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

FOR

PROPOSED STRATEGIC HOUSING DEVELOPMENT


AT


**Blackglen Road,
Sandyford,
Dublin 18**

ON BEHALF OF

ZOLBURY LIMITED

Prepared by
Enviroguide Consulting

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1 INTRODUCTION

1.1 Background

Enviroguide Consulting was retained by Zolbury Limited (the Applicant) to prepare a Statement in accordance with Article 299B(1)(b)(ii)(II)(C) of the Planning and Development Regulations 2001, (as amended). This Statement is to be read in conjunction with the Environmental Impact Assessment (EIA) Screening Report that was prepared in relation to a proposed strategic housing development (the Proposed Development) at Blackglen, Sandyford, Dublin 18.

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

2 PRINCIPAL FEATURES OF THE PROPOSED DEVELOPMENT

Zolbury Limited intend to apply to An Bord Pleanála for planning permission for a Strategic Housing Development on a site of c. 3.7 ha at Blackglen Road and Woodside Road, Sandyford, Dublin 18. The development shall consist of a new residential scheme comprising 360 no. residential units, associated resident amenity facilities and a childcare facility in the form of 9 no. new apartment buildings (A1 – C3) as follows:

- Block A1 (4 storeys) comprising 18 no. apartments (3 no. 1 bed units and 15 no. 2 bed units); a crèche facility of approx. 401 sq. m with associated outdoor play space of approx. 20 sq. m; and resident amenity facilities of approx. 30 sq. m.
- Block A2 (3-4 storeys) comprising 24 no. apartments (2 no. 1 bed units and 22 no. 2 bed units) and resident amenity facilities of approx. 390m².
- Blocks B1 and B2 (2-6 storeys) comprising 69 no. apartments (30 no. 1 bed units, 34 no. 2 bed units, 5 no. 3 bed units).
- Blocks B3 and B4 (2-6 storeys) comprising 62 no. apartments (30 no. 1 bed units, 27 no. 2 bed units and 5 no. 3 bed units).
- Blocks C1, C2 and C3 (3-6 storeys) comprising 187 no. apartments (58 no. 1 bed units, 126 no. 2 bed units and 3 no. 3 bed units); and resident amenity facilities of approx. 187.5 sq. m.

Each residential unit is afforded with associated private open space in the form of a terrace / balcony.

Total Open space (approx. 22,033 sq. m) is proposed in the form of public open space (approx. 17,025 sq. m), and residential communal open space (approx. 5,008 sq. m).

Podium level / basement level areas are proposed adjacent to / below Blocks A2, B1, B2, B3, B4, C1, C2 and C3 (approx. 12,733 sq. m GFA). A total of 419 no. car parking spaces (319 no. at podium/basement level and 100 no. at surface level); to include 80 no. electric power

points and 26 no. accessible parking spaces); and 970 no. bicycle spaces (740 no. long term and 230 no. short term), and 19 no. Motorcycle spaces are proposed. 10 no. car spaces for creche use are proposed at surface level.

Vehicular/pedestrian and cyclist access to the development will be provided via Blackglen Road to tie in with the Blackglen Road Improvement Scheme. A second access is also proposed via Woodside Road for emergency vehicles, pedestrian and cyclist access only.

The proposal also provides for Bin Storage areas and 4 No. ESBN substations to supply the development. 3 no. sub-stations shall be integrated within the building structures of Blocks B and Blocks C. In addition, one Sub-station shall be classed as a unit sub-station mounted externally on a dedicated plinth.

The associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; attenuation proposals; permeable paving; all landscaping works; green roofs; boundary treatment; internal roads and footpaths; electrical services; and all associated site development works.

2.1 EIA Screening

An EIA Screening Report has been prepared by Enviroguide Consulting on behalf of Zolbury Limited. The overall objective of the EIA Screening exercise was to identify and assess any potential for environmental impact associated with the Proposed Development and to determine if EIA would be required for the Proposed Development, based on best scientific knowledge.

The Proposed Development was assessed in accordance with the screening criteria set out in Annex III of the European Union 'EIA Directive'.

The EIA Screening Report concludes that having regard to:

- (a) the nature and scale of the Proposed Development on an urban site served by public infrastructure, and
- (b) 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.

