

**Statement in accordance  
with Article 103(1A)a of  
the Planning and  
Development  
Regulations 2001, as  
amended**

PRESENTED TO

**Fingal County Council  
New Road, Donabate, Co. Dublin**

Date April 2024

## DOCUMENT CONTROL SHEET

<b>Client</b>	Fingal County Council
<b>Project Title</b>	Proposed Housing Development at New Road, Donabate, Co. Dublin
<b>Document Title</b>	1031A(a) Statement

<b>Rev.</b>	<b>Status</b>	<b>Author(s)</b>	<b>Reviewed by</b>	<b>Approved by</b>	<b>Issue Date</b>
1.0	Draft for Internal Review	Rachel Redmond <i>Environmental Consultant</i>	Claire Fagan <i>Principal Consultant</i>	Mairéad Foran <i>Senior Environmental Consultant</i>	28.03.2024
2.0	Draft for Client Review	Rachel Redmond <i>Environmental Consultant</i>	Harry Parker <i>Technical Director</i>	Harry Parker <i>Technical Director</i>	03.04.2024
3.0	Final	Rachel Redmond <i>Environmental Consultant</i>	Harry Parker <i>Technical Director</i>	Harry Parker <i>Technical Director</i>	04.04.2024

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## **1. INTRODUCTION**

### **1.1. Background**

Enviroguide was commissioned by Fingal County Council (the Applicant) to prepare a statement in accordance with Article 103(1A)a of the Planning and Development Regulations 2001, as amended. This statement is to be read in conjunction with the Environmental Impact Assessment (EIA) Screening Report that was prepared in relation to a new residential development being brought forward by the Applicant at lands at New Road, Donabate, County Dublin (hereafter referred to as ‘the Proposed Development’).

#### **1.1 Author and Competence**

This report has been prepared by Rachel Redmond, Environmental Consultant, with Enviroguide. Rachel has a BSc (Hons) in Environmental Science from University College Cork. Rachel has over 2 years professional experience as an Environmental Consultant, preparing EIA Screening Reports and a range of chapters for EIARs.

This report has been reviewed by Mairéad Foran. Mairéad has a B.A. (Moderatorship) in Environmental Sciences from Trinity College Dublin, and an Advanced Diploma in Planning and Environmental Law from King’s Inns College, Dublin. Mairéad has over 5 years professional experience as an Environmental Consultant, with 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 reviewed and approved by Harry Parker, Technical Director and EIA Lead at Enviroguide. Harry is an Chartered Environmentalist with a Masters degree in Environmental Impact Assessment and Management (University of Manchester, UK) and over 16 years’ experience specialising in EIAs for residential and commercial developments across UK and Ireland.

### **1.2. Project Overview**

The development is proposed at this site of 4.72 hectares at New Road, Donabate, Co. Dublin. The site is generally bound by a site which is currently being developed to the north; Lanestown View residential development to the east; New Road and existing residential dwellings fronting same to the south; and Saint Patrick’s Park residential development to the west. The site includes part of New Road for road junction, cycle track, footpath and water service connection works; and part of the site to the north for water service connection works.

The Proposed Development will principally comprise the construction of 175 residential dwellings (123 houses and 52 apartments) and a single-storey crèche of 365 sq m (with outdoor play area and external stores). The 123 houses which are part-1/part-2-storey and 2-storey in height, include 30 2-bed units, 82 3-bed units and 11 4-bed units. The 52 apartments include 26 1-bed units, 20 2-bed units and 6 3-bed units and are contained in a single block ranging in height from 1 to 4 storeys.

The development will also include the following: two new multi-modal entrances/exits at New Road; two multi-modal connections to existing and under construction residential developments to the east and north respectively; cycle track and footpath along New Road; 139 car parking spaces; four set down bays; six motorcycle parking spaces, cycle parking; hard and soft landscaping, including public open space, communal amenity space and private amenity spaces (which include gardens, balconies and terraces facing all directions); boundary treatments; one sub-station; bin stores; lighting; PV panels atop houses; green roofs, PV panels, lift overruns and plant atop the apartment block; green roofs and PV panels atop the crèche building; and all associated works above and below ground.

Figure 2-1 sets out the site layout and site boundary.

### **1.3. EIA Screening Report**

An EIA Screening Report has been prepared by Enviroguide on behalf of Fingal County Council. The Proposed Development was assessed in accordance with the screening criteria set out in Annex III of the European Union 'EIA Directive'.

It is concluded that, by reason of the nature, scale and location of the Proposed Development, and the proposed mitigation measures, there is unlikely to be any significant effects on the environment and a mandatory Environmental Impact Assessment Report (EIAR) is not required to support the application.

## 2 ASSESSMENT OF RELEVANT EU LEGISLATION

### 2.1 Directive 92/43/EEC (as amended) The Habitats Directive

Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora

#### Summary of Relevance

The EU Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Directive 1992) provides protection to designated species and habitats throughout Europe.

