LARGE-SCALE RESIDENTIAL DEVELOPMENT AT GLENAMUCK NORTH, KILTERNAN, DUBLIN 18

EIA Screening Report

Durkan Carrickmines Developments Limited

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Objective:

EIA Screening

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1 INTRODUCTION

1.1 Background

DNV has been commissioned by Thornton O' Connor, on behalf of Durkan Carrickmines Developments Limited, to carry out an Environmental Impact Assessment ('EIA') Screening Report for a Large-scale Residential Development (LRD) at Glenamuck North, Kilternan, Dún Laoghaire–Rathdown (hereafter referred to as the 'Proposed Development').

The purpose of this report is to provide information for the relevant competent authority to carry out the screening for Environmental Impact Assessment and will highlight any significant effects, if any, that may arise as a result of the Proposed Development during the Construction and Operational Phases.

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

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

1.2 Purpose of EIA Screening

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

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

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

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

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

1.3 Competency of the Authors

This EIA screening report has been prepared by Darragh Grant, Environmental Consultant with DNV. Darragh is an EIA practitioner with a bachelor's degree in Zoology (University College Dublin) and a master's degree in environmental & Climate Law (University College Dublin).

The report has been reviewed by Mairéad Foran, Senior Environmental Consultant with DNV. Mairéad Foran 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 and experience working on a large number of EIARs and EIA Screening Reports for projects of a similar scale to that of the Proposed Development.

This report has been quality assured and approved by Catherine Keogan, Technical Director and EIA Lead at DNV. Catherine is an Environmental Consultant with 37 years' experience in science, and 20 years experience in consultancy, specialising in EIAs for large-scale residential, commercial developments, pharmaceutical, BESS and solar projects, working closely with a range of developers, planning consultants and architects within the public and private sector. Catherine has a B.Sc (Hons) in Analytical Science and a Post Graduate Diploma in Renewable Energy Technology Systems.

2 PART A SITE LOCATION AND DESCRIPTION

2.1 Site Location

The Proposed Development site is located in the townland of Glenamuck North, approximately 1.2km northeast of Kilternan Village, 1.3km southwest of Carrickmines Retail Park and 1.8km southeast of Stepaside Village. Figure 2-1 details the Site Location.

2.2 Site Description

The Proposed Development site is currently a greenfield site which is bounded to the south by the newly constructed Glenamuck District Distributor Road (GDDR), to the west by agricultural land, to the north by the De La Salle Palmerston Football Club and the future Jamestown Park, and to the east by Bective Rangers Football Club. There are overhead 220kV and 110kV powerlines passing through the site which has been considered and respected within the Proposed Development layout.

There are no national or international designated ecological sites at or adjacent to the site. The nearest European designated site is the Knocksink Wood Special Areas of Conservation (SAC) located approximately 3.8km to the south of the site. The nearest national designated site is the Dingle Glen proposed Natural Heritage Area (pNHA), located approximately 0.8km to the southeast of the site.

The site is not located within an Architectural Conservation Area (ACA). There are no protected sites or monuments located within the site. The nearest protected sites are two tree rings (Record Nos. DU02250 and DU02251) located 0.12 and 0.11km northwest of the site, respectively. There is also a cist (DU02249) located approximately 0.34km northwest of the site. There are no structures listed in the National Inventory of Architectural Heritage (NIAH) within the site boundary. However, a cluster of NIAH-listed structures is located approximately 0.45km to the southwest, associated with Saint Tiernan's Church (Kilternan), including:

- Saint Tiernan's Church- NIAH Ref: 60260011
- Saint Tiernan's School- NIAH Ref: 60260012; and
- Saint Tiernan'S Sexton's House- NIAH Ref: 60260013.

Upon review on the DLRCC County Development Plan (2022-2028), one protected view has been identified along Ballyedmonduff Road, oriented east towards Kilternan village. This viewpoint is located approximately 1.7 km west of the Proposed Development. There are no rights of way or planned pieces of strategic infrastructure or any important tourist sites affected in any way by the Proposed Development.

The Glenamuck_North stream (IE_EA_10C040350) flows through the site from the south to the northeast direction (EPA, 2026). The watercourse joins with the Jamestown_10 stream approximately 0.6km to the northeast of the site. Sections of the Glenamuck_North stream that flow through the site have been mapped as being within Flood Zone A of the DLRCC County Development Plan (2022-2028), while the rest of the site lies within Flood Zone C.

The site does not lie within or adjacent to any designated geological heritage sites. The soil underlying the western half of the site is classified by the EPA (2026) as Urban, while the eastern half is classified as Clonroche (fine loamy drift with siliceous stones). The underlying subsoils of the site are classified as granite till. The bedrock geology underlying the site is classified as Siluro-Devonian granitic rocks and appinite (GSI, 2026).

The surrounding area is predominantly urban, with a mixture of residential and commercial properties. The site lies within the electoral division (ED) of Glencullen, which has a population of 23,596 according to the 2022 Census (CSO, 2022).

2.2.1 Existing and Approved Land Use

The site has been zoned in the newly published Kilternan-Glenamuck Local Area Plan (KGLAP) as an area '*To provide residential development and to improve residential amenity while protecting the existing residential amenities*'. The site is also zoned within the Dún Laoghaire-Rathdown County Development Plan 2022-2028 as Zoning Objective A-'*To provide residential development and improve residential amenity while protecting the existing residential amenities*.

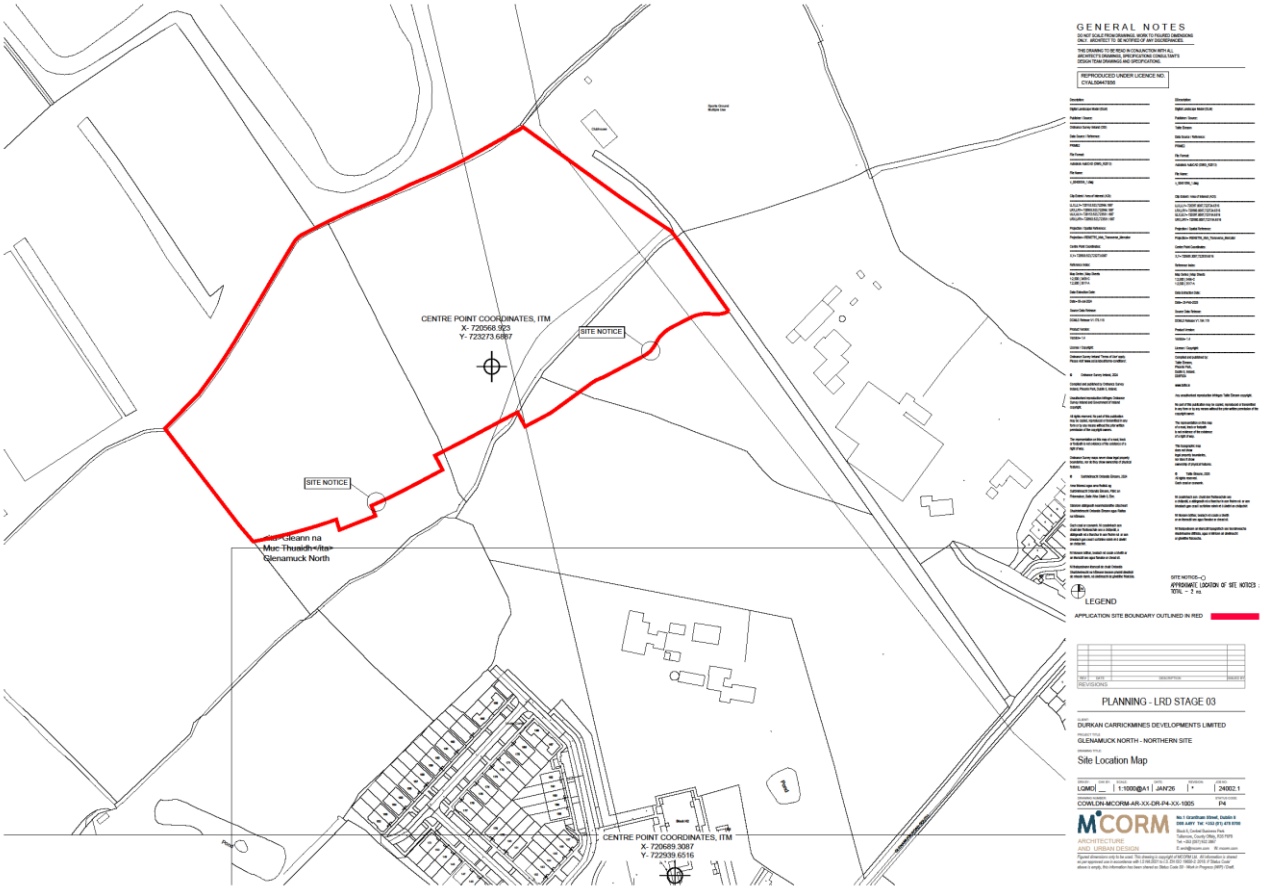

Figure 2-1. Site Location (MCORM Architects, 2026)

2.3 Site Planning History

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

- Dún Laoghaire-Rathdown County Council website: https://www.dlrcoco.ie/planning-applications/planning-applications-online-search
- An Coimisiún Pleanála website: http://www.pleanala.ie/
- EIA Portal, as provided by the Department of Housing, Planning and Local Government:https://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1

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

Table 2-1. Site Planning History

Planning Reference	Development Proposal	Decision
ABP303945-19	Glenamuck District Roads Scheme which will connect the existing R117 Enniskerry Road with the Glenamuck Road and new link distributor road which will connect to the Ballycorus Road and the R117 Enniskerry Road (alternative north-south route).	18/12/2019 Approve with Conditions

3 PROJECT DESCRIPTION

Durkan Carrickmines Developments Limited intend to apply for permission for a Large-Scale Residential Development at a site in the townland of Glenamuck North, Kilternan, Dublin 18. The site is generally bounded by: the Glenamuck District Distributor Road to the south, which is recently constructed (to be known as the Kilternan Road); agricultural land to the west; De La Salle Palmerstown Football Club and the future Jamestown Park to the north; and Bective Rangers Football Club to the east.

Road works are proposed to the approved Glenamuck District Roads Scheme (ACP Ref. HA06D.303945) to provide access to the development from the Kilternan Road which will include any necessary tie-ins to the existing footpath and cycle track.

The development will principally consist of the construction of a creche (c. 571 sq m) and 219 No. residential units comprising 69 No. houses (51 No. 3 -bed units and 18 No. 4-bed units), 108 No. apartments (38 No. 1-bed units, 31 No. 2-bed units and 39 No. 3-bed units) and 42 No. duplexes (11 No. 1-bed units, 9 No. 2-bed units, and 22 No. 3-bed units). The Proposed Development will range in height from 2 No. to 4 No. storeys.

The development also provides: car, bicycle and motorcycle parking; bin storage; ancillary storage; private balconies, terraces and gardens; hard and soft landscaping; boundary treatments; lighting; substations; and all other associated site works above and below ground.

Figure 3-1 details the Proposed Site Layout.

3.1 Construction Phase

The construction phase is estimated to be 24-28 months in total from the commencement of works.