3 ASSESSMENT OF RELEVANT EU LEGISLATION

3.1 Directive 92/43/EEC, The Habitats Directive

Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora	
Summary of Relevance	
<p>The EU Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Directive 1992) provides protection to designated species and habitats throughout Europe. The Habitats Directive has been transposed into Irish law through the EC (Birds and Natural Habitats) Regulations 2011.</p> <p>The Habitats Directive aims to protect some 220 habitats and approximately 1000 species throughout Europe. The habitats and species are listed in the Directives annexes, where Annex I covers habitats and Annex II, IV and V cover species. There are 59 Annex I habitats in Ireland and 33 Annex IV species which require strict protection wherever they occur. The Directive requires the designation of Special Areas of Conservation for areas of habitat deemed to be of European interest. The SACs together with the Special Protection Areas from the Birds Directive form a network of protected sites called Natura 2000.</p>	
Assessment Reports Completed as part of Application Process	
1.	Appropriate Assessment Screening Report Prepared by: Enviroguide Consulting Report Date: August 2022
2.	Ecological Impact Assessment Prepared by: Enviroguide Consulting Report Date: August 2022
3.	Tree Report and Survey Prepared by: Enviroguide Consulting Report Date: June 2022
4.	Architectural Design Statement Prepared by: O'Mahony Pike Report Date: August 2022
Conclusions	
<p>The AA Screening Report has concluded that the possibility may be excluded that the Proposed Development will have a significant effect on any of the European Sites identified as maintaining a potential impact pathway with the Proposed Development, listed below:</p> <ul style="list-style-type: none"> - North Dublin Bay SAC - Rockabill to Dalkey Island SAC - North Bull Island SPA - Dalkey Island SPA <p>In carrying out this AA screening, mitigation measures have not been taken into account. Standard best practice construction measures which could have the effect of mitigating any effects on any European Sites have similarly not been taken into account.</p>	

Further to the screening exercise presented above, it can be concluded, on the basis of the best scientific knowledge available, that the possibility of any significant effects on any European Sites, whether arising from the project itself or in combination with other plans and projects, **can be excluded**. 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.

The Ecological Impact Assessment (EclA) has concluded that, provided the mitigation and enhancement measures proposed 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 deemed that the Proposed Development will have an overall positive impact on the ecology of the Site; through the increased provision and enhancement of habitats onsite e.g., increased native woodland and tree cover; and more species specific habitat creation such as wildlife ponds.

Based on the successful implementation of the proposed works and control measures, carried out in accordance with the proposed Architectural Design Statement and Tree Report and Survey; it is deemed that there will be no significant negative ecological impacts arising from Construction and Operational Phases of the Proposed Development.

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

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

Summary of Relevance

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

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

Assessment Reports Completed as part of Application Process

1. **Appropriate Assessment Screening Report**

Prepared by: Enviroguide Consulting
Report Date: August 2022

2. **Ecological Impact Assessment**

Prepared by: Enviroguide Consulting
Report Date: August 2022

3. **Site Specific Flood Risk Assessment**

Prepared by: OCSC Consulting Engineers
Report Date: 19th July 2022

4. **Construction Environmental Management Plan**

Prepared by: OCSC Consulting Engineers
Report Date: 19th July 2022

5. **Site Specific Construction & Demolition Waste Management Plan**

Prepared by: OCSC Consulting Engineers
Report Date: 19th July 2022

6. **Engineering Services Report**

Prepared by: OCSC Consulting Engineers
Report Date: 19th July 2022

Conclusions

According to the Assessment Reports that have been prepared to support the planning application for the Proposed Development, it is concluded that appropriate surface water management and discharge measures will be undertaken to ensure no significant impacts arise. There is a weak hydrological connection between the site, North Dublin Bay SAC, Rockabill to Dalkey Island SAC, North Bull Island SPA and Dalkey Islands SPA via surface water and wastewater flows from the Proposed Development. However, the potential for surface water generated at the site of the Proposed Development to reach the above European Sites and cause significant effects, during both the Construction and Operational Phases, is deemed to be negligible

Surface water management for the proposed development is designed to comply with the Greater Dublin Strategic Drainage Study (GDSDS) policies and guidelines. It is proposed to use a sustainable urban drainage system (SuDS) approach to stormwater management throughout the site where possible. The overall strategy aims to provide an effective system to mitigate the adverse effects of urban stormwater runoff on the environment by reducing runoff rates, volumes and frequency, reducing pollutant concentrations in stormwater.