The Habitats Directive aims to protect approximately 220 habitats and 1000 species throughout Europe. The habitats and species are listed in the Directives annexes, where Annex I covers habitats and Annex II, IV and V cover species. There are 59 Annex I habitats in Ireland and 33 Annex IV species which require strict protection wherever they occur. The Directive requires the designation of Special Areas of Conservation (SACs) for areas of habitat deemed to be of European interest. The SACs together with the Special Protection Areas (SPAs) from the Birds Directive form a network of protected sites called Natura 2000.

#### Assessment Reports Completed as part of Application Process

##### 1. Appropriate Assessment Screening Report

Prepared by: Enviroguide  
Report Date: March 2024

#### Conclusions

The AA Screening report concluded that the possibility of any significant effects on any European sites, whether arising from the project alone or in combination with other plans and projects, may be excluded. Therefore, the Proposed Development does not require the preparation of a (Stage 2) Natura Impact Statement (NIS).



## 2.2 Directive 2000/60/EC (as amended) EU Water Framework Directive

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

### Summary of Relevance

The EU Water Framework Directive 2000/60/EC aims to protect and improve water quality. It applies to rivers, lakes, groundwater, estuaries, and coastal waters. The Directive requires that management plans be prepared on a river basin basis and specifies a structured method for developing these plans. River Basin Management Plans (RBMPs) are plans to protect and improve the water environment and are prepared and reviewed every six years. The Water Framework Directive was agreed by all individual EU member states in 2000, and its first RBMP ran from 2010 – 2015. The second cycle plan ran from 2018 – 2021. The 3rd cycle of River Basin Management Plan for the period of 2022-2027 is currently being prepared by Department of Housing, Local Government and Heritage (DHLGH) in line with the EU Water Framework Directive (2000/60/EC).

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

### Assessment Reports Completed as part of Application Process

- |           |  |
|-----------|--|
| <b>1.</b> | <p><b>Engineering Assessment Report</b><br/>Prepared by: Waterman Moylan Consulting Engineers Limited<br/>Report Date: March 2024</p>              |
| <b>2.</b> | <p><b>Construction Environmental Management Plan</b><br/>Prepared by: Waterman Moylan Consulting Engineers Limited<br/>Report Date: March 2024</p> |
| <b>3.</b> | <p><b>Appropriate Assessment Screening Report</b><br/>Prepared by: Enviroguide<br/>Report Date: March 2024</p>                                     |

### Conclusions

The proposed surface water management design will avoid any significant effects occurring on the water environment.

Good practice will be implemented at all times in relation to all construction activities to avoid any accidental pollution events occurring to the nearby water courses. Appropriate surface water management and discharge measures will be employed to ensure that no significant impacts arise.

It is concluded that there will be no adverse impacts to groundwater or watercourses in the vicinity of the Proposed Development due to adherence to appropriate control measures, as outlined in the above reports.

## 2.3 Directive 2001/42/EC, SEA Directive

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

### Summary of Relevance

The Strategic Environmental Assessment (SEA) Directive pertains to a broad range of public plans and programmes. The public plans and programmes covered by the SEA Directive are subject to an environmental assessment during their preparation prior to their adoption. The SEA Directive seeks to ensure a high level of environmental protection. The aim is to ensure that environmental considerations are regarded in the preparation, adoption and implementation of such plans.

The Fingal County Development Plan 2023 - 2029 sets out policies and objectives to guide how and where development will take place in the county over the lifetime of the plan. The plan has been prepared in accordance with the requirements of the Planning and Development Act 2000 (as amended) and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (as amended) of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 and Article 6 of the Habitats Directive 92/43/EEC. The SEA and Appropriate Assessment process have ensured full integration and consideration of environmental issues throughout the county development plan preparation process.

### Assessment Reports Completed as part of Application Process

#### 1. Planning Statement

Prepared by: Thornton O'Connor  
Report Date: March 2024

#### 2. Fingal County Development Plan 2023 - 2029

Prepared by: Fingal County Council  
Report Date: 2023

### Conclusions

The above reports have been consulted when preparing the relevant assessment reports. The following policies and plans were reviewed and considered for possible in-combination effects with the Proposed Development:

- Fingal Development Plan 2023 - 2029
- Eastern Midlands Regional Waste Management Plan 2015-2021

No further assessment is required.

## 2.4 Directive 2002/49/EC, Environmental Noise Directive

Directive 2002/49/EC on the assessment and management of environmental noise	
<b>Summary of Relevance</b>	
<p>The Environmental Noise Directive relates to the assessment and management of environmental noise. The regulations transposed into Irish legislation apply to environmental noise to which people are exposed, in particular in built up areas, in public parks or other quiet areas in an agglomeration, in quiet areas in open country, near schools, near hospitals, and near other noise-sensitive buildings and areas. They are intended to avoid, prevent, or reduce on a prioritised basis the harmful effects, including annoyance, due to exposure to environmental noise.</p>	
<b>Assessment Reports Completed as part of Application Process</b>	
<b>1.</b>	<p><b>Construction Environmental Management Plan</b> Prepared by: Waterman Moylan Consulting Engineers Limited Report Date: March 2024</p>
<b>2.</b>	<p><b>EIA Screening Report</b> Prepared by: Enviroguide Report Date: March 2024</p>
<b>Conclusions</b>	
<p>There will be an increase in noise and vibration levels at the site and surrounding area during the construction phase. However, these impacts will be temporary, localized and intermittent.</p> <p>The Construction Environmental Management Plan (CEMP) has outlined noise mitigation measures. The contractor will be required to conduct construction noise predictions prior to works taking place and put in place appropriate noise control measures depending on the level of noise reduction required at any one location.</p> <p>Based on the measures outlined in the CEMP, it is concluded that the Proposed Development will not result in likely significant adverse noise and vibration related effects.</p>	