A Construction Management Plan (CMP) has been prepared by Meinhardt (2026a), which outlines the following:

"*It is anticipated that the construction of all 219 units in addition to the creche building will be carried out in 7 phases. The Proposed Development area is currently a greenfield site which would require site clearance works before the early stages of construction could commence. The appointed main contractor will be required to prepare a detailed construction programme as part of their tender submission*."

3.2 Operational Phase

During the operational phase, the Proposed Development will be operational as a residential development.

Figure 3-1. Proposed Site Layout (MCORM Architects, 2026)

4 PART B REVIEW AGAINST SCHEDULE 5 PROJECT CATEGORIES

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

- Category 10.(b) infrastructure projects

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

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

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

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

Table 4-1. Review against the Schedule 5, Part 2 Project Categories Criteria and Thresholds

Category Reference	Description of the criteria, size and threshold	Appraisal summary	Above or below the category threshold?
Schedule 5 *Part 2* *10. (b)(i)*	*Construction of more than 500 dwelling units*	It is proposed to construct 219 no. residential units as part of the Proposed Development. This is below the threshold for EIA set out in the Planning and Development Regulations 2001 (as amended).	No
Schedule 5 *Part 2* *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*	Car parking spaces are proposed, however the spaces are incidental to the development and as such the 400 space threshold does not apply.	No
Schedule 5 *Part 2* *10. (b)(iv)*	*Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.*	The Proposed Development is situated in a built-up area that is not inclusive of a business district. The extent of the overall Proposed Development Site is approximately 5.2 hectares. This is below the threshold for EIA set out in the	No

Category Reference	Description of the criteria, size and threshold	Appraisal summary	Above or below the category threshold?
		Planning and Development Regulations 2001 (as amended).	
Schedule 5 *Part 13 (c)*	*Any change or extension of development being of a class listed in Part 1 or paragraphs 1 to 12 of Part 2 of this Schedule, which would result in the demolition of structures, the demolition of which had not previously been 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 consist of demolition on the site. The Proposed Development will be reviewed having regard to the criteria set out in Schedule 7. The findings of this review will be detailed in this report's conclusions.	To be determined by Part C of the EIA Screening Report
Schedule 5 *Part 2* *15*	Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development, but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.	The Proposed Development will be reviewed having regard to the criteria set out in Schedule 7. The findings of this review will be detailed in this report's conclusions.	To be determined by Part C of the EIA Screening Report

4.1 Part B Conclusion

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

The likelihood of significant environmental effects for Part 2 Category 13 c and 15 is considered in Part C.

5 PART C LIKELIHOOD OF POTENTIAL EFFECTS

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

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

- Use of natural resources;
- Risk of major accidents and disasters;
- Population and human health;
- Air quality and climate;
- Noise and vibration;
- Daylight and sunlight;
- Soils and Geology;
- Hydrology and Hydrogeology;
- Biodiversity and Ecology;
- Archaeology, Architecture and Cultural Heritage;
- Landscape and Visual; and
- Transport and Material Assets (Utilities)

5.1 Use of Natural Resources

The main use of resources will be the construction materials used during the construction phase. There will also be a requirement for energy use (fuel for construction vehicles, electricity for tools) and a requirement for the removal of construction waste.

In addition, the project will generate construction waste, which will be managed in accordance with the CMP prepared by Meinhardt (2025). The CMP sets out measures to ensure compliance with relevant legislation and best practice standards, including:

- The National Waste Management Plan for a Circular Economy 2024-2030;
- The Waste Management Act 1996 (as amended); and
- Guidance from DLRCC on environmental and waste management for construction projects

Key principles for resource efficiency and waste management include as detailed in the CMP (Meinhardt, 2026a):

Waste Prevention

- Purchasing construction materials in shapes, dimensions, and forms that minimise the gernation of excess scrap waste on-site;
- Ensuring proper storage and handling of construction materials to minimise the generation of damaged materials or waste, such as keeping deliveries packaged until they are ready for use; and
- Assigning sub-contractors, the responsibility for ordering their own raw materials, ensuring that the required resources are used efficiently and not carelessly at the expense of the main contractor.

Waste Reuse

Reusing materials and excavated soil on-site reduces the handling, recovery, and disposal costs associated with waste generated during the construction phase. For material requiring removal off-site, the appropriate reuse, recovery, or disposal route will be determined following initial classification of the waste as hazardous or non-hazardous, in accordance with the EPA's 2018 guidelines Waste Classification – List of Waste and Determining if Waste is Hazardous or Non-Hazardous. Excavated material will be assessed for reuse in accordance with Article 27 (By-products) and Article 28 (End of Waste) of the EU Waste Directive Regulations 2011–2020.

Recycling Waste

The segregation of waste streams will be implemented on site to maximise recycling and recovery. Several established markets exist for the beneficial use of construction waste, such as:

- Waste concrete can be used as fill material for roads or in the production of new concrete when generated at source.
- Waste timber can be recycled as shuttering or hoarding or processed into engineered wood products such as Medium Density Fireboard (MDF) or chipboard.

Management on Construction Waste

The appointed main contractor will appoint a Construction Waste Manager who will be responsible for overseeing all aspects of waste management throughout the project's duration. The Construction Waste Manager will oversee all waste management practices, maintain records, and ensure adherence to the CMP and regulatory requirements.

These measures aim to minimise the consumption of virgin materials, reduce the volume of waste sent to landfill, and promote circular economy principles throughout the construction phase.

Waste generated during the operational phase will be collected and disposed of by licensed waste management contractors, with separate dedicated waste storage areas being provided for municipal waste and commercial waste from the commercial floorspace. An Operational Waste Management Plan (OWMP) has been prepared by DNV (2026a) as part of this application produced in line with DLRCC bye-laws.

An Engineering Infrastructure Report and Stormwater Impact Assessment (EIR) has been prepared for the Proposed Development by Roger Mullarkey & Associates (2025a). Both foul drainage and watermain spurs connecting to the public infrastructure to serve the subject site has been provided by the Glenamuck District Roads Scheme (GDRS) project. Water connection to the public infrastructure will be via a new 200mm diameter spur from the new pipeline laid as part of the GDRS project, which has been approved as feasible by Uisce Éireann (UÉ).

Each dwelling will be provided with a boundary box and fitted with cold-water storage tanks to ensure 24-hour supply. Water conservation measures, including water saving tap valves, eco-flush toilet system and water-saving appliances, will be incorporated to reduce demand. All watermain layouts and details will comply with Uisce Éireann's Code of Practice for Water Infrastructure (2020) and associated standard details.

A higher Building Energy Rating (BER) can reduce energy consumption and thus reduce the use of natural resources required during the operational phase. As detailed in the Lifecycle and Management Report prepared by MCORM Architects (2026), a Building Energy Rating (BER) Certificate will be provided for each dwelling in the Proposed Development which will provide detail of the energy performance of the dwellings. It is proposed to target an A2/ A3 rating for the units, this will equate to the following emissions- A2- 25 to 30kwh/m² with CO2 emissions circa 10kgCO2/m²/ year and A3- 51 to 75kwh/m² with CO2 emissions circa 12kgCO2/m²/ year.

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

5.2 Risk of Major Accidents and/or Disasters

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

A Site Specific Flood Risk Assessment (SSFRA) has been prepared by Roger Mullarkey & Associates (2025b) which assesses the site's vulnerability to various sources of flood risk. The DLRCC County Development Plan 2022-2028 indicates portions of the Glenamuck North stream as Flood Zone A where the watercourse floods locally. Part of that flooding lies within the northwestern portion of the subject site. However, based on the available reports, studies and DLRCC's own Glenamuck District Roads Scheme (GDRS) hydrological model, the SSFRA sets out that there is a low risk of fluvial flooding onto the development area of the proposed site. A detailed pluvial flood risk assessment resulted in the conclusion that the requirements have been met and no further assessment

is required regarding pluvial flood risk. There is a low risk of groundwater flooding onto the site, and it is considered that all requirements have been met regarding human/mechanical error flood risk.

The SSFRA concludes that, based on the information available, the site is suitable for development and has an overall low risk of being affected by flooding. As such, the SSFRA determines that a residential development is appropriate on the subject lands.

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

5.3 Population and Human Health

The site is located within the Glencullen Electoral Division (ED) which had a population of 23,596 persons as recorded in the 2022 Census.

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

The construction phase will provide for an increase of employment in the area which is believed to have a positive impact on human health.

The operational phase 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 Kilternan area. Provisions for a crèche onsite will benefit the wellbeing of the residential population.

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

5.4 Air Quality and Climate

The site falls into 'Zone A' of Ireland which is described by the EPA as 'Dublin Conurbation'. It is expected that existing ambient air quality in the vicinity of the site is characteristic of a suburban location with the primary source of air emissions such as particulate matter, nitrogen dioxide ($NO_{2,}$) and hydrocarbons likely to be of traffic, aviation, industrial activities, combustion and agriculture, and domestic fuel burning.

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

- Dust deposition and surface soiling;
- Visible dust plumes;
- Elevated particulate matter (PM10) concentrations due to dust generating activities onsite; and
- Increase in airborne particles and nitrogen dioxide due to exhaust emissions from diesel powered vehicles and machinery onsite and vehicles accessing the site.

The Outline Construction and Environmental Management Plan (CEMP) (DNV, 2026b) outlines the following in relation to dust mitigation measures:

General Dust Control Measures

During the construction phase of the Proposed Development, the siting of construction activities and temporary stockpiling of materials will take note of the location of sensitive receptors and prevailing wind directions in order to minimise the potential for significant dust nuisance. In addition, good site management will include the ability to respond to adverse weather conditions (e.g., wind) by either restricting operations on-site or using effective control measures quickly before the potential for nuisance occurs:

- During working hours, technical staff will be onsite and available to implement dust control methods as appropriate. Complaint registers will be maintained on site detailing all telephone calls and letters of complaint received in connection with construction activities, together with details of any remedial actions carried out.
- The Main Contractor will demonstrate full compliance with the dust control conditions at all times.
- Regular Toolbox Talks / briefings will be given to construction staff, sub-contractors, and operatives to raise awareness of the need to minimise dust. The implementation of dust suppression will be monitored, reviewed and any actions required addressed on an ongoing basis.
- At all times, the procedures put in place will be strictly monitored and assessed.

The dust minimisation measures will be reviewed at regular intervals during the construction phase of the Proposed Development to ensure the effectiveness of the procedures in place and to maintain the goal of minimisation of dust through the use of best practise and procedures. In the event of dust nuisance occurring outside the site boundary, site activities will be reviewed, and satisfactory procedures implemented to rectify the problem.

Preparing and Maintaining the Site

- Plan site layout so that machinery and dust causing activities are located away from receptors, as far as is possible.
- Where required, adequate dust/debris screening will be in place at the site boundary to contain and minimise the amount of windblown dust. This will be maintained in good condition at all times. Where required, this may include:
    - Erection of solid screens or barriers around dusty activities or the site boundary that are at least as high as any stockpiled materials on site.
    - Full enclosure of specific operations where there is a high potential for dust production and the site is active for an extensive period.

