds a quantity, area or other limit specified in that Schedule, and
(b) Proposed development of a class specified in Schedule 5 to the Planning and Development Regulations 2001 which does not exceed a quantity, area or other limit specific in that Schedule but which the planning authority or the Board deter-mines would be likely to have significant effects 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 assessments. The use of exclusion lists, defining thresholds below which EIA is never required, is very limited in the EU Member States. In Ireland, the thresholds are defined in Article 120 of the Planning and Development Regulations 2001-2020.

Schedule 5 of the Planning and Development Regulations 2001-2020 outlines the legislative requirements deeming whether a project is in need of a mandatory EIA. Projects that automatically require an EIA included in Annex 1 are listed in Part 1 of Schedule 5 to the Planning and Development Regulations. Projects that are assessed either on a case-by-case examination or on the basis of set mandatory thresholds are defined under Annex II of the Directive, and these are transposed in Irish legislation in Schedule 5, Part 2 of the Planning and Development Regulations.

The Proposed Development at Lands at Bakers Corner, Rochestown Avenue and Kill Avenue, Dun Laoghaire, Co. Dublin, A96TD77, is not listed as a development type in Schedule 5, Part 1 of the Planning and Development Regulations 2001-2020 and accordingly a mandatory EIA is not required.

The Proposed Development is a project listed as a development type in Schedule 5, Part 2 of the Planning and Development Regulations 2001-2020. The Proposed Development is considered a sub-threshold development as detailed below.

A sub-threshold development is defined as a “*development of a type set out in Part 2 of Schedule 5 which does not equal or exceed, as the case may be, a quantity, area or other limit specified in that Schedule in respect of the relevant class of development*”. Sub threshold developments can be screened to determine if an EIA is required or not.

The Planning and Development Regulations 2001– 2022 Schedule 5, Part 2, requires an EIA for the following projects, which could potentially be relevant to the Proposed Development:
"10. Infrastructure projects

10. (b)(i) Construction of more than 500 dwelling units.

The total number of units to be constructed for the Proposed Development is 300 no. dwelling units. The Proposed Development is below the threshold of 500 units and therefore a mandatory EIA is not required.

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.

The Proposed Development will include the provision of 30 no. car parking spaces. Therefore, it is below the 400-space threshold and accordingly a mandatory EIA is not required.

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

The Proposed Development does constitute an 'urban development' as it is located within a built-up area on land which has been zoned for development by Dun Laoghaire and Rathdown County Council. However, as the total area of the site for development has been confirmed as 0.483 hectares, it is less than the 10-hectare threshold and accordingly a mandatory EIA is not required.

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 student accommodation development shall provide for 300 no. bedspaces with associated facilities, a public house, 2 no. commercial units and ESB Substation on an overall site of 0.483 hectares. It is not intended that the apartments be used as holiday homes, therefore this development does not fall under the category of Tourism and Leisure. Thus, a mandatory EIA is not required in this case.

13. Changes, extensions, development and testing

(a) Any change or extension of development already authorised, executed or in the process of being executed (not being a change or extension referred to in Part 1) which would:-

(i) result in the development being of a class listed in Part 1 or paragraphs 1 to 12 of Part 2 of this Schedule, and

(ii) result in an increase in size greater than-

- ***25 per cent, or***

- ***an amount equal to 50 per cent of the appropriate threshold,***

whichever is the greater.

It is considered that the Proposed Development will not result in a "*change or extension of development already authorised, executed or in the process of being executed (not being a change or extension referred to in Part 1)".* It is therefore concluded that the Proposed Development does not meet or exceed any threshold for the completion of mandatory EIA and submission of an EIAR with respect of Paragraph 13(a).

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 authorised, 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 not result in any demolition works. The previously permitted development (reg ref ABP 31141121) involved the demolition of the existing Bakers Corner Public House 1378.8sqm, however the Proposed Development will not involve any demolition works and mandatory EIA is not required.

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 5 Part 2, (15). The findings of this review will be detailed in this report's conclusions.

