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## 1 Introduction

Platinum Land Ltd, is applying for permission for a Build to Rent residential development on lands at Coolock Drive, Coolock, Dublin 17 on a site area of c. 3.86 hectares see **Figure 1.1**.

The subject site is substantially occupied by vacant buildings formerly the Chivers Factory, and associated hardstanding. The north of the site is a riparian corridor. The Cadbury Factory is located to the south and east of the site, Greencastle Road is to the north and commercial units fronting Coolock drive to the southwest. The closest residential dwelling to the site is at a distance of approximately 28m to the west at Coolock Drive.

The proposed development constitutes a comprehensive redevelopment of the vacant site to provide a high-quality residential-led development.



**FIGURE 1-1 SITE LOCATION**

The proposed development comprises the demolition of all existing structures occupying the site and removal of hardstanding to facilitate the construction of 495 Build to Rent residential units, which are proposed to be split into 4 no. proposed blocks (Blocks A1, A2 each with two 10 storey elements, and Blocks B & C ranging from 3no. to 7no. storeys and associated residential services and facilities, as well as courtyard spaces. In addition, the scheme includes for a service building comprising of a crèche (300 sq. m), café (34 sq. m) and gym (412 sq. m), as well as streets, public realm amenity and green open space.

A detailed description of the development is provided in **Chapter 2** of this Environmental Impact Assessment Report. The accompanying planning application drawings provide further details of the proposed development.

## 1.1 The Applicant

Platinum Land is a London based property development company, specialising in urban infill sites.

## 1.2 Requirement for EIAR

Environmental Impact Assessment (EIA) requirements derive from EU Directives. Council Directive 2014/52/EU amended Directive 2011/92/EU and is transposed into Irish Law by the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018.

Proposed development which falls within one of the categories of development specified in Schedule 5 of the Planning and Development Regulations 2001, as amended, which equals or exceeds, a limit, quantity or threshold prescribed for that class of development must be accompanied by an EIAR.

The subject development does not fall within development classes set out in Part 1 of Schedule 5.

It does however fall within development classes set out in Part 2 of Schedule 5 and the applicable categories are;

*10b)*

*(i) Construction of more than 500 dwellings*

The proposed development incorporates 495 No. Build to Rent residential units. Whilst the proposed development does not trigger a requirement for a mandatory EIA because the number of units is 495 units is marginally below the trigger, it was decided to apply the precautionary approach and prepare an EIAR to determine if the proposed development would be likely to have a significant effect on the environment.

*(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 application area is an existing vacant industrial site. It is zoned as Z1 (residential) and Z9 (open space) in the Dublin City Development Plan 2016-2022 and the objective is to support and facilitate the development of such sites for residential development. Accordingly, neither the existing land use nor the zoning satisfy the definition of a business district. In this instance, the threshold would be 10 hectares, and the proposed site area is c. 3.86 hectares,

*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.*

This application seeks permission for the demolition of existing vacant buildings and associated hardstanding areas. The purpose of the works is to facilitate the development of the site for a project listed in Part 2 of Schedule 5. Again, applying the precautionary principle, it was concluded that the proposed demolition works may be likely to have significant effects on the environment and to definitively discount this, an EIAR would be required.

### 1.3 Purpose of Environmental Impact Assessment

The objective of the Directive (Directive 2011/92/EU), as amended by Directive 2014/52/EU, is to ensure a high level of protection of the environment and human health, through the establishment of minimum requirements for environmental impact assessment (EIA), prior to development consent being given, of public and private developments that are likely to have significant effects on the environment.

The 2014 Directive for the first time provides a definition of EIA and this is now defined by section 171A of the Planning and Development Act, 2000 (as inserted by Regulation 16 of the 2018 Regulations)

It is defined as a process consisting of:

- (a) the preparation of an Environmental Impact Assessment Report (EIAR) by the developer;
- (b) the carrying out of consultations;
- (c) the examination by the competent authority of the EIAR, any supplementary information provided, where necessary, by the developer and relevant information received through consultations with the public, prescribed bodies and any affected Member States
- (d) the reasoned conclusion of the competent authority on the significant effects of the project on the environment, and
- (e) the integration of the competent authority's reasoned conclusion into any development consent decision

The definition of EIA thus provides for a clear distinction between the process of environmental impact assessment to be carried out by the competent authority and the preparation by the developer of an Environmental Impact Assessment Report (EIAR).

Section 2 of the 2000 Act has been amended to define an EIAR as '*a report of the effects, if any, which proposed development, if carried out, would have on the environment and shall include the information specified in Annex IV of the Environmental Impact Assessment Directive*'.