- Dust suppression equipment must be used when point source emissions are likely. The site will be dampened down as necessary to minimise windblown dust when necessary or during periods of dry weather. Where dust is likely to be a persistent problem a water spray system (e.g., IBC tanks fitted with hoses, bowsers fitted with spray nozzles) will be put in place from the commencement of the works where required. Hard to reach areas will be kept wet by the use of water cannons fitted to the rear of the bowsers.
- Avoid site runoff of water or mud.
- Keep site fencing, barriers and scaffolding clean using wet methods.
- Netting of scaffolding will be undertaken as required
- Covering skips and slack heaps
- Remove materials that have a potential to produce dust from site as soon as possible.

Site Roads and Track Out

Site roads (particularly unpaved) can be a significant source of fugitive dust from construction sites if control measures are not in place. The most effective means of suppressing dust emissions from unpaved roads is to apply speed restrictions. Studies show that these measures can have a control efficiency ranging from 25 to 80%.

- A speed restriction of 20km/hr will be applied as an effective control measure for dust for on-site vehicles, in particular at site access/egress locations.
- Use water-assisted dust sweeper(s) on the access and local roads, to remove, as necessary, any material tracked out of the site. This may require the sweeper being continuously in use.
- Avoid dry sweeping of large areas.
- Vehicles entering and leaving the site will be covered to prevent escape of materials during transport.
- On-site haul routes will be regularly inspected by the Environmental Manager or appointed delegate for integrity and instigate necessary repairs to the surface as soon as reasonably practicable.
- Dust suppression equipment must be used when point source emissions are likely.
- Where required, hard surfaced haul routes will be regularly damped down with fixed or mobile sprinkler systems, or mobile water bowsers and regularly cleaned.
- Bowsers will be available during periods of dry weather throughout the construction period. Research has found that the effect of watering is to reduce dust emissions by 50%. The bowser will be used during dry periods to ensure that unpaved areas are kept moist. The required application frequency will vary according to soil type, weather conditions and vehicular use; and any hard surface roads will be swept to remove mud and aggregate materials from their surface while any unsurfaced roads will be restricted to essential site traffic only.

Operating Vehicles/Machinery

- Ensure all vehicles switch off engines when stationary.
- Avoid the use of diesel or petrol-powered generators and use mains electricity or battery powered equipment where practicable.
- Regular servicing of machinery (including trucks, excavators, diesel generators or other plant equipment) to ensure exhaust emissions from vehicles are minimised.
- Impose and signpost a maximum speed limit of 20 km/hr on haul roads and work areas.

Operations and Waste Management

- Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction (e.g., suitable local exhaust ventilation systems).
- Ensure an adequate water supply on the site for effective dust/particulate matter suppression/mitigation, using non-potable water where possible and appropriate.
- Ensure equipment is readily available on site to clean any dry spillages and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods.
- Bonfires and burning of waste materials are prohibited onsite.
- All loads of C&D materials and waste leaving the site will be covered.

Measures Specific to Construction

- Avoid scabbling (roughening of concrete surfaces) if possible.
- Ensure sand and other aggregates are stored in bunded areas within sheltered regions of the Site and are not allowed to dry out, unless this is required for a particular process, in which case ensure that appropriate additional control measures are in place.
- Ensure bulk cement and other fine powder materials are delivered in enclosed tankers and stored in silos with suitable emission control systems to prevent escape of material and overfilling during delivery.
- For smaller supplies of fine power materials ensure bags are sealed after use and stored appropriately to prevent dust.

Measures Specific to Earthworks/Groundwaters

Groundworks/earthworks during periods of high winds and dry weather conditions can be a significant source of dust.

- During dry and windy periods, and when there is a likelihood of dust nuisance, a bowser will be used to ensure moisture content is high enough to increase the stability of the soil and thus suppress dust.
- Re-vegetate earthworks and exposed area/soil stockpiles to stabilise surfaces as soon as practicable.
- Use Hessian, mulches or tackifiers where it is not possible to re-vegetate or cover with topsoil, as soon as practicable.
- Only remove the cover in small areas during work and not all at once.

Stockpiles

Stockpiling of excavated soils and imported materials (e.g., quarry stone, sand) will be avoided where possible. However, should stockpiling of materials be required onsite during the construction phase, the location and moisture content of stockpiles are important factors which determine their potential for dust emissions. The following dust control measures will be employed as best practice where stockpiling of materials is required:

- Where possible, storage stockpiles will be located downwind of sensitive receptors.
- Overburden material will be protected from exposure to wind by storing the material in sheltered regions of the site.
- Where materials are required to be stockpiled for longer periods of time during development, regular watering will take place to ensure the moisture content is high enough to increase the stability of the soil and thus suppress dust. The regular watering of stockpiles has been found to have 80% control efficiency.

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

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

5.5 Noise and Vibration

Noise exposure can cause a variety of effects including annoyance, sleep disturbance, raised stress levels, work impacts for commercial receptors or individuals who work from home.

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 urban nature of the surrounding environment and the control measures imposed. Noise and vibration levels will be controlled to ensure that the development is operated in a way that minimises detrimental impact to the amenities of local residents. The following codes will be followed during the construction phase:

- BS 5228:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites – Noise; and
- BS 5228:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites – Vibration.

There is currently no statutory Irish guidance for construction noise requirements from noise during the construction phase of a project.

In the absence of specific noise limits, the appropriate criteria for the allowable construction noise levels may be found in British Stand BS 5228 – 1:2009+A1:2014 *Code of practice for noise and vibration control on construction and open sites – Noise*. The standard (BS5228–1:2009+A1) provides examples of acceptable limits for construction and/or demolition noise in both subjective and objective form. For example, paragraph E.2 of the standard states:

"*Noise from construction and demolition sites should not exceed the level at which conversation in the nearest building would be difficult with the windows shut.*"

Paragraph E.2 goes on to state:
"*Noise levels between 07:00 and 19:00hrs, outside the nearest window of the occupied room closest to the site boundary should not exceed:*

- 70dB in rural, suburban and urban areas away from main road traffic and industrial noise;
- 75dB in urban areas near main roads in heavy industrial areas."

Typically, the local councils refer to BS 5228 Part 1 as a method to control construction noise from sites on the local environment. This standard is therefore the de facto appropriate standard in the absence of regulatory guidance.

Based on paragraph E.2 of BS 5228 the following criteria is adopted for the Proposed Development:

- For residential properties it is considered appropriate to adopt the 70dB(A) criterion; and
- For non-residential locations it is considered appropriate to adopt the higher category values of 75dB(A) during the day. These will only be considered as noise sensitive during office hours.

These limit values are also in agreement with those set by Transport Infrastructure Ireland (TII) for construction projects. Buildings other than dwellings which have a residential function will be considered for the lower noise limit, this including hotels, B&B's, student accommodation, co living developments etc. This is in line with the guidance and definition of noise sensitive residences of EPA NG4. Table 5-1 outlines the project criteria in tabular form.

Table 5-1. BS 5228 Treshold Levels

Assessment Category and Threshold Value Period	Threshold value, in decibels (dB) (L_{Aeq})		
	Category A[1]	Category B[2]	Category C[3]
Daytime (07:00 – 19:00); and Saturdays (07:00 – 14:00)	65	70	75
Evenings and weekends[4]	55	60	65
Night-time (23:00 to 07:00hrs)	45	50	55

Table 5-2 presents the TII indicative levels of acceptable construction noise from the TII publication *Good Practice Guidance for the Treatment of Noise during Planning of National Road Schemes*, March 2014. These noise limits are applied during the construction of road infrastructure projects at the façade of Noise Sensitive Locations (NSLs).

Table 5-2. TII Indicitave Levels for Construction Noise

Day	Working Hours	Level, dB L_{Aeq}	Maximum, dB L_{Amax}
Monday to Friday	07:00 to 19:00	70	80
	19:00 to 22:00	60*	65*
Saturday	08:00 to 16:30	65	75
Sundays and Bank Holidays	08:00 to 16:00	60*	65*

Note * Construction activity at these times, other than that required for emergency works, will normally require the explicit permission of the local authority.

The TII limits set out in Table 5-2 will apply at all NSLs during the construction phase.

In the unlikely event that construction works were to be required during the night-time period, advice in relation to establishing significant construction noise effects as set out in BS5228-1:2014+A1 – Code of practice for noise and vibration control on construction and open sites. Annex E of BS5228 allows for the designation of a noise sensitive location into a specific category (A, B or C) through consideration of existing ambient noise levels in the absence of construction noise. With reference to the measured ambient noise levels at the Proposed Development site, it is expected that Category A values would be appropriate for night-time, i.e., 45 dB L_{Aeq} for the period 23:00 – 07:00 hrs. Construction activity at these times, other than that required for emergency works, will require the explicit permission of DLRCC.

Vibration criteria for the Proposed Development have been developed based on the guidance on construction vibration prediction, assessment and control contained within British Standard *Code of Practice for Noise and Vibration Control on Construction and Open Sites Pt 2: Vibration*.

Humans are sensitive to vibration and can feel vibration long before it becomes an issue in terms of cosmetic damage or structural damage to buildings. Vibration causes nuisance to humans as it is assumed that if vibration can be felt then damage to the building or structure is inevitable.

Table 5-3 details the potential effects that certain vibration levels may have on residents/people, while . Table 5-4 details the relationship between vibrations and different building types.

Table 5-3. Guidance Effects of Vibration Levels on Residents/People

Vibration Level	Description
0.14mm/s	Vibration might just be perceptible for frequencies normally associated with construction vibration. People are less sensitive to lower frequency vibration.
0.3mm/s	Vibration might just be perceptible in residential environments.
1.0mm/s	It is likely that vibration at this level in a residential environment will cause complaints. It can be tolerated, if prior warning and explanation is given to residents.
10.0mm/s	Vibration is likely to be intolerable for any more than a brief exposure to this level.

Table 5-4. Transient Vibration Guide for Cosmetic Damage

Type of Building	Peak Component Particle Velocity (PPV)	
	4 Hz to 15 Hz	15 Hz and above
Reinforced or framed structures / industrial and heavy commercial buildings	50 mm/s at 4 Hz and above	50mm/s at 4 Hz and above
Unreinforced or light framed structures. Residential or light commercial buildings[5]	15mm/s at 4 Hz increasing to 20mm/s at 15 Hz	20mm/s at 15 Hz increasing to 50mm/s at 40 Hz and above

The type of buildings near the development are primarily light residential and commercial. The peak component particle velocity limits are recommended for this scheme, noting that peaks above 10mm/s are likely to be intolerable to residents for any more than a brief period.

The following limits from continuous vibration are required for the Proposed Development:

i. For vibration sensitive spaces an upper limit of 1mm/s is required. This includes educational and residential buildings. In addition to the lower limit for educational and residential buildings some buildings may contain vibration sensitive equipment including laboratories and hospitals. Impacts on sensitive equipment can occur well below the range of human perception. It is not always practical to mitigate construction vibration such that it achieves the very stringent vibration criteria for sensitive equipment. Rather, consultation should occur with the users of the equipment appropriate vibration limits set and vibration-intensive works should be scheduled such that the equipment can be used during agreed hours.
ii. For commercial buildings where the activities are not of a particularly sensitive nature for vibration or for potentially vulnerable unoccupied buildings a vibration limit of 3mm/s is required.
iii. For all other buildings 5mm/s is required. This includes unoccupied buildings and non-sensitive buildings.