As this Proposed Development is significantly below the threshold specified in the above Classes or the Classes do not apply, it is considered a sub-threshold development on these grounds. Therefore, the Proposed Development does not meet the thresholds to require a mandatory EIA as per Schedule 5 of the Planning and Development Regulations and is considered to be a sub-threshold development in the context of Irish legislation.

The criteria as set out in Schedule 7 and 7A has been incorporated into this EIA Screening Report Addendum. This EIA Screening Addendum concludes that the Proposed Development will not be likely to have significant effects on the environment as detailed in the following sections of this A Report.

4 EIA SCREENING ASSESSMENT

4.1 Characteristics of the Proposed Project

Size of the Subject Site

The site consists of lands at Bakers Corner, Rochestown Avenue and Kill Avenue, Dun Laoghaire, Co. Dublin, A96TD77, and will be on a site of 0.483 ha.

Cumulation with Other Projects

It is considered that cumulative impacts are most likely to arise due to potential increased traffic, pollution, and nuisances. Good construction management practices will minimise the risk of pollution from construction activities at the site.

Due to the full implementation of management controls to avoid adverse environmental impacts from the current Proposed Development and any proposed off-site projects, it is not expected that cumulative impacts from these developments are likely to result in significant adverse effects on the environment.

Relevant Policies and Plans

The following policies and plans were reviewed and considered for possible in-combination effects with the Proposed Development.

- Draft Dublin City Biodiversity Action Plan 2021-2025

- Dun Laoghaire and Rathdown County Development Plan 2022-2025

- Deansgrange Local Area Plan 2010-2020

- Dún Laoghaire Rathdown Biodiversity Plan 2021-2025

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 impacts in combination with other projects in the area is in the potential for water pollution, noise, dust, increased traffic. However, the adherence and full implementation of the appropriate control measures will ensure no potential for cumulative impacts to arise. Furthermore, any potential impacts during the Construction Phase will be temporary and last only for the duration of this phase.

Use of Natural Resources

It is not foreseen that any extensive use of natural resources (land, soil, water and biodiversity) is required for either the Construction or Operational Phase of the Proposed Development.

The Appropriate Assessment Addendum Report (DNV, 2026) and Ecological Impact Assessment Addendum Report (DNV,2026) states that there are no European sites located either within or immediately adjacent to the site of the Proposed Development and conclude that the Proposed Development will not result in any significant impact. Based on examination of aerial photography, the subject lands are composed of built lands and as such do not contain any habitats for which the European Sites within the zone of influence have been designated.

Production of Waste

All works carried out as part of these works will comply with all Statutory Legislation including the Waste Management Act & Local Government (Water Pollution) Acts, and the contractor will co-operate in full with the Environmental Section of the Local Authority.

There will be an increase in waste in the form of construction and demolition waste, during the Construction Phase of the Proposed Development. A site-specific Construction & Demolition Waste Management Plan (Ganson Building & Civil Engineering Ltd, January 2026) has been prepared as part of the amendment application. This Plan assesses the control, management and monitoring of waste associated with the development

The Waste Management Plan shall be implemented throughout the construction phase of the development to ensure the following:

- Ensure that all site activities are effectively managed to minimise the generation of waste and to maximise the opportunities for on-site reuse and recycling of waste materials.
- Ensure that all waste materials are segregated into different waste fractions and stored on-site in a managed and dedicated waste storage area
- Ensure that all waste materials generated by site activities are removed from site by appropriately permitted waste haulage contractors and that all wastes are disposed of at approved waste licensed / permitted facilities in compliance with the Waste Management Act 1996 and all associated Waste Management Regulations.

There will be in increase in the form of municipal waste during the Operational Phase of the Proposed Development. All waste will be collected by appropriately authorised waste collection contractors and will be disposed of using suitably licensed waste disposal or materials recovery facilities. An Outline Operational Waste Management Plan (OWMP) has been prepared by Wave Dynamics (January 2026) for the Proposed Development and has been submitted with the planning application. This Operational Waste Management Plan (OWMP) has been developed to demonstrate that the Proposed Development at Bakers Hall, will be designed and managed to provide residents with waste management infrastructure. The goal is to minimise the generation of residual waste while maximising opportunities for segregating and recycling the waste produced by the development. Implementation of this OWMP will ensure a high level of recycling, reuse and recovery at the development.