## 2.5 Directive 2008/50/EC (as amended) on ambient air quality and cleaner air for Europe

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

### Summary of Relevance

The ambient air quality and Cleaner Air For Europe (CAFE) Directive establishes air quality objectives and merges most of the existing air quality legislation into a single directive. The Directive includes certain limits or target values specified by the five published directives that apply limits to specific air pollutants for the improvement of human health and environmental quality. The Directive outlines assessment methodologies and provides corrective actions if the standards are not met. The CAFE Directive has been transposed into Irish legislation by the Air Quality Standards Regulations 2022.

### Assessment Reports Completed as part of Application Process

**1. Construction Environmental Management Plan**  
Prepared by: Waterman Moylan Consulting Engineers Limited  
Report Date: March 2024

**2. EIA Screening Report**  
Prepared by: Enviroguide  
Report Date: March 2024

### Conclusions

The construction phase could give rise to short-lived nuisances (noise or dust). It is not predicted that these construction impacts will lead to significant effects due to their temporary, short-term nature and that adequate dust mitigation measures to prevent off-site dust impacts, as outlined within the CEMP, will be put in place for the duration of the construction phase.

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

Directive 2007/60/EC of the European Parliament and of the Council of 23 October 2007 on the assessment and management of flood risks

### Summary of Relevance

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

The Directive was transposed into Irish legislation by the European Communities (Assessment and Management of Flood Risks) Regulations 2010.

### Assessment Reports Completed as part of Application Process

#### 1. Flood Risk Assessment Report

Prepared by: Waterman Moylan Consulting Engineers Limited  
Report Date: March 2024

### Conclusions

A Flood Risk Assessment (FRA) has been carried out for the site. Where necessary, mitigation measures have been proposed. As a result of the proposed mitigation measures, the residual risk of flooding from any source (surface, fluvial and tidal) is considered to be low.

## 2.7 International Conventions

### 2.7.1 Bern and Bonn Convention

Convention on the Conservation of European Wildlife and Natural Habitats - Bern Convention  
Convention on the Conservation of Migratory Species of Wild Animals – Bonn Convention

#### Summary of Relevance

The Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention 1982) was enacted to conserve all species and their habitats. The Convention on the Conservation of Migratory Species of Wild Animals (Bonn Convention 1979, enacted 1983) was introduced to give protection to migratory species across borders in Europe.

#### Assessment Reports Completed as part of Application Process

- AA Screening Report**  
Prepared by: Enviroguide  
Report Date: March 2024

#### Conclusions

The Appropriate Assessment Screening Report has assessed the potential of likely significant effects on European designated sites. The Appropriate Assessment Screening Report concludes that the Proposed Development does not have the potential to result in significant negative effects on nationally designated areas for nature conservation, whether considered on its own or cumulatively with any other plans or projects including those listed under the Bern and Bonn Convention.

## 2.7.2 Ramsar Convention

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

#### Summary of Relevance

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

#### Assessment Reports Completed as part of Application Process

##### 1. Appropriate Assessment Screening Report

Prepared by: Enviroguide  
Report Date: March 2024

#### Conclusions

The Appropriate Assessment Screening Report concluded that the possibility of any significant effects on listed European sites, whether arising from the project itself or in combination with other plans and projects, can be excluded in light of the European sites' conservation objectives. As the Ramsar Site are located within European sites, this conclusion also applies to the Ramsar Sites.

## 2.8 Other Relevant EU Legislation

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

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

#### Summary of Relevance

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

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

#### Assessment Reports Completed as part of Application Process

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

#### Conclusions

Not relevant to the Proposed Development.



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

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

### Summary of Relevance

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

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

### Assessment Reports Completed as part of Application Process

- 1. Construction Environmental Management Plan**  
Prepared by: Waterman Moylan Consulting Engineers Limited  
Report Date: March 2024

### Conclusions

There will be an increase in construction and operational waste during the construction and operational phase of the Proposed Development. A Construction Environmental Management Plan (CEMP) has been prepared for the Proposed Development which includes construction waste management measures.

### 2.8.3 Directive 2008/98/EC on waste and repealing certain Directives

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

#### Summary of Relevance

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

#### Assessment Reports Completed as part of Application Process

- |           |  |
|-----------|--|
| <b>1.</b> | <p><b>Construction Environmental Management Plan</b><br/>Prepared by: Waterman Moylan Consulting Engineers Limited<br/>Report Date: March 2024</p> |
| <b>2</b>  | <p><b>Operational Waste