Exceedance of these levels should only be for short durations where required and with prior notice to the sensitive receivers of concern. The vibration levels should never exceed 10mm/s at any of the adjacent buildings.

The TII Guidance suggest that vibration levels should be limited to 8 mm/sec at frequencies of <10Hz, to 12.5 mm/sec at frequencies 10 – 50Hz and to 20 mm/sec at 50Hz and above.

The works will be conducted in compliance with BS5228-1:2009+A1:2014 *Code of Practice for Noise and Vibration Control on Construction and Open Sites*, with careful consideration given to potential noise impacts arising from construction activities. Noise is primarily expected to be generated by plant and machinery operations, particularly during earthworks and rock-breaking processes. All works will be limited to normal daytime working hours:

- 7am – 7pm Monday to Friday
- 8am – 2pm Saturdays
- No works Sundays or on Public Holidays

Deviation from these times will only take place when written approval is granted by DLRCC in exceptional circumstances.

For the duration of construction phase, the Contractor undertaking the construction of the works will be obliged to take specific noise abatement measures and comply with the recommendations of BS 5228-1:2009+A1:2014 (Code of Practice for Noise Control on Construction and Open Sites). These measures include:

- No plant used on site will be permitted to cause an ongoing public nuisance due to noise;
- The best means practicable, including proper maintenance of plant, will be employed to minimize the noise produced by on site operations;
- All vehicles and mechanical plant will be fitted with effective exhaust silencers and maintained in good working order for the duration of the contract;
- Compressors will be attenuated models fitted with properly lined and sealed acoustic covers which will be kept closed whenever the machines are in use and all ancillary pneumatic tools shall be fitted with suitable silencers;
- Machinery that is used intermittently will be shut down or throttled back to a minimum during periods when not in use;
- Any plant, such as generators or pumps, which is required to operate before 07:00hrs or after 19:00hrs will be surrounded by an acoustic enclosure or portable screen. • During the course of the construction programme, supervision of the works will include ensuring compliance with the limits methods outlined in BS5228:2009 Part 1; and
- Erecting portable screens around noisy items of plant in noise sensitive areas, where required.

All works on site will comply with BS 5228 2009+ A1 2014 (Parts 1 & 2) which gives detailed guidance on the control of noise and vibration from construction activities. In general, the contractor shall implement the following mitigation measures during the proposed infrastructure works:

- Avoid unnecessary revving of engines and switch off equipment when not required;
- Keep internal haul roads well maintained and avoid steep gradients;
- Minimise drop heights of materials; and
- Start-up plant sequentially rather than all together.

Good practice noise and vibration control measures will be employed by the contractor and screening provided to adjoining properties as required.

An Acoustic Design Statement was prepared by Wave Dynamics Acoustic Consultants for the Proposed Development (2025) which included inward noise impact and external amenity noise assessment, a construction noise and vibration assessment and operational noise assessment. The scope of the assessment concluded:

- **Inward Noise Impact:** The site has been characterised as low risk for both day and nighttime noise based on the existing scenario. Consideration has been given to the Glenamuck District Distributor Road (GDDR) to the north, and the Glenamuck Link Distributor Road (GLDR) which is currently under construction (permitted under ABP reference 303945).
- **External Amenity Noise:** Based on the measures noise levels at the site it is predicted that the external amenities in the form of rear gardens to the houses, and several public and communal open spaces across the development, apart from small sections of public open spaces 2, 3 and 5 and communal space 3 and 4 will achieve the ProPG recommendations for desirable external amenity noise levels of 50-55dbA.
- **Construction Noise Impact:** The construction noise impact is predicted to achieve the BS 5228 requirements without any mitigation measures for any stages of the project.
- **Operational Noise:** It is predicted that operational noise from the Proposed Development will not cause a negative noise impact on the nearby noise sensitive locations during both daytime and nighttime operations.

The following mitigation measures are set out within the CEMP (DNV, 2026b) to mitigate potential disturbances:

Selection of Quiet Plant

This practice is recommended in relation to static plant such as compressors and generators. It is recommended that static plant units be supplied with manufacturers' proprietary acoustic enclosures. The assessment of any item of plant to generate noise will be assessed prior to the item being brought onto the site with regard to the following:

- Consideration of Alternatives.
- Information to be submitted by the Main Contractor.
- In-situ Noise Measurement.

The least noisy item will be selected wherever possible. Should a particular item of plant already onsite be found to generate high noise levels, the first action will be to identify whether or not said item can be replaced with a quieter alternative.

Screening

Screening is an effective method of reducing the noise level at a receiver location and can be used successfully as an additional measure to all other forms of noise control.

It is recommended to erect a minimum 2.4m high site hoarding that blocks the line of sight between noise source and receiver.

Standard construction site hoarding with a mass per unit of surface area greater than 4.5 kg/m^2 can provide adequate sound insulation. The Main Contractor will erect good quality site hoarding to maximise the reduction in noise levels where noise thresholds are likely to exceed 55-65db.

- For compressors, generators and pumps, these can be surrounded by acoustic lagging or enclosed within acoustic enclosures providing air ventilation.
- Localised screens can be erected around breaker or drill bit when in operation in close proximity to noise sensitive boundaries.
- An absorptive lining should be considered for screening around hand tools will need to have an absorptive lining to avoid reflections increasing noise at other receivers.
- An absorptive lining should be considered for screening around large plant that will need to have an absorptive lining to avoid reflections increasing noise at other receivers.
- Local screening around saws/hammers where possible. Use external new building to screen noise from works where possible.

Control of Noise at Source

If replacing a noisy item of plant is not a viable or practical option, consideration will be given to noise control “at source”. This refers to the modification of an item of plant or the application of improved sound reduction methods in consultation with the supplier. For example, resonance effects in panel work or cover plates can be reduced through stiffening or application of damping compounds; rattling and grinding noises can often be controlled by fixing resilient materials in between the surfaces in contact.

The following work methods will be implemented to ensure minimal noise and vibration are generated at sources during the construction phase of the Proposed Development:

- Keep internal routes well maintained and avoid steep gradients.
- Identification of dedicated delivery areas. Minimise drop heights for materials or ensure a resilient material underlies.
- All plant and equipment liable to create noise whilst in operation will, as far as reasonably practicable, be located as far away from sensitive receptors and neighbouring occupied buildings as Proposed by site constraints.
- Plan deliveries and vehicle movements so that vehicles are not waiting or queuing on the public roads. If unavoidable engines should be turned off.
- Plan the site layout to ensure that reversing is kept to a minimum. Where reversing is required use broadband reverse sirens or where it is safe to do so disengage all sirens and use banksmen.
- Minimise opening and shutting of gates through good coordination of deliveries and vehicle movements.
- Use rubber linings in chutes, dumpers and hoppers to reduce impact noise.

- Ensure that each item of plant and equipment complies with the noise limits quoted in the relevant European Commission Directive 2000/14/EC (SI No 632 of 2001).
- No plant used on site will be proposed to cause an ongoing public nuisance due to noise:

    - Ensure all plant and equipment is well maintained and cleaned, all lubrication should be in line with manufacturers guidelines.
    - All items of plant will be subject to regular maintenance. Such maintenance can prevent unnecessary increases in plant noise and can serve to prolong the effectiveness of noise control measures.
    - Any plant, equipment or items fitted with noise control equipment found to be defective will not be operated until repaired
    - For steady continuous noise, such as that generated by diesel engines, it may be possible to reduce the noise emitted by fitting a more effective exhaust silencer system.
    - For mobile plant items such as cranes, dump trucks, excavators and loaders, maintaining enclosure panels closed during operation can reduce noise levels over normal operation.
    - For percussive tools such as concrete breakers, a number of noise control measures include fitting muffler or sound reducing equipment to the breaker 'tool' and ensure any leaks in the air lines are sealed.
    - Where possible, employ the use of rubber/neoprene or similar non-metal lining material matting to line the inside of material transportation vehicles to avoid first drop high noise levels.
    - Where possible, power all plant by mains electricity where possible rather than generators.
    - Where noise originates from resonating body panels and cover plates, additional stiffening ribs or materials should be safely applied where appropriate.
    - Use all plant and equipment only for the tasks for which it has been designed.
    - Avoid of unnecessary revving of engines. Shut down all plant and equipment in intermittent use in the intervening periods between work or throttle down to a minimum.
    - For concrete mixers, control measures will be employed during cleaning to ensure no impulsive hammering is undertaken at the mixer drum.

Communication

Prior to works commencing, channels of communication will be established between the Main Contactor, DLRCC, and other stakeholders where appropriate.

All staff will be briefed on noise mitigation measures and the application of best practicable means to be employed to control noise.

A designated noise liaison officer (i.e., the Project Communications Officer) will be appointed to oversee the site during construction works. Any noise complaints will be logged and followed up in a prompt fashion by the Project Communications Officer.

Prior to particularly noisy construction activity (e.g., rock breaking, piling etc.) the Project Communications Officer will inform the nearest noise sensitive locations of the time and expected duration of the noisy works.

Control of Vibration

The following measures will be taken to ensure that no significant vibration levels occur, and that all appropriate steps are taken to assist in effective vibration level management:

- Equipment is to be task specific.
- Vehicle engines shall be switched off when not in use.
- Machines will be fitted with suitable and properly operating silencers.

- If appropriate, acoustic screens will be deployed.
- Offsite fabrication (where possible).
- Siting of plant as far away from sensitive receptors as Proposed by site constraints.
- Best practice vibration control measures will be employed by the Main Contractor and screening provided to adjoining properties where required.
- In the method statement/risk assessment, the Main Contractor will highlight any activity that may cause significant vibration levels (e.g., rock breaking) and include measures in helping to mitigate these emission levels. Such measures will include:

    - Use low impact demolition methods such as non-percussive plant where practicable.
    - Avoid the transfer of noise and vibration from demolition activities to adjoining occupied buildings through cutting any vibration transmission path or by structural separation of buildings.
    - Consider the removal of larger sections by lifting them out and breaking them down either in an area away from sensitive receptors or off site.

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

5.6 Daylight and Sunlight

A Daylight and Sunlight Assessment Report has been prepared by 3D Design Bureau (2026) which assesses the potential daylight and sunlight effects of the Proposed Development, which uses the apartment blocks and the duplexes as a basis. As no surrounding properties, including those within the proposed south phase (DLRCC Reg. Ref: LRD25A/0984/WEB), were identified as being at risk of experiencing adverse effects, BRE guidance indicated that no further quantitative analysis was required for these areas.

The report concludes that the Proposed Development demonstrates a high standard of internal daylighting, with approximately 97% of habitable rooms satisfying the recommended Spatial Daylight Autonomy (SDA) targets when trees are factored in. This figure improves to 98% in a 'no-tree' model, confirming a robust design for daylight access. For sunlight exposure (SE), the Proposed Development's compliance is between 86% (in an all-tree scenario) and 95% (in an evergreen-only model), with any deficiencies being a direct result of shading from existing and planned landscaping.

Regarding Sun on Ground performance, every proposed outdoor amenity space is fully compliant with BRE criteria. The results indicate that the design decisions, such as dual-aspect units, separation distances and the positioning of the assessed blocks appear to have been designed to take into account the availability and access to daylight and sunlight. 3DDB concludes that the Proposed Development performs favourably in both internal daylight and sunlight access and in the provision of well-lit outdoor amenity areas.