Estimated waste generation of the main waste types generated by the Operational Phase of the Proposed Development are outlined within the outline OWMP. The waste arisings for the Proposed Development were calculated in accordance with BS 5906:2005 and included a provision of 5 litres of food waste per residential unit per week. Wastes will be segregated into the separate waste types, as outlined within the outline OWMP, to ensure compliance with waste legislation and guidance while maximising the re-use, recycling, and recovery of waste with diversion from landfill wherever possible. Waste containers that comply with the relevant part of I.S. EN 840 will be used at the Proposed Development site. Waste storage areas will be designed so that each container within the storage area is readily accessible. Waste storage areas will be equipped with wastewater drainage points for cleaning and disinfecting purposes. Sufficient access and egress will be provided to enable containers to be moved easily from the storage area to the collection point.

Pollution and Nuisances

The Construction Phase of the Proposed Development could give rise to short-lived dust nuisances. However, it is not predicted that these impacts will be significant, as they will be intermittent, localised, and last only for the duration of the Construction Phase.

Dust emissions from construction will be controlled through careful pre-project planning and effective site management. Adequate dust control measures will be put in place for the duration of the Proposed Development, as outlined within the Outline Construction Management Plan (Wave Dynamics, January 2026) for the site.

The outline CMP will ensure that all applicable environmental health and safety regulations are complied with throughout the Construction Phase thereby ensuring that the Proposed Development will not result in significant effects on human health or the environment resulting from potential pollution or nuisance. It is therefore concluded that the Proposed Development will not give rise to pollution or nuisances, and proper site management will further reduce the likelihood of such impacts occurring.

Risk of Major Accidents and/or Disasters

It is anticipated that the risk of accidents and/or disasters will be insignificant due to the nature of the Proposed Development, proper Site management, and adherence to all standard health and safety procedures.

Risk to Human Health

During the Construction and Operational Phase, due to best management practices, good housekeeping, and adherence to all health and safety procedures, it is not foreseen that there will be any negative impacts to human health.

4.2 Location of the Project

Existing and Approved Land Use

The majority of the Site of the Proposed Development is located within Land Use Category Zone 'NC' under the Dún Laoghaire–Rathdown County Development Plan 2016–2022, the objective of which is to "protect, provide for and/or improve mixed-use neighbourhood centre facilities". Student Accommodation is considered as Use 'Open for Consideration' under the 'NC' zoning objective. The remainder of the Site is located within Land Use Category Zone 'A', which seeks "to protect and/or improve residential amenity".

A Statement of Consistency & Planning Report has been prepared by Brock McClure and submitted with the Planning Application. The use of the Site for student accommodation is already established, as permission has been granted for the development currently under construction. The current proposal therefore represents an extension of an existing, permitted use, the acceptability of which has already been confirmed by the Planning Authority.

Relative Abundance, Availability, Quality and Regenerative Capacity of Natural Resources

Having regard to the character of the receiving environment and the surrounding area, the impacts are considered to be negligible for the Proposed Development in relation to the regenerative capacity of natural resources in the area. As outlined within the outline CMP for the site, materials will be re-used where possible, and extraction of materials will be carefully undertaken to ensure that the highest proportion of the materials can be re-used. This will reduce the level of new materials required for the site. This in turn reduces the impact on new resources and carbon emissions associated with the extraction, manufacture, and transportation of materials to the site.

The Absorption Capacity of the Natural Environment

Overview

Having regard to the criteria below which have been subject to analysis, it is considered that the Site has a high absorption capacity to facilitate the scale and nature of the Proposed Development and there is no likelihood of significant environmental effects.

Watercourses

It is not anticipated that there will be adverse impacts on any watercourses in the vicinity of the Proposed Development due to adherence to appropriate control measures, as outlined in the outline Site-Specific Construction & Demolition Waste Management Plan (Ganson, January 2026), and Engineering Services Report (OCSC, January 2026), submitted as part of this amended application.

Coastal Zones

There are no mountainous or forested areas directly bounding the Proposed Development. The Construction or Operational Phase of the Proposed Development will have no impact on mountains or forested areas.