It is not anticipated that there will be adverse impacts to groundwater or any watercourses in the vicinity of the Proposed Development due to adherence to appropriate control measures, as outlined in the Construction & Demolition Waste Management Plan, Flood Risk Assessment and Engineering Services Report, included with the application.

3.3 Directive 2001/42/EC, SEA Directive

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

Summary of Relevance

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

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

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

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

Assessment Reports Completed as part of Application Process

1. Environmental Impact Assessment Screening Report

Prepared by: Enviroguide Consulting
Report Date: August 2022

2. Planning Report and Statement of Consistency

Prepared by: Brock McClure
Report Date: August 2022

3. Dun Laoghaire Rathdown Development Plan 2022-2028

Prepared by: Dun Laoghaire Rathdown County Council
Report Date: 2016-2022 and 2022-2028

Conclusions

The Dun Laoghaire Rathdown Development Plan 2022-2028 has been consulted when preparing the relevant Assessment Reports. The content of the core strategy detailed in these plans has been informed by Strategic Environmental Assessment (SEA). No further assessment is required.

3.4 Directive 2002/49/EC, Environmental Noise Directive

Directive 2002/49/EC on the assessment and management of environmental noise	
Summary of Relevance	
<p>The Environmental Noise Directive relates to the assessment and management of environmental noise. The Directive has been transposed into Irish law through the Environmental Noise Regulations 2006, as amended, which came into effect on 3rd April 2006.</p> <p>These Regulations apply to environmental noise to which people are exposed, in particular in built up areas, in public parks or other quiet areas in an agglomeration, in quiet areas in open country, near schools, near hospitals, and near other noise-sensitive buildings and areas. They are intended to avoid, prevent or reduce on a prioritised basis the harmful effects, including annoyance, due to exposure to environmental noise.</p>	
Assessment Reports Completed as part of Application Process	
1.	Noise Impact Assessment Prepared by: Enfonc Ltd Report Date: July 2022
2.	Construction and Environmental Management Plan Prepared by: OCSC Report Date: 19 th July 2022
Conclusions	
<p>During the Construction Phase, temporary and intermittent impacts are predicted due to potential noise, however these impacts will be localised and will last only for the duration of this phase. The control measures identified in the Noise Impact Assessment and the Construction & Environmental Management Plan will ensure that there will be no nuisance or impacts from the Construction Phase of the Proposed Development beyond the site boundary. The findings of the Noise Impact Assessment report demonstrate that the Construction and Operational Phases of the Proposed Development will not result in adverse impact.</p>	

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

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

Summary of Relevance

The ambient air quality and CAFÉ Directive establishes air quality objectives and merges most of the existing air quality legislation into a single directive. The Directive includes certain limits or target values specified by the five published directives that apply limits to specific air pollutants for the improvement of human health and environmental quality. The Directive outlines assessment methodologies and provides corrective actions if the standards are not met. The CAFE Directive has been transposed into Irish legislation by the Air Quality Standards Regulations (S.I. No. 180 of 2011). National authorities are required to designate specific bodies to assess compliance with thresholds, limit values and target values for each pollutant covered by the directive. The regulations further provide for the distribution of public information. This includes information on any exceedances of target values, the reasons for exceedances, the area(s) in which they occurred, and the relevant information regarding effects on human health and environmental impacts. In Ireland, the EPA is the competent authority for the purpose of the CAFE Directive and develops an annual report on all pollutants covered by the legislation.

Assessment Reports Completed as part of Application Process

- | | |
|-----------|---|
| 1. | Traffic Impact Assessment
Prepared by: OCSC Consulting Engineers
Report Date: 19th July 2022 |
| 2. | Construction and Environmental Management Plan
Prepared by: OCSC
Report Date: 19th July 2022 |

Conclusions

The Proposed Development involves construction works which may temporarily impact on air quality due to dust and exhaust emissions. Construction works will be carried out in such a way as to limit the emissions to air of pollutants. The site will be managed in accordance with the mitigation measures set out in the Construction & Environmental & Management Plan to minimise potential effects on air quality from construction.

The Traffic Impact Assessment also states that the Proposed Development will have little impact on the operation of the local network. It can therefore be considered that pollutants due to an increase in Proposed Development related traffic, will not be significant.