Based on the findings and conclusions of the Daylight and Sunlight Assessment Report, it is considered that the Proposed Development will not result in significant adverse Daylight and Sunlight effects.

5.7 Soils and Geology

The soil underlying the western half of the site is classified by the EPA (2026) as Urban, while the eastern half is classified as Clonroche (fine loamy drift with siliceous stones). The underlying subsoils of the site are classified as granite till. The bedrock geology underlying the site is classified as Siluro-Devonian granitic rocks and appinite (GSI, 2026). There are no Geological Heritage Sites in the vicinity of the site that will be affected by the Proposed Development.

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

All construction activities will be carried out in accordance with the Safety, Health and Welfare at Work Act 2005 and the Safety, Health and Welfare at Work (Construction) Regulations 2013 (S.I. No. 291 of 2013). These

regulations set out the legal requirements for health, safety, and welfare on construction sites. In the event that Asbestos Containing Materials (ACMs) are encountered, their removal will be undertaken by a suitably permitted waste contractor in accordance with S.I. No. 386 of 2006 – Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006–2010. All asbestos will be transported to a suitably licensed or permitted facility for disposal.

The CEMP prepared by DNV (2026b), outlines the following mitigation measures in relation to the control and management of soil:

The removal of all surplus and waste materials including soil will be managed in accordance with all appropriate statutory requirements.

Where required, site investigation including soil sampling and environmental risk assessment will be undertaken by the Project Environmental Consultant, in accordance with the EPA Guidance on the Management of Contaminated Land and Groundwater at EPA Licensed Sites (EPA, 2013) and British Standard Investigation of Potentially Contaminated Sites - Code of Practice (BS10175:2011+A2:2017), to determine the suitability of soils to be retained onsite for the Proposed development in terms of environmental (receiving water environment) and human health risk.

The Main Contractor (once appointed) will implement procurement procedures to ensure that aggregate, fill material, and topsoil (where required) are acquired from reputable sources with suitable environmental management systems as well as regulatory and legal compliance. The Main Contractor will vet the source of aggregate, fill material, and topsoil imported to the site in order to ensure that it is of a reputable origin and that it is “clean” (i.e. it will not contaminate the environment).

In the unlikely event soil becomes contaminated, by for example a fuel spill onsite or a burst / leaking hydraulic hose, the Main Contractor will ensure that the management of contaminated material is undertaken in accordance with best practice procedures

In the event that hazardous wastes, previously deposited wastes or previously unidentified contaminated soil are discovered onsite or in the unlikely event soil becomes contaminated (e.g., a fuel spill onsite or a burst / leaking hydraulic hose), the Main Contractor will ensure that the material will be segregated and stored appropriately for sampling, assessment and / or classification in accordance with the best practice procedures. A hazardous waste/soil management plan will be designed and implemented by the Project Environmental Consultant detailing the estimated volumes, mitigation measures, destinations for the authorised disposal/ treatment and the designated authorised contractors for the movement of the material.

The removal of contaminated materials onsite, if encountered, will be undertaken in consultation with the Project Environmental Consultant.

All waste soils generated during construction will be managed in accordance with the CMP, prepared for the Proposed Development (Meinhardt, 2026) to ensure that waste generated during the project is managed in compliance with current legislation, as well as legal and industry standards, including The National Waste Management Plan for a Circular Economy 2024 - 2030 and the Waste Management Act 1996.

Potential impacts on soils and geology during construction are considered to be temporary, localised, and of low significance, primarily associated with excavation and material handling. No significant impacts are anticipated during the operational phase.

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

5.8 Hydrology and Hydrogeology

The Glenamuck_North stream (IE_EA_10C040350) flows through the site from the south to the northeast direction (EPA, 2026). The watercourse joins with the Jamestown_10 stream approximately 0.6km to the northeast of the site. This waterbody is considered to be of 'Good' water quality (EPA, 2026), with its projection of meeting Water Framework Directive (WFD) targets not being at risk.

The site is located within the WFD Catchment 10 (Ovoca-Vartry) and is within the Dargle_SC_010 WFD SubCatchment (ID: 10_5). The site is also within the Carrickmines Stream_010 (IE_EA_10C040350) WFD River Sub Basin.

The site is situated on the Wicklow groundwater body (EPA, 2026). The aquifer type in the area is a "Poor Aquifer-Bedrock which is Generally Unproductive except for Local Zones". The groundwater vulnerability is considered to be 'High'. Groundwater in these regions has natural characteristics that make it highly vulnerable to contamination by human activities.

The following measures are set out within the CEMP (DNV, 2026b) to protect the receiving surface water and groundwater environment during the construction phase:

Personnel Training

Personnel working at the site will be trained in the implementation of environmental control and emergency procedures. The CEMP and the relevant documents produced will be formulated in consideration of standard best international practice including but not limited to:

- Construction Industry Research and Information Association (CIRIA), 2001. Control of Water Pollution from Construction Sites – Guidance for Consultants and Contractors.
- Construction Industry Research and Information Association (CIRIA), 2006. Control of Water Pollution from Linear Construction Projects: Technical Guidance (C648).
- Construction Industry Research and Information Association (CIRIA), 2015. Environmental Good Practice Onsite Guide. 4th edition (C741).
- Environmental Protection Agency, 2013. Storage and Transfer of Materials for Scheduled Activities.
- Enterprise Ireland BPGCS005, Oil Storage Guidelines.
- UK Environment Agency, 2004. UK Pollution Prevention Guidelines (PPG).
- Inland Fisheries Ireland, 2016. Guidelines on Protection of Fisheries during Construction Works In and Adjacent to Waters.

Construction Measures

- With the exception of rainfall, there will be no direct discharge of water to watercourses or ground during the construction phase of the Proposed Development.
- There may be a temporary increase in the exposure of the underlying shallow groundwater during excavation works. Where necessary, surface water runoff will be prevented from entering open excavations with sandbags or other approved methods proposed by the appointed contractor. Furthermore, the appointed contractor will ensure that machinery does not enter the groundwater if encountered during construction.
- The Main Contractor will ensure that any run-off from the site or any areas of exposed soil will be managed as required with temporary pumping and following appropriate treatment (e.g., settlement or hydrocarbon interceptor). Surface water runoff from areas stripped of topsoil and surface water collected in excavations will be directed to temporary onsite settlement ponds / silt busters where measures will be implemented to capture and treat sediment laden runoff prior to discharge at a controlled rate.
- Where dewatering of shallow groundwater is required or where surface water runoff must be pumped from the excavations, water will be managed in accordance with best practice standards (i.e., CIRIA C750), the CEMP and regulatory consents to minimise the potential impact on the local groundwater flow regime within the soil and bedrock.
- Unauthorised discharge of water (groundwater / surface water runoff) to ground, drains or watercourses will not be proposed. The Main Contractor will ensure that the discharge of water to ground, drains or watercourses will be in accordance with the necessary discharge licences issued by Uisce Eireann (UE)

under Section 16 of the Local Government (Water Pollution) Acts and Regulations for any water discharges to sewer or from DLRCC under Section 4 of the Local Government (Water Pollution) Act 1977, as amended in 1990 for discharges to surface water.

- Under no circumstances will any untreated wastewater generated onsite (from equipment washing, road sweeping etc.) be released to ground or to drains. Existing surface water drainage, if any, located along public roads will be protected for the duration of the works to ensure that any untreated wastewater generated onsite does not enter the public sewers.
- Any imported materials (i.e., aggregate materials) will be placed onsite in designated locations and double handling will be avoided. Where this is not possible, designated temporary material storage areas will be used.
- Temporary stockpiled materials will be managed in accordance with the procedures outlined in Section 7.3.2.1 in order to prevent runoff generation and wind-whipping of dust and placement of stockpiles on impermeable areas.
- Stockpiles of loose materials pending re-use onsite or removal offsite will be located as far as feasible from receiving waterbodies (a minimum set back of 20m from watercourses will be maintained) and will be appropriately sealed / covered and a silt fence or bunding will be installed around it to ensure no soils and sediments are washed out overland to the existing surface water networks.
- The performance of all surface water management measures including settlement ponds and silt fences will be monitored to ensure that they remain functional throughout construction phase of the Proposed Development. Where necessary, maintenance will be carried out to ensure that the measures continue to be effective. This will be particularly important after heavy rainfall events. The checks will be undertaken by the Environmental Manager. As a minimum, the surface water management measures will be checked weekly and after periods of heavy rainfall to ensure they remain fit for purpose and a record of these checks will be kept and signed off. It is noted that the frequency of monitoring will depend on the stage of works, and local environmental conditions. The frequency of checks will be increased during critical works including the initial commissioning works, during concrete pours and after storm events.
- Precast concrete will be utilised where possible. However, where in-situ pours are required pumping of concrete will be monitored to ensure that there is no accidental discharge. All work will be carried out in the dry and effectively isolated from any drains. The production, transport, and placement of all cementitious materials will be strictly planned and supervised by the Main Contractor. A suitable risk assessment for wet concreting will be completed prior to works being carried out.
- All ready-mixed concrete will be delivered to the site by truck. Shutters will be designed to prevent failure. Grout loss will be prevented from shuttered pours by ensuring that all joints between panels achieve a close fit or that they are sealed. Where concrete is to be placed by means of a skip, the opening gate of the delivery chute will be securely fastened to prevent accidental opening. Where possible, concrete skips, pumps and machine buckets will be prevented from slewing over water when placing concrete.
- Concrete batching will take place offsite and surplus concrete will be returned to batch plant after completion of a pour. Under no circumstances is any excess concrete to be disposed of onsite. Wash down and wash out of concrete trucks will take place into a container located within a controlled bunded area which will then be emptied into a skip. The Main Contractor will dispose of all alkaline wastewaters and contaminated stormwater offsite in accordance with best practice procedures and all relevant waste management legislation.
- A regular review of weather forecasts of heavy rainfall will be conducted, and a contingency plan will be prepared for before and after such events to minimise any potential nuisances. As the risk of the break-out of silt laden run-off is higher during these weather conditions, no work will be carried out during such periods, where possible.
- Where required, wheel washing facilities will be provided at the entry / exit point to the site so that traffic leaving the site compound will not generate dust or cause the build-up of aggregates and fine material in the public domain. Where necessary, additional measures (e.g., hardcore/stone surfaces along haul routes to prevent dirt and debris on wheels) will also be provided for site vehicles. The wheel wash will be maintained in a satisfactorily operational condition during all periods of construction. Wheel washings will be contained and treated prior to removal offsite in accordance with all relevant statutory legislation.
- Refuelling of plant and machinery onsite will take place in accordance with the refuelling procedures outlined in Section 7.3.1 of the CEMP.