Nature Reserves and Parks

There are no nature areas or parks that will be affected by this Proposed Development.

Nationally Designated Sites

Based on the findings of the Ecological Impact Assessment Addendum Report (EcIA) prepared by DNV (January 2026), it is concluded by the authors of this report, that the possibility may be excluded that the Proposed Development will have any significant effect on any pNHAs as a result of surface water generated at the site of the Proposed Development. Likewise, it is deemed that the wastewaters from the Proposed Development do not have the capacity to significantly affect any of the ecological sensitivities of a pNHA once treated and discharged into Killiney Bay.

Therefore, it is considered that, provided the mitigation measures proposed within the EcIA Addendum Report are implemented in full, there will be no significant negative impact to any valued habitats, designated sites or individual or group of species as a result of the Proposed Development. Furthermore, it is noted that the Proposed Development will have an overall positive impact on the ecology at the Site, producing a biodiversity net gain through the increased provision and enhancement of habitats at the site of the Proposed Development.

European Sites

There are eleven (11No.) sites located within a 15km radius of the Site that are identified as Special Areas of Conservation (SAC), and seven (7No.) sites located within a 15km radius of the Site that are identified as Special Protection Areas (SPA)

Based on the Appropriate Assessment (AA) Screening Addendum Report prepared by DNV (January, 2026), it has been deemed that there is no risk of significant impacts to European Sites as a result of the Proposed Development.

Environmental Quality Standards

It is not expected that any environmental quality standards will be exceeded by Construction or Operational Phases of the Proposed Development.

Densely Populated Areas

It is considered unlikely that there will be any significant impact on road users as a result of the Proposed Development as the increase in traffic to and from the facility will be very minor in terms of the current traffic flow levels at the site. The construction traffic is not expected to significantly impact on the capacity of the surrounding road network. Moreover, the Construction Phase vehicle movements will be minimised by the adoption of the measures included in outline CMP.

It can be concluded that there will be no likely significant impacts on the environment with regard to the geographic location of densely populated areas.

The Proposed Development has incorporated a series of hard and soft proposals to facilitate the sustainable nature of the Proposed Development and associated parking strategy including provision of extensive cycle parking provision, implementation of an updated Mobility Management Plan (OCSC, January 2026), parking management objectives and a communications policy.

Overall, the Proposed Development seeks to embrace the principles of sustainable transport and the highly accessible nature of the site to facilitate the continually growing demand for sustainable lifestyle options and a desire to offset individual carbon footprints. This in turn will lead to a natural reduction in travel by private car at the Proposed Development and the associated demand for car parking. This is in line with the appropriate standards including the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (December 2020).

It can be concluded that there will be no likely significant impacts on the environment with regard to the geographic location of densely populated areas.

Landscapes and Sites of Historical, Cultural or Archaeological Significance

No architectural or archaeological sites will be affected by the construction and operation of the Proposed Development.

Designated Focal Points / Views

There are no protected views, rights of way or planned pieces of strategic infrastructure or any important tourist sites affected in any way by the Proposed Development.

Furthermore, as per the updated Visual Impact Assessment (Meitheal architects, January 2026), the changes are modest in extent and respond directly to operational, architectural and stakeholder requirements without altering the overall character or impact of the scheme.

On the assessment of the above, it is foreseen that there will be no significant adverse impact on the surrounding natural environment.

4.3 Characteristics of the Potential Impacts

Extent of the Impact

It is not predicted that significant physical effects will be experienced beyond the project works area and the geographical extent of the Construction Phase is perceived to be small. The immediate area of the Proposed Development may experience a minor impact during the Construction Phase in terms of pollution and nuisance, however the works are not of such a scale or extent that would be considered likely to cause significant effect on the environment or on the population in the vicinity.

The Operational Phase of the Proposed Development will result in an increase in the population of the area, and it will have a positive impact on the long-term supply needs of housing in the greater Dublin area

Transboundary Nature of the Impact

The effects of the Proposed Development are local in nature and there are no transboundary impacts associated with the Proposed Development. The geographical extent and population likely to be affected is limited and significant environmental effects are unlikely to arise.