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

Directive 2007/60/EC of the European Parliament and of the Council of 23 October 2007 on the assessment and management of flood risks (Text with EEA relevance)

Summary of Relevance

The Directive on the assessment and management of flood risks establishes a framework for measures to reduce the risk of floods within the EU and requires EU countries to assess the risk of flooding in coastal regions and river basins by collecting historical data and defining the natural / physical environment. EU countries must also establish flood-risk management plans that are coordinated at the level of the river basin or coastal districts. These plans establish objectives for the management of flood risks, focusing mainly on prevention (e.g., avoiding construction in areas that may flood), protection (measures to reduce the likelihood of floods in a specific place) and preparedness (informing the public about flood risks and what to do in the event of flooding). The Directive was transposed into Irish legislation by the European Communities (Assessment and Management of Flood Risks) Regulations 2010.

Assessment Reports Completed as part of Application Process

- | | |
|----|---|
| 1. | Site-Specific Flood Risk Assessment
Prepared by: OCSC Consulting Engineers
Report Date: 19th July 2022 |
|----|---|

Conclusions

A Site-Specific Flood Risk Assessment (FRA) has been carried out for the site of the Proposed Development. This report has concluded that, in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities, the site is not at risk of flooding from external sources or as a result of the Proposed Development.

3.7 Other Relevant EU Legislation

3.7.1 Bern and Bonn Convention

Convention on the Conservation of European Wildlife and Natural Habitats - Bern Convention	
Summary of Relevance	
The Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention 1982) was enacted to conserve all species and their habitats.	
Assessment Reports Completed as part of Application Process	
1.	Ecological Impact Assessment Prepared by: Enviroguide Consulting Report Date: August 2022
Conclusions	
The site of the Proposed Development does not host significant species populations as designated under the Bern Convention. Therefore, no adverse impacts are expected in this regard.	

Convention on the Conservation of Migratory Species of Wild Animals – Bonn Convention	
Summary of Relevance	
The Convention on the Conservation of Migratory Species of Wild Animals (Bonn Convention 1979, enacted 1983) was introduced to give protection to migratory species across borders in Europe.	
Assessment Reports Completed as part of Application Process	
1.	Ecological Impact Assessment Prepared by: Enviroguide Consulting Report Date: August 2022
Conclusions	
The site of the Proposed Development does not host significant species populations as designated under the Bonn Convention. Therefore, no adverse impacts are expected in this regard.	

3.7.2 Ramsar Convention

The Ramsar Convention on Wetlands of International Importance Especially as Waterfowl Habitat

Summary of Relevance

The Ramsar Convention on Wetlands is an intergovernmental treaty signed in Ramsar, Iran, in 1971. The treaty is a commitment for national action and international cooperation for the conservation of wetlands and their resources. In Ireland there are currently 45 Ramsar sites which cover a total area of 66,994 Ha.

Assessment Reports Completed as part of Application Process

- | | |
|----|--|
| 1. | Ecological Impact Assessment
Prepared by: Enviroguide Consulting
Report Date: August 2022 |
|----|--|

Conclusions

The site of the Proposed Development is not located within, or in close proximity to, a Ramsar site. Therefore, no adverse impacts are expected in this regard.

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

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

Summary of Relevance

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

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

Assessment Reports Completed as part of Application Process

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

Conclusions

Not relevant to the Proposed Development.

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

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

Summary of Relevance

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

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

Assessment Reports Completed as part of Application Process

1. Site Specific Construction & Demolition Waste Management Plan
Prepared by: OCSC Consulting Engineers
Report Date: 19th July 2022

2. Operational Waste Management Plan
Prepared by: Enviroguide Consulting
Report Date: July 2022

Conclusions

A Construction & Demolition Waste Management Plan (CDWMP) and Operational Waste Management Plan (OWMP) have been prepared for the Proposed Development. The aim of the CDWMP is to minimise the quantity of waste generated by construction activities, to maximise the use of materials in an efficient manner and to maximise the segregation of construction waste materials on-site to produce uncontaminated waste streams for off-site recycling.

The aim of the OWMP is to maximise the quantity of waste recycled by providing sufficient waste recycling infrastructure, waste reduction initiatives and waste collection and waste management information to the residents of the Proposed Development.