- In the event of a leak or spill from equipment in the instance of a mechanical breakdown during operation, any contaminated soil will be removed from the site and compliantly disposed offsite in accordance with best practice procedures and Section 7.3.2 of the CEMP. Residual soil will be tested to validate that all potentially contaminated material has been removed.
- All drainage and water supply works will be in accordance with the Uisce Éireann (UÉ) Code of Practice for Wastewater and Water Supply, the Wastewater Infrastructure Standard Details (Document Number: IW-CDS-5030-01) and the Water Infrastructure Standard Details (Document Number: IW-CDS-5020-01). Drain inlets will be protected with a drain guard designed to filter oil and silt from stormwater run-off. sandbags will be placed around the inlet to provide additional protection from sediment. Inlet protection can only be removed once all construction activity that could generate sediment or result in emissions of other pollutants such as chemicals and fuel has ceased in a given location and the drainage infrastructure is operational (e.g., to allow for the discharge of stormwater from the roofs of newly constructed and completed dwellings into the stormwater network).
- Foul drainage from temporary welfare facilities during the construction phase of the Proposed Development will be discharged to temporary holding tank(s), the contents of which will periodically be tankered offsite to a licensed facility. All waste from welfare facilities will be managed in accordance with the relevant statutory obligations by tankering of waste offsite by an appropriately authorised contractor. Any connection to the public foul drainage network during the construction phase of the Proposed Development will be undertaken in accordance with the necessary temporary discharge licences issued by UÉ.

Control and Management of Works near Adjoining Watercourses

All open waterbodies at the site (i.e., the Glenamuck_North Stream and Jamestown 10 Stream) will be protected for the duration of the works.

A minimum 10m buffer will be retained from all open waterbodies at the site. Site traffic will only be permitted within this buffer to facilitate near-stream works for the construction of the proposed bridge crossing.

Buffer zones will be established by erecting a silt fencing or bunding along the length of the open waterbodies with cognisance to Inland Fisheries Ireland (IFI) Guidelines on Protection of Fisheries during Construction Works in and Adjacent to Waters (IFI, 2016). Silt fencing will comprise wooden posts and double walled geotextile membrane buried in an 'L' shape to a minimum depth of 250mm. The silt fencing will act in filtering any potential surface water run-off from the site generated during the proposed works and will be retained in place for the duration of the construction phase until the development is complete. Heras fencing will be installed in front of the silt fencing at the Site to prevent "Site creep", the progressive movement of site activities towards this silt fence. The project specific CEMP (which will be prepared by the main contractor in advance of construction works commencing) will identify how this silt curtain is to be installed and maintained throughout the construction phase.

The silt fences will be monitored to ensure that they remain functional throughout construction of the Proposed Development. Where necessary, maintenance will be carried out on the fences to ensure that they continue to be effective. This will be particularly important after heavy rainfall events. The checks will be undertaken by the Environmental Manager. The frequency of monitoring will depend on the stage of works, and local environmental conditions. Daily checks may be appropriate during the initial site clearance, during works in the vicinity of the open waterbodies and during and after storm events. Weekly or bi-weekly checks may be appropriate at other times

All works carried out in or adjacent to the Glenamuck_North Stream and Jamestown 10 Stream will adhere to the Inland Fisheries Ireland (IFI) Guidelines on Protection of Fisheries during Construction Works in and Adjacent to Waters (IFI, 2016), the TII Guidelines for the Crossing of Watercourses during the Construction of National Road Schemes (TII, 2008) and CIRIA C648 Control of Water Pollution from Linear Construction Projects (CIRIA, 2006).

All near stream works will include the following measures:

- The stream crossings will be implemented as per a method statement developed by the appointed contractor in advance of construction works commencing and agreed with IFI as required.
- Entry to the surface waterbodies by vehicles will not be permitted, while vehicle usage along the banks will be restricted as much as practicable. Any machines working in close proximity of the watercourse must be protected against leakage or spillage of fuels, oils, greases and hydraulic fuels.

- Works will be carried out from the bank side, as best practice in-stream works will be restricted to the period 1st July through 30th September, to comply with the seasonal restrictions in salmonid rivers.
- Silt fences and other sediment control measures will be utilised as required to prevent sedimentation in the surface waterbodies.
- Regular monitoring of water quality upstream and downstream of the works area will be undertaken to detect any changes and take corrective actions if necessary.
- Existing vegetation will be preserved where possible and replant disturbed areas promptly to stabilise soil and reduce erosion.

Furthermore, works during the construction of the outfalls to the Glenamuck_North Stream will include the following measures:

- The outfall headwalls will be constructed from precast concrete to allow their construction offsite, while hoisting of the structure will be carried out from the site side of the riverbank.
- Once excavations for the outfall trenches are complete, the base and sides of the trenches will be seeded with a native wetland wild flora seed mix, which will be allowed to establish for a 6–8-week period prior to the outfall trench becoming operational and receiving surface waters from the onsite drainage network. This is a grass mix with some wildflower elements which will aid the overall biodiversity approach/green infrastructure and provide “green” erosion prevention of the outfall channel and prevent siltation of the surface waterbodies.

The contractor will employ an Environmental Clerk of Works (EnCoW) / Ecological Clerk of Works (ECoW) who will monitor water quality upstream and downstream of the area of works. The programme of water quality monitoring and locations of sampling will be agreed with DLRCC in advance of construction works commencing. However, it is anticipated that data on pH, electrical conductivity, and turbidity, suspended solids and hydrocarbons will be collected as follows:

- Monthly during general site works.
- Additional visits may be undertaken during key construction activities (to be agreed between the environmental specialist, the appointed contractor and DLRCC (e.g., during the construction of the bridge crossings, during installation of the proposed outfalls and stream crossings, during and immediately after clearance of on-site vegetation)).

Monitoring will be undertaken for a period of at least two months prior to works commencing and one-month post construction. Trigger concentrations will be agreed at commencement and based on the baseline established in the two months prior to works commencing. It is noted that where a deterioration in water quality is observed downstream of the site this will be brought to the attention of the contractor by the EnCoW / ECoW, and any suitable contingency measures will be instigated.

All monitoring data will be collated by the EnCoW /ECoW to show trends for indicator parameters pH, conductivity, turbidity or suspended solids and hydrocarbons, and will be shared with DLRCC as requested.

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

5.9 Biodiversity and Ecology

There are no national or international designated ecological sites at or adjacent to the site. The nearest European designated site is the Knocksink Wood SAC located approximately 3.8km to the south of the site. The nearest national designated site is the Dingle Glen pNHA located approximately 0.8km to the southeast of the site.

An Appropriate Assessment (AA) Screening Report has been prepared by DNV (2026c), which concluded that the possibility may be excluded that the Proposed Development will have a significant effect on the Rockabil to Dalkey Island SAC (003000) or the Dalkey Island Special Protection Area (SPA) (004172), or any other European site.

This conclusion was reached upon the examination, analysis and evaluation of the relevant information outlined in the AA Screening Report and upon applying the precautionary principle.

The report also concludes that, on the basis of the AA screening exercise, the possibility of any significant effects on any relevant European sites from either the Proposed Development itself or in combination with any other plans or projects can be excluded.

Mitigation measures are outlined within the CEMP (DNV, 2026b) to protect biodiversity during the construction phase. These measures include:

Noise, Dust & Surface Water

Control measures as outlined in Section 5.4 (Air Quality and Climate), 5.6 (Noise and Vibration), and 5.8 (Hydrology and Hydrogeology) will be adhered to.

Biosecurity

It is necessary to ensure that the potential spread of invasive alien species (IAS) into areas/sites where they are not present is prevented. Equally, this applies to the risk of contaminated material being brought onto the site.

- Unwashed construction equipment, plant and vehicles, and footwear can provide a vector for the spread of IAS within a site and from areas outside the site where infestation is present or where vector material potentially containing seed/root material is attached to plant. The following hygiene measures shall be undertaken:
- All soils/materials being introduced to the site will be sourced from a certified invasive flora-free source site, to ensure no introduction of invasive plant materials to the site occurs.
- Personnel working on or between sites will ensure their clothing and footwear are cleaned, ensuring they are visually free from soil and organic debris, in order to prevent inadvertent spread of invasive plant material.
- All vehicles entering or leaving the Site will have been suitably checked and pressure-washed to ensure no introduction of invasive flora to and from the Site. Measures such as a drive through hygiene bath or footbaths will be considered where appropriate.
- Designated wash-down area to be located away from sensitive receptors such as watercourses, ditches, drains etc.
- Material/water left after vehicles have been pressure-washed must be contained, collected and disposed of appropriately (these waters must not under any circumstances be discharged to drains.

Tree Protection

Protective tree fencing in compliance with BS 5837:2012 ‘Trees in relation to design, demolition and construction – Recommendations’ will be erected prior to any Construction works being undertaken to prevent damage to the canopy and root protection areas of existing trees at the site. The fencing should be signed off by a qualified arborist prior to construction to ensure it has been properly erected. No ground clearance, earthworks, stockpiling or machinery movement will be undertaken within these areas.

Construction Phase Lighting

As a precautionary measure, no overnight lighting will be directed to the natural habitats bounding the site, particularly the south and west of the site. Where overnight lighting cannot be avoided in these areas due to health and safety concerns, the lighting within the site during the construction phase will be designed and installed to minimise the impact on local wildlife as agreed with the ECoW and in accordance with the Bat Conservation Trust guidelines on artificial lighting and bats (BCT, 2023):

- There will be no light spill to the boundary habitats.
- All luminaires used will lack UV/IR elements to reduce impact.
- LED luminaires will be used due to the fact that they are highly directional, lower intensity, good colour rendition and dimming capability.
- A warm white spectrum (<2700 Kelvins will be used to reduce the blue light component of the LED spectrum).

- Luminaires will feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats.
- Column heights should be carefully considered to minimise light spill. The shortest column height allowed should be used where possible.
- Only luminaires with an upward light ratio of 0% and with good optical control will be used.
- Luminaires will be mounted on the horizontal, i.e., with no upward tilt.
- Any external security lighting will be set on motion-sensors and short (1min) timers.
- As a last resort, accessories such as baffles, hoods or louvres will be used to reduce light spill and direct it only to where it is needed.

To minimise potential disturbance to local bats due to lighting during the construction phase, construction works will be carried out during normal daylight working hours, with no Sunday work generally permitted. Should any deviations from the above hours be required, the local authority will be notified.

Time of Vegetation Clearance

The preferred period for vegetation clearance is within the months of September and October to avoid the main breeding bird season as well as mammal hibernation. Vegetation will be removed in sections working in a consistent direction to prevent entrapment of protected fauna potentially present (e.g., hedgehog). Where this seasonal restriction cannot be observed, a check for active roosts and nests, will be carried out immediately prior to any Site clearance by an appropriately qualified ecologist and repeated as required to ensure compliance with legislative requirements.

In addition, prior to the commencement of the in-filling of the drainage ditch, a targeted amphibian survey will be carried out on this habitat and if any frogs are found within or close to this watercourse, they will be translocated to the Glenamuck north stream on Site by the ECoW, following consultation with the NPWS.

To ensure compliance with the Wildlife Act 2000 as amended, any vegetation clearance will not take place within the nesting bird season (March 1st to August 31st, inclusive) to ensure that no significant impacts (i.e., nest/egg destruction, harm to juvenile birds) occur as a result of the Proposed Development. Where any removal of vegetation within this period is deemed unavoidable, a qualified Ecologist will be instructed to survey the vegetation prior to any removal taking place. Should nesting birds be found, then the area of habitat in question will be noted and suitably protected until the Ecologist confirms the young have fledged.