Magnitude and Complexity of the Impact

There are no aspects to the Proposed Development which are considered to be of unusual magnitude or complexity, and any potential impacts are considered to be consistent with projects of this scale.

Air Quality and Climate

The site will be managed in accordance with the Construction & Demolition Waste Management Plan (Ganson, January 2026) to minimise potential effects on air quality from construction.

A dust minimisation plan will be formulated for the demolition and construction phase of the project. Particular account will be taken of the local neighbours, shopping centre, schools and offices. The main contractor shall put in place a regime for monitoring dust levels in the vicinity of the site during works using the Bergerhoff Method (German Standard VDI 2119,1972). The minimum criteria to be maintained shall be the limit specified by the Environmental Protection Agency (EPA) for licenced facilities in Ireland which is350mg/m²/day as a 30-day average. Ganson Building & Civil Engineering Management Team shall monitor dust during construction to ensure the limits are not breached throughout the project. The level of monitoring and adoptions of mitigation measures will vary throughout the construction works depending on the type of activities being undertaken and the prevailing weather conditions at the time.

There will be no significant impacts on air quality or climate as a result of the Proposed Development.

Noise and Vibration

There will be an increase in noise and vibration levels during the Construction Phase. However, these impacts will be localised, intermittent, and last only for the duration of this phase. It is not considered that noise levels from the Proposed Development will be significant during these works due to the existing urban nature of the surrounding environment and the control measures imposed.

As set out in the Construction & Demolition Waste Management Plan (Ganson, January 2026), and in addition to specific requirements of the Planning Restrictions, Ganson Building & Civil Engineering Ltd will adopt specific noise and vibration control measures. Complying with the recommendations set out in DCC Construction and Demolition Good Practice guide. A regular programme of noise and vibration monitoring shall be implemented as a minimum. The Ganson Project Management will submit the proposed method, the frequency and the location of monitoring site for agreement prior to commencing works

Soils and Geology

There will be no direct discharges to ground or surface water during the Construction Phase of the Proposed Development.

There are no protected Geological Heritage Sites in the vicinity of the Proposed Development that will be impacted by the Proposed Development.

Biodiversity

The Proposed Development has been continuously developed with the protection of the surrounding ecological environment in mind.

An Appropriate Assessment Screening Report Addendum (DNV, January 2026) that was prepared for the Proposed Development concluded that activities associated with the Proposed Development either alone, or in-combination with other projects or land uses, will not have any direct or indirect significant effects on the conservation objectives of any Natura 2000 European Designated sites. Accordingly, a Natura Impact Statement is not considered necessary. Therefore, it is considered there will be no significant, negative impacts to any valued habitats or individual or group of species as a result of the Proposed Development.

Hydrogeology

Quality control procedures will be in place to ensure that the Proposed Development will not cause environmental harm. There are no proposed discharges to groundwater from the Proposed Development and there will be no likely significant impacts on the groundwater regime as a result of the Proposed Development. All works will be undertaken in accordance with the requirements of the Construction & Demolition Waste Management Plan (Ganson, January 2026). The Plan will include measures to ensure there will be no significant impact on the receiving hydrogeological environment associated with the construction of the Proposed Development.

Archaeology, Architecture and Cultural Heritage

This project will have no impact on any monuments, archaeological sites, or structures. There are no buildings to be demolished which are on the register of protected structures.

Material Assets and Land

Water supply to the site will be provided by means of a connection to the public water main. As set out in the Engineering Services Report (OCSC, January 2026), it is proposed to serve the Proposed Development by providing a new 150mm high density polyethylene (HDPE) connection to the existing 6”cast iron water main on Pottery Road to the west of the site. The proposed connection is to be carried out in accordance with Uisce Éireann’s Code of Practice for Water Infrastructure, following a New Connection agreement with Uisce Éireann, with a bulk water meter to be provided at the development’s entrance. This application (CDS25009754) is currently being assessed.

Electricity to the Site shall be provided via the national grid. It is not anticipated that the Proposed Development shall require such quantities of these material assets which are sufficient to result in significant impacts on the surrounding environment.