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

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

Summary of Relevance

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

Assessment Reports Completed as part of Application Process

1. Site Specific Construction & Demolition Waste Management Plan
Prepared by: OCSC Consulting Engineers
Report Date: 19th July 2022

2. Operational Waste Management Plan
Prepared by: Enviroguide Consulting
Report Date: July 2022

Conclusions

A Construction & Demolition Waste Management Plan (CDWMP) 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 Construction Phase. The CDWMP has been prepared to demonstrate how the Construction Phase will comply with the relevant legislation and Best Practice Guidelines.

An Operational Waste Management Plan (OWMP) 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. The Proposed Development will be designed and managed to provide residents with the required waste management infrastructure to minimise the generation of un-segregated domestic waste and maximise the potential for segregating and recycling domestic waste fractions.

3.7.6 Directive 2010/75/EU on industrial emissions

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

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

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

Summary of Relevance

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

Assessment Reports Completed as part of Application Process

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

Conclusions

Not relevant to the Proposed Development.

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

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

Summary of Relevance

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

Assessment Reports Completed as part of Application Process

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| 1. | Noise Impact Assessment
Prepared by: Enfonc Ltd
Report Date: July 2022 |
| 2. | Construction and Environmental Management Plan
Prepared by: OCSC
Report Date: 19th July 2022 |

Conclusions

In accordance with the Noise Impact Assessment and Construction & Environmental Management Plan, all reasonable precautions will be taken for the operation of plant and equipment to avoid nuisance and excess noise impact on the surrounding residents. The Proposed Development will comply with BS 5228 "Noise Control on Construction and open sites Part 1: Code of practice for basic information and procedures for noise control" and all works will be limited to normal daytime working hours.

3.7.9 Directive 2012/27/EU on energy efficiency

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

Summary of Relevance

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

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

Assessment Reports Completed as part of Application Process

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| 1. | Energy & Sustainability Report
Prepared by: OCSC Consulting Engineers
Report Date: August 2022 |
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Conclusions

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

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

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

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

Summary of Relevance

The aim of this Directive is to establish the EU emissions trading system (ETS) which is the cornerstone of the EU's policy to tackle climate change by reducing greenhouse gas emissions in a cost-effective and economically efficient way. The third phase of the EU ETS was in place from 2013 to 2020 and applied to emissions from power plants, energy-intensive industrial sectors, and aircraft (flying between EU airports, Norway and Iceland).

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

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

Assessment Reports Completed as part of Application Process

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

Conclusions

Not relevant to the Proposed Development.

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

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

Summary of Relevance

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

Assessment Reports Completed as part of Application Process

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|-----------|---|
| 1. | Energy & Sustainability Report
Prepared by: OCSC Consulting Engineers
Report Date: August 2022 |
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Conclusions

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

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

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

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

Summary of Relevance

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

Assessment Reports Completed as part of Application Process

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

Conclusions

Not relevant to the Proposed Development.

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

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

Summary of Relevance

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

Assessment Reports Completed as part of Application Process

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| 1. | Energy & Sustainability Report |
| | Prepared by: OCSC Consulting Engineers
Report Date: August 2022 |

Conclusions

The Energy & Sustainability Report outlines a number of renewable technologies which will be employed by the Proposed Development. It is proposed to employ renewable technologies such as Exhaust Air Heat Pumps (EAHP) and PV Panels for the buildings which will off-set Primary Energy consumption and reduce the carbon footprint. The use of EAHP for the apartments will provide hot water and heating demands whilst also contributing to the renewable energy requirements.

Therefore, it is considered that the Proposed Development will make a positive contribution towards the increased use of energy from renewable sources.

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

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

Summary of Relevance

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

Assessment Reports Completed as part of Application Process

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|----|---|
| 1. | Energy & Sustainability Report
Prepared by: OCSC Consulting Engineers
Report Date: August 2022 |
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Conclusions

According to the Energy & Sustainability Report, it is proposed to employ renewable technologies such as Exhaust Air Heat Pumps (EAHP) and PV Panels for the buildings. Heat pumps can contain F-Gases.

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

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

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

Summary of Relevance

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

Assessment Reports Completed as part of Application Process

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

Conclusions

Not relevant to the Proposed Development.

4 CONCLUSIONS

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