Waste Management

As best-practice, all construction-related rubbish on-site e.g., plastic sheeting, netting, etc., should be kept in a designated area onsite and kept off ground level so as to protect small fauna (such as small mammals and reptiles) from entrapment and death.

Pre-Commencement Mammal Survey

Prior to the commencement of works on site, a targeted survey for protected mammals will be undertaken at the site to ensure no transient protected mammals have created setts or dens on site. Should any evidence of these species be recorded, consultation will be sought with the NPWS.

With the adoption of mitigation measures set out and bearing in mind the conclusion of the AA Screening Report, it is considered that no significant adverse effects on ecology and biodiversity are likely to arise as a result of the Proposed Development.

5.10 Archaeology, Architecture and Cultural Heritage

There are no protected sites or monuments located within the site. The nearest protected sites are two tree rings (Record Nos. DU02250 and DU02251) located 0.12 and 0.11km northwest of the site, respectively. There is also a cist (DU02249) located approximately 0.34km northwest of the site. There are no structures listed in the NIAH

within the site boundary. However, a cluster of NIAH-listed structures is located approximately 0.45km to the southwest, associated with Saint Tiernan's Church (Kilternan), including:

- Saint Tiernan's Church- NIAH Ref: 60260011
- Saint Tiernan's School- NIAH Ref: 60260012; and
- Saint Tiernan'S Sexton's House- NIAH Ref: 60260013.

No designated archaeological sites will be directly affected by the construction and operation of the Proposed Development.

If any features of archaeological potential are discovered during the course of the works, archaeological mitigation may be required. Any mitigation measures will require approval from the National Monuments Service of the Department of Housing, Local Government and Heritage.

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

5.11 Landscape and Visual

The site is currently a greenfield area characterised by an agricultural landscape with a tree and hedgerow boundary surrounding the site and a stream traversing the south to eastern portion. It is zoned Objective A in the Dún Laoghaire-Rathdown County Development Plan 2022–2028: *"To provide residential development and to improve residential amenity while protecting the existing residential amenities."*

Upon review on the DLRCC County Development Plan (2022-2028), one protected view has been identified along Ballyedmonduff Road, oriented east towards Kilternan village and the Proposed Development. This viewpoint is located approximately 1.7 km west of the Proposed Development. The Proposed Development will principally consist of the construction of 219 No. residential units and will range in height from 2 No. to 4 No. storeys. The existing residential areas to the south and southwest feature residential dwellings of comparable heights. As the dwellings of the Proposed Development are characteristic of the surrounding area, it is considered that the Proposed Development is not likely to cause any significant adverse visual effects on the surrounding area.

A Landscape Design Statement has been prepared by NMP Landscape Architects (2026). Landscape design proposals for the subject site are driven by ecological influences in response to the site context and relationship with surrounding character. The landscape design has been planned in such a way so as to maximise the site's orientation and anticipated microclimate to create habitable, quality spaces. An increased number of trees, areas for surface water treatment and wildflower meadows, coupled with best practice maintenance, will ensure a suitable landscape for the future. Edge conditions are sensitively integrated with neighbouring developments.

The Landscape Masterplan for the Proposed Development is illustrated in Figure 5-1. With adherence to this statement and given that the Proposed Development is characteristic of its surroundings, it is considered that the Proposed Development is not likely to cause any significant adverse effects on the surrounding landscape.

Figure 5-1. Landscape Masterplan (NMP Landscape Architects, 2026)

5.12 Transport and Material Assets

5.12.1 Transport

The Proposed Development site is bounded by the Glenamuck District Distributor Road (GDDR) to the south (to be known as the Kilternan Road). The GDDR links to the Enniskerry Road (R117) approximately 0.2km to the west of the site. The under construction Glenamuck Link Distributor Road lies to the south of the site.

A Traffic and Transport Assessment (TTA) has been undertaken by Meinhardt (2026b). The TTA forecasts that the Proposed Development will generate approximately 81 two-way trips in the AM peak (08:00-09:00) and 74 two-way trips in the PM peak (17:00-18:00). A traffic survey was conducted outside the subject site during the AM peak to give the forecasted trip numbers context in terms of the local road network. Based on data collected during the traffic survey, there were 1,028 two-way vehicle movements on the GDDR at the site location during the AM peak. This would result in an increase of 7.88% as a result of the trips generated by the Proposed Development compared to the base flow recorded during the traffic survey. This is below the 10% threshold for a mandatory Traffic Assessment identified within the Department of Transport Traffic Management Guidelines. Junction capacity analysis of the proposed site access confirms that the junction will operate well within capacity, with negligible delays and queuing. The TTA concludes that the Proposed Development will not give rise to any significant adverse impacts on the surrounding road network.

A Mobility Management Plan has also been prepared by Meinhardt (2026c) which found that the Proposed Development site to be well positioned to benefit from both existing and planned active travel facilities and travel infrastructure. This will enable the development to align with the objectives of the MMP, namely, to encourage

residents to use sustainable modes of travel for commuting and recreational trips, while reducing the number of single-occupancy vehicle journeys.

Key measures supporting this objective include the proposed parking ratio of 1.32 spaces per unit, the provision of an on-site GoCar vehicle, and the allocation of one long-term bicycle space per bedroom.

Together, these measures are intended to reduce reliance on private car use and promote a sustained shift in travel behaviour among residents and those associated with the creche. The proposed measures will benefit residents', and all associated with the creche's health while mitigating transport impacts on the wider community. By promoting active travel, they will be contributing to improved road safety and overall wellbeing.

On the assessment of the above, it is considered that there will no significant adverse effect on the surrounding natural environment in terms of traffic and transport in the long-term.

5.12.2 Waste and Utilities

All construction and demolition (C&D) waste will be managed in accordance with current legal and industry standards including the Waste Management Acts 1996 (as amended) and associated Regulations, Protection of the Environment Act 2003 (as amended with EPA Acts 1992 to 2013) and the Litter Pollution Act 1997 (as amended). All construction waste will be disposed of using suitably authorised 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.

Waste will be generated during the construction phase which will be managed in accordance with the CMP prepared by Meinhardt (2026a), which sets out measures to ensure compliance with relevant legislation and best practice standards, including:

- The National Waste Management Plan for a Circular Economy 2024-2030
- The Waste Management Act 1996 (as amended)
- Guidance from DLRCC on environmental and waste construction projects

The CMP outlines procedures for the prevention of waste, the reuse of waste the recycling of waste and the management of construction waste along with recommended best practice to ensure the effective reuse and recycling of waste materials, to reduce waste disposal and ultimately the total volume of waste sent to landfill.

Waste will also be generated during the operational phase and an OWMP has been produced by DNV (2026a), 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. This OWMP aims to provide a detailed plan for the storage, handling, collection, and transport of the wastes generated at the development in a manner that does not present a risk to human health or the environment, or a risk of common waste related nuisance such as litter or odour. The OWMP is designed to ensure that waste arising from the operational phase of the project is managed to incentivise waste prevention and to encourage the segregation of waste so that it can be managed in accordance with the Waste Hierarchy. Diversion of waste from landfill and waste prevention will be the overarching philosophy adopted. By implementing design and actions outlined in this OWMP, a high level of recycling, reuse and recovery will be achieved at the development in line with European targets. Dry Mixed Recyclables (DMR) and Organic (food) Waste will be segregated at source to reduce the quantity of residual waste materials requiring off-site recovery or disposal.

An Engineering Infrastructure Report and Stormwater Impact Assessment (EIR) has been prepared for the Proposed Development by Roger Mullarkey & Associates (2025a). Both foul drainage and watermain spurs connecting to the public infrastructure to serve the subject site has been provided by the GDRS project. Water connection to the public infrastructure will be via a new 200mm diameter spur from the new pipeline laid as part of the GDRS project, which has been approved as feasible by UÉ. The Proposed Development will have 2 No. surface water and 1 No. foul water connection outfall points.

Electrical connections will be made by suitably qualified personnel following consultation with the relevant authorities and will be cognisant of subsequent construction works. High voltage connections will be established for heavy duty equipment and site facilities, as required.

Based on the implementation of measures outlined in the CMP and OWMP, as well as the findings in the TTA, MMP, and EIR it is concluded that the Proposed Development will not result in any significant adverse effects on Transport or Material Assets.

5.13 Interactions

When considering interactions, the assessor has been vigilant in assessing pathways – direct and indirect – that can magnify effects through the interaction. In practice many impacts have slight or subtle interactions with other disciplines. However, it is concluded that most inter-relationships are neutral in impact when appropriate control measures are incorporated into the operation of the Proposed Development.

5.14 Cumulative Effects

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

- Dún Laoghaire-Rathdown County Council website: https://www.dlrcoco.ie/planning-applications/planning-applications-online-search
- An Coimisiún Pleanála website, http://www.pleanala.ie/; and
- EIA Portal, as provided by the Department of Housing, Planning and Local Government:https://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1.

Any planning applications within a 1km radius listed as granted or decision pending from within the last five years (a typical planning application normally remains valid for a five-year period) were assessed for their potential to act in-combination with Proposed Development and cause likely significant effects on the environment. Long-term developments granted outside of this time period were also considered where applicable. Cumulative projects are outlined in Table 5-5.

Table 5-5. Cumulative Developments

Application Reg. Ref.	Address	Development Proposal	Decision Date
ABP-303945-19	Lands in vicinity of Glenamuck Road, Ballycorus Road and R117 (Enniskerry Road) in the townlands of Carrickmines Great, Glenamuck South, Glenamuck North, Jamestown, Kingstown and Kiltiernan.	Glenamuck District Roads Scheme which will connect the existing R117 Enniskerry Roadwith the Glenamuck Road and new link distributor road which will connect to the Ballycorus Road and the R117 Enniskerry Road (alternative north-south route).	Grant Permission (18/12/2019)
ABP-303978-19	Glenamuck Road South, Kilternan, Dublin 18.	30 no. houses and 173 no. apartments with all associated site works.	Grant Permission (19/03/2019)
ABP-306160-19	Glenamuck Road / Enniskerry Road, Kilternan, Dublin 18, D18 X5H2	Demolition of 'Greenmount' and 'Dun Oir', construction of 197 no. residential units (62 no. houses, 135 no. apartments) and associated site works.	Grant Permission (06/04/2020)
D21A/1002 ABP-314057-22	Tandesann, Glenamuck Road South, Carrickmines, Dublin 18, D18 F9P2	Permission for residential development of 4 no. units, to comprise (a) demolition of part existing house and shed, (b) alterations to the remaining existing detached single storey house including new fenestration, (c) construction of 1 no. further detached single storey house and 2 no. semi-detached two storey houses, and (d) associated site works including on-site surface water attenuation, utility service connections on Glenamuck Road, closing on existing gateway and provision of new cul-de-sac roadway from Glenamuck Road, car parking, boundary walls and fences, and landscaping.	Grant Permission (25/09/2023)
D21A/0143	Lands know as Ashwood Farm, Glenamuck Road	Permission is sought for development consisting of the demolition of the existing residential dwelling and associated outbuildings including the	Grant Permission