The Operational Phase of the Proposed Development will be subject to an OWMP (Wave Dynamics, January 2026). All waste will be collected by appropriately authorised waste collection contractors and will be disposed of using suitably licensed waste disposal or materials recovery facilities.

Landscape and Visual Amenity

The landscape and visual amenity of the surrounding area will not be significantly impacted as a result of the Proposed Development.

Population and Human Health

The Proposed Development is not likely to have any significant adverse impact on population and human health.

A Daylight and Sunlight Assessment (Visual Dimension, January 2026) was complete as part of this application. The assessment considers the alterations and additions proposed to the previously permitted student accommodation development (Reg. Ref.: ABP 31141121), including the introduction of a new proposed wing.

The report notes that the majority of amendments to Blocks A and B are minor in nature and do not give rise to any material change in daylight or sunlight conditions when compared with the permitted scheme. As detailed in section 3 of the report '*this wing is remote from the neighbouring residential buildings assessed in the parent application. It is internal on the site, it is obscured from the relevant residential buildings on Rochestown Avenue, by the mass of Blocks A & B.*

The assessment concludes that *"The relationship between the neighbouring residential buildings will not be significantly changed from that of the permitted development (Reg. Ref.: ABP 31141121").*

Resource and Waste Management

All construction and demolition waste will be disposed of using suitably licensed waste disposal or materials recovery facilities. Due to the use of licensed waste collection/waste disposal facilities, it is not predicted that the production of waste will cause any likely significant effects on the environment. The Construction & Demolition Waste Management Plan (Ganson, January 2026) has been prepared for the Proposed Development and has been designed to ensure the highest possible levels of waste reduction, waste reuse, and waste recycling are achieved for the Proposed Development.

During the Operational Phase, all waste will be collected by appropriately authorised waste collection contractors and will be disposed of using suitably licensed waste disposal or materials recovery facilities. The Operational Waste Management Plan (OWMP) (Wave Dynamics, January 2026), has been prepared to ensure that the management of waste during the Operational Phase of the Proposed Development is undertaken in accordance with the current legal and industry standards as outlined within the report.

Interactions

It is concluded that most inter-relationships are neutral in impact when appropriate control measures are incorporated into the operation of the Proposed Development.

Probability of the Impact

No significant environmental impacts are predicted for the Proposed Development. The CDWMP will ensure that all applicable environmental health and safety regulation is complied with throughout the Construction Phase thereby ensuring that this phase will not result in significant effects on human health or the environment.

Increased noise levels may intermittently occur during the duration of the construction works. Any increase in noise levels is not considered as being significant in nature or sufficient to cause environmental impacts of significance. Guidelines and defined operational measures as detailed in the CDWMP will be adhered to during all stages of the works in order to further reduce the possibility of such nuisances occurring.

Duration, Frequency, and Reversibility of the Impact

Any potential impacts associated with the Construction Phase of the Proposed Development will be temporary and characteristic of a typical urban development project. Impacts such as noise, dust and/or water pollution during the Construction Phase will be temporary and reversible through the correct implementation of the appropriate control measures.

5 CONCLUSION

The Proposed Development has been assessed in accordance with the screening criteria set out in Annex III of the European Union 'EIA Directive' and in accordance with the national legislation transposing same, including the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended). It has also been assessed based on 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 is set out. The Proposed Development has been assessed in accordance with this information.

Based on the assessment carried out in the appropriate sections of this EIA Screening Report Addendum, it can be concluded that the Proposed Development will not have significant effects on the environment during both the Construction and Operational Phases.

Having regard to,

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

It is concluded that, by reason of the nature, scale and location of the subject site, the Proposed Development would not be likely to have significant effects on the environment. Therefore, a mandatory Environmental Impact Assessment Report (EIAR) is not required for the Proposed Development.

About DNV

DNV is the independent expert in risk management and assurance, operating in more than 100 countries. Through its broad experience and deep expertise DNV advances safety and sustainable performance, sets industry benchmarks, and inspires and invents solutions.

Whether assessing a new ship design, optimizing the performance of a wind farm, analysing sensor data from a gas pipeline or certifying a food company's supply chain, DNV enables its customers and their stakeholders to make critical decisions with confidence.

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