### 1.4 Content of Environmental Impact Assessment Report

This EIAR addresses the matters detailed in Article 5(1) (a-f) of the Directive, including:

- a) A description of the project comprising information on the site, design, size and any other relevant features of the project;
- b) A description of the likely significant effects of the project on the environment;
- c) A description of the features of the project and/or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment;
- d) A description of the reasonable alternatives studied by the developer, which are relevant to the project and its specific characteristics and an indication of the main reasons for the options chosen, taking into account the effects of the project on the environment
- e) A non-technical summary; and,
- f) Any additional information specified in Annex IV of the Directive/Schedule 6 to the 2001 Regulations, as amended, relevant to the specific characteristics of the project and to the environmental features likely to be affected.

As is required by Annex IV of the 2014 Directive, this EIAR addresses matters including proposed demolition works, risks to human health, major accidents/disasters, biodiversity, climate change and cumulative effects with other existing and/or approved projects.

## 1.5 Competency

It is a requirement that the EIA must be prepared by competent experts. For the preparation of this EIA, Platinum Land Ltd engaged McCutcheon Halley Chartered Planning Consultants to direct and coordinate the preparation of the EIA and a team of qualified specialists were engaged to prepare individual chapters, the consultant firms and lead authors are listed in the Table 1. Details of competency, qualifications and experience of the lead author of each discipline is outlined in the individual chapters.

## 1.6 Format and Structure of the EIA

This EIA is prepared according to the 'Grouped Format Structure' as described in the Guidelines on Information to be Contained in an EIS (EPA, 2002). This means that each topic is considered as a separate section. The advantages of using this format are that it is easy to investigate a single topic and it facilitates easy cross-reference to specialist studies.

The EIA is sub divided into 3No. volumes as follows:

- Volume I Non-Technical Summary;
- Volume II Environmental Impact Assessment Report; and,
- Volume III Appendices to Environmental Impact Assessment Report.

Volume II is presented as 15No. chapters as outlined in the Table below.

Chapter	Aspect	Consultant	Lead Consultant
1	Introduction	McCutcheon Halley Planning Consultants	Nathan Smith
2	Project Description	McCutcheon Halley Planning Consultants	Nathan Smith
3	Alternatives Considered	McCutcheon Halley Planning Consultants / Plus Architecture	Nathan Smith, Gavin Wheatley
4	Population and Human Health	McCutcheon Halley Planning Consultants	Nathan Smith
5	Landscape & Visual	Mitchell & Associates & 3DDB	Feergus Mcgarvey
6	Material Assets: Traffic	Aecom	Cormac O'Brien
7	Material Assets: Built Services	CORA Engineers / Metec Consulting Engineers	Kevin O'Mahony (Cora) Maurice Ramsay (Metec)
8	Land and Soils	CORA Engineers	Joseph O'Brien
9	Water and Hydrology	CORA Engineers	Kevin O'Mahony
10	Biodiversity	Altamar Environmental Consultants	Bryan Deegan
11	Noise and Vibration	Irwin Carr Consulting	Shane Carr

Chapter	Aspect	Consultant	Lead Consultant
12	Air Quality and Climate		
13	Cultural Heritage	Moore Group	Declan Moore
14	Interactions of the Foregoing	McCutcheon Halley Planning Consultants	Paula Galvin
15	Summary of Mitigation Measures		

**TABLE 1-1 CHAPTERS OF EIAR & CONTRIBUTORS**

In preparing the EIAR the following regulations and guidelines were considered:

- The requirements of applicable EU Directives and implementing Irish Regulations regarding Environmental Impact Assessment;
- Environmental Impact Assessment of Projects Guidance on the preparation of the Environmental Impact Assessment Report (European Commission, 2017)
- Guidelines on the Information to be Contained in Environmental Impact Assessment Reports – DRAFT (Environmental Protection Agency, August 2017).
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (Department of Housing, Planning and Local Government, 2018).

In addition, specialist disciplines have had regard to other relevant guidelines, and where relevant these are noted in individual chapters of the EIAR.

## 1.7 Scoping

The purpose of scoping is to identify the information to be contained in an EIAR and the methodology to be used in gathering and assessing that information. Applicants are not required to seek a Scoping Opinion.

The scope of this EIAR is informed by the requirements of the Directives 2011/92/EU and 2014/52/EU and the transposing Regulations. It was further informed by advice received from the specialist team engaged to prepare the EIAR and guidance provided by Dublin City Council received during section 247 pre-planning meetings.

## 1.8 Cumulative Projects

Following a review, no projects were assessed for their potential cumulative effects.

## 1.9 Impact Assessment Methodology

Each chapter of this EIAR assesses the direct, indirect, cumulative and residual impact of the proposed development for both the construction and operational stage of the proposed development.

The identified quality, significance and duration of effects for each aspect is largely based on the terminology set out in the EPAs *Draft Guidelines on the information to be contained in Environmental Impact Assessment Reports* (2017) as summarised below;

Quality of Effect	
<b>Positive</b>	A change which improves the quality of the environment (for example, by increasing species diversity; or the improving reproductive capacity of an ecosystem, or by removing nuisances or improving amenities

<b>Neutral</b>	No effects or effects that are imperceptible, within normal bounds of variation or within the margin of forecasting error
<b>Negative/Adverse Effects</b>	A change which reduces the quality of the environment (for example, lessening species diversity or diminishing the reproductive capacity of an ecosystem; or damaging health or property or by causing nuisance)
<b>Significance of Effect</b>	
<b>Imperceptible</b>	An effect capable of measurement but without significant consequences.
<b>Not Significant</b>	An effect which causes noticeable changes in the character of the environment but without significant consequences
<b>Slight Effect</b>	An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.
<b>Moderate Effect</b>	An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.
<b>Significant Effect</b>	An effect which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment.
<b>Very Significant Effect</b>	An effect which, by its character, magnitude, duration or intensity significantly alters most of a sensitive aspect of the environment.
<b>Profound Effect</b>	An effect which obliterates sensitive characteristics.
<b>Duration of Effects</b>	
<b>Momentary</b>	Seconds to minutes
<b>Brief</b>	Less than 1 day
<b>Temporary</b>	Less than 1 year
<b>Short-term</b>	1-7 years
<b>Medium-term</b>	7-15 years
<b>Long-term</b>	15-60 years
<b>Permanent</b>	Over 60 years
<b>Extent &amp; Context of Effects</b>	
<b>Extent</b>	Describe the size of the area, the number of sites, and the proportion of a population affected by an effect.
<b>Context</b>	Describe whether the extent, duration, or frequency will conform or contrast with established (baseline) conditions (is it the biggest, longest effect ever?)
<b>Probability of Effects</b>	
<b>Likely</b>	The effects that can reasonably be expected to occur because of the planned project if all mitigation measures are properly implemented.
<b>Unlikely</b>	The effects that can reasonably be expected not to occur because of the planned project if all mitigation measures are properly implemented.
<b>Type of Effects</b>	
<b>Indirect</b>	Impacts on the environment, which are not a direct result of the project, often produced away from the project site or because of a complex pathway.

<b>Cumulative</b>	The addition of many minor or significant effects, including effects of other projects, to create larger, more significant effects.
<b>Do Nothing</b>	The environment as it would be in the future should the subject project not be carried out.
<b>Worst Case</b>	The effects arising from a project in the case where mitigation measures substantially fail.
<b>Indeterminable</b>	When the full consequences of a change in the environment cannot be described.
<b>Irreversible</b>	When the character, distinctiveness, diversity or reproductive capacity of an environment is permanently lost.
<b>Residual</b>	The degree of environmental change that will occur after the proposed mitigation measures have taken effect.
<b>Synergistic</b>	Where the resultant effect is of greater significance than the sum of its constituents, (e.g. combination of SO <sub>x</sub> and NO <sub>x</sub> to produce smog).

TABLE 1-2 IMPACT RATING TERMINOLOGY

## 1.10 Consultation

A dedicated website for the proposed development is established and the EIAR is available at <https://thejamfactorycoolock.com/>

Additionally, prior to lodging this application, the required information has been issued for the Department of Housing, Planning and Local Government's EIA Portal. The purpose of this tool is to inform the public, in a timely manner, of applications that are accompanied by an EIAR. The portal provides a URL link

Extensive pre-planning consultation was held with Dublin City Council in advance of lodging this application. Guidance received is integrated into the design and in turn is assessed in this EIAR.

Where relevant specialists engaged with prescribed bodies and the details of advice received is provided in the individual chapters of this EIAR.

An Opinion was received from Bord Pleanála following the pre-application consultation meeting and it contained details of the prescribed bodies to be notified of the making of this application. We can confirm that each identified body has received a copy of the application including the EIAR.

- National Transport Authority
- Minister for Culture, Heritage and the Gaeltacht
- Heritage Council
- An Taisce – the National Trust for Ireland
- Irish Water
- Dublin City Childcare Committee