	South, Dublin 18, (D18 C960)	glasshouses and existing ruins with permission also sought for site clearance works including removal of existing spoil, tanks, walls and timber fences and all associated site works necessary to facilitate the development.	(20/05/2021)
ABP-309846-21	Lands immediately adjoining Bishop's Gate housing development, Townland of Kiltiernan Domain, Enniskerry Road, Kiltiernan, Dublin 18.	203 no. residential units (109 no. houses, 94 no. apartments), creche and associated site works.	Grant Permission (15/07/2021)
D23A/0580 (Originally permitted as D20A/0015, ABP- 306999-20)	1.28 site at Rockville, Kiltiernan, Dublin 18	Amendment to the permitted Phase 2B residential development as granted permission under DLR Reg. Ref. D20A/0015, ABP-306999-20 which is located to the south-east of the constructed Phase 1 residential development permitted under DLR Reg. Ref. D17A/0793 and amended by DLR Reg. Ref. D19A/0242, and to the east, north and south-west of the constructed Phase 2A residential development permitted under DLR Reg. Ref. D18A/0566 and amended by DLR Reg. Ref. D18A/1191. In the Phase 2B scheme, permission was granted for the construction of a four storey apartment block comprising 56 no. apartments including 11 no. 1 beds, 39 no. 2beds and 6 no. 3 beds. Permission was also granted for a gym and creche facility, private, communal and public open space, 72 no. surface parking spaces, cycle parking spaces, including bike stores, and bin stores. The permitted development connected into the infrastructure and services in the permitted Phase 1 residential development and provided for future connections to other adjoining lands. The subject amended application proposes the provision of 28 no. units comprising 12 no. twoand three storey houses (9 no. 2 bedroom terraced houses and 3 no. 3 bedroom terraced houses) and 16 No. three and four storey duplex units in 3 no. blocks comprising 6 no. 1 bedroom units, 9 no. 2 bedroom units and 1 no. 3 bedroom unit. The amended scheme proposes 34 no. car-parking spaces, bicycle parking, bin and bike storage, communal and public open space, an attenuation tank, substation, and all associated works above and below ground.	Grant Permission (24/05/2024)
LRD24A/0597	Lands at Wayside, Enniskerry Road and Glenamuck Road,	For a Large-Scale Residential Development on 2 No. sites, measuring c. 14.2 Ha.,which will	Notification of Decision to Grant Permission

	Kilternan, Dublin 18 (ca. 450m south of Proposed Development)	be separated by the future Glenamuck Link Distributor Road (GLDR). The western site principally comprises lands at Wayside Enniskerry Road and Glenamuck Road, Kilternan, Dublin 18, which include a derelict dwelling known as 'Rockville' and associated derelict outbuildings, Enniskerry Road, Kilternan, Dublin 18, D18 Y199 and the former Kilternan Country Market, Enniskerry Road, Kilternan, Dublin 18 D18 PK09. The western site is generally bounded by the Glenamuck Road to the north; the Sancta Maria property to the north, west and south; a residential development named "Rockville" to the north-east; the Enniskerry Road to the South-west; dwellings to the south; and future GLDR to the east. The eastern site is generally bound by dwellings to the south; the future GLDR to the west; and greenfield land to the north and east.	(07/03/2025)
LRD24A/0718/WEB	Lands located off Enniskerry Road (R117), Kilternan, Dublin 18.	P Lonergan and Sons Limited intends to apply for permission for a Large-Scale Residential Development comprising amendments to a previously permitted Strategic Housing Development (An Bord Pleanála Ref. 312214-21) with a total application site area of c.3.32Ha (with a substantive residential site development area of c. 2.96Ha), on lands located off Enniskerry Road (R117), Kilternan, Dublin.	Grant Permission (12/12/2024)
LRD25A/0984/WEB	Townland of Glenamuck North in Kilternan, Dublin 18.	Permission for a Large-Scale Residential Development at a site measuring c. 3.27 Ha in the townland of Glenamuck North in Kilternan, Dublin 18. The site is generally bounded by: the recently constructed Glenamuck District Distributor Road to the north (to be known as the Kilternan Road); the under construction Glenamuck Link Distributor Road to the east (to be known as the Kilternan–Glenamuck Link Road); Glenamuck Manor and a residential dwelling (known as 'Westgate'), its associated outbuildings and wider land holding to the south; and a residential dwelling (known as 'Shaldon Grange') and its wider landholding located to the west.	Awaiting Decision Lodged 18/12/2025

		Road works are proposed to the approved Glenamuck District Roads Scheme (ABP Ref. HA06D.303945) to provide access to the development from the Kilternan Road. The Kilternan Road access point will include works, inclusive of any necessary tie-ins, to the footpath and cycle track to create a side road access junction incorporating the provision of uncontrolled pedestrian and cyclist crossing across the side road junction. A surface water outfall pipe (225 mm) is also proposed to pass through land to the north of the site, including the future Kilternan Road. The total site area including the development site, road works and infrastructure works measures c. 3.32 Ha. The development will principally consist of the construction of 135 No. residential units, comprising 65 No. houses (9 No. 2-bed units, 46 No. 3-bed units and 10 No. 4-bed units) and 70 No. duplex units (21 No. 1-bed units, 22 No. 2-bed units and 27 No. 3-bed units). The proposed development will principally range in height from 2 No. to 4 No. storeys. The development also provides: car, bicycle and motorcycle parking spaces; bin storage; ancillary storage; private balconies, terraces and gardens; hard and soft landscaping; boundary treatments; lighting; substations; and all other associated site works above and below ground.	
LRD25A/0985/WEB	Ashwood Farm, Glenamuck Road South, Carrickmines, Dublin 18, D18 C960	Permission for a Large-scale Residential Development (LRD) at a site measuring c.2.8 hectares known as Ashwood Farm located on Glenamuck Road South, Carrickmines, Dublin 18. The site also has direct frontage to the Glenamuck District Distributor Road, which forms the north-west boundary. The development will consist of: i) Demolition of an existing dwelling and removal of a building ruin with a total combined area of 291sq.m; ii) Construction of 144 residential units : A) 70 apartments in a single block, 6-storeys in height, incorporating 35 no. 1-bed units and 35 no. 2-bed units, all with private amenity space in the form of ground level terraces or balconies at upper levels; B) 16 duplexes 3-storeys in height, including 8 no. 2-bed units and 8 no. 3-bed units, all with private amenity space at ground or first floor terraces; and C) 58 houses of 3-storeys in height, including 36 no. 3-bed townhouses and 22 no. 4-bed houses, all with private amenity space in the form of rear gardens and/or second-floor terraces; iii) Provision of c.5,015sq.m of public open space, and a communal amenity area of c.607sq.m; iv) Vehicular access to the development will be via the existing access at Glenamuck Road South, and vehicular access will be provided or facilitated to neighbouring properties east of the site; v) The provision of new pedestrian and cycle connections to Glenamuck Road South and the Glenamuck District Distributor Road, as well as a new pedestrian link to the adjoining Willow	Awaiting Decision Lodged 18/12/2025

		Glen estate to the east, with potential future pedestrian links to the west also facilitated; vi) A total of 318 bicycle parking spaces and 135 car parking spaces; vii) Provision of surface water attenuation, SuDS measures and connections to facilitate services including to the existing watermain at Glenamuck Road South and to the existing foul drainage network at the Glenamuck District Distributor Road; viii) All associated site and infrastructural works, inclusive of drainage and utilities infrastructure, ESB substation, bike and bin stores, hard and soft landscaping, boundary treatments, internal roads, cyclepaths and footpaths, and public lighting.	

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

6 CONCLUSION

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

The site is not considered to be a sensitive location. The Proposed Development is considered to be sub-threshold development when viewed against project categories in Schedule 5 of the Planning and Development Regulation 2001.

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

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

7 REFERENCES

3D Design Bureau, 2026. Daylight and Sunlight Assessment Report

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NMP Landscape Architects, 2026. Landscape Design Statement

Roger Mullarkey & Associates, 2025a. Engineering Infrastructure Report and Stormwater Impact Assessment

Roger Mullarkey & Associates, 2025b. Site Specific Flood Risk Assessment

Wave Dynamics, 2025. Acoustic Design Statement

APPENDIX 1 *THE EIA DIRECTIVE*

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

> *"An environmental impact assessment shall be carried out by the planning authority or the Board in respect of an application for consent for proposed development where either —*
>
> *(a) the proposed development would be of a class specified in —*
>
> *(i) Part 1 of Schedule 5 of the Planning and Development Regulations 2001, and either —*
>
> *(I) such development [would equal or exceed, as the case may be,] any relevant quantity, area or other limit specified in that Part, or*
>
> *(II) no quantity, area or other limit is specified in that Part in respect of the development concerned,*
>
> *or*
>
> *(ii) Part 2 [(other than subparagraph (a) of paragraph 2)] of Schedule 5 of the Planning and Development Regulations 2001 and either —*
>
> *(I) such development [would equal or exceed, as the case may be,] any relevant quantity, area or other limit specified in that Part, or*
>
> *(II) no quantity, area or other limit is specified in that Part in respect of the development concerned,*
>
> *or*
>
> *(b) (i) the proposed development would be of a class specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001 but [does not equal or exceed, as the case may be] the relevant quantity, area or other limit specified in that Part, and*
>
> *(ii) it is concluded, determined or decided, as the case may be, —*
>
> *(I) by a planning authority, in exercise of the powers conferred on it by this Act or the Planning and Development Regulations 2001 (S.I. No. 600 of 2001),*
>
> *(II) by the Board, in exercise of the powers conferred on it by this Act or those regulations,*

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

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

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

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

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

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

APPENDIX 2 SUB-THRESHOLD DEVELOPMENT

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

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

1. A description of the proposed development, including in particular –

(a) a description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and

(b) a description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.

2. A description of the aspects of the environment likely to be significantly affected by the proposed development.

3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from –

(a) the expected residues and emissions and the production of waste, where relevant, and

(b) the use of natural resources, in particular soil, land, water and biodiversity.

4. The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.

APPENDIX 3 SCHEDULE 7

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

1. Characteristics of projects

(a) the size and design of the project;

(b) cumulation with other existing and/or approved projects;

(c) the use of natural resources, in particular land, soil, water and biodiversity;

(d) the production of waste;

(e) pollution and nuisances;

(f) the risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge; and

(g) the risks to human health (for example due to water contamination or air pollution)

2. Location of projects

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

(a) the existing and approved land use;

(b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;

(c) the absorption capacity of the natural environment, paying attention to the following areas:

(i) wetlands, riparian areas, river mouths;

(ii) coastal zones and the marine environment;

(iii) mountain and forest areas;

(iv) nature reserves and parks;

(v) areas classified or protected under national legislation; Natura 2000 areas designated by Member States pursuant to Directive 92/43/EEC and Directive 2009/147/EC;

(vi) areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure;

(vii) densely populated areas; and

(viii) landscapes and sites of historical, cultural or archaeological significance.

3. Type and characteristics of the potential impact

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

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

(b) the nature of the impact;

(c) the transboundary nature of the impact;

(d) the intensity and complexity of the impact;

(e) the probability of the impact;

(f) the expected onset, duration, frequency and reversibility of the impact;

(g) the cumulation of the impact with the impact of other existing and/or approved projects; and the possibility of effectively reducing the impact.

APPENDIX 4 METHODOLOGY AND GUIDANCE

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

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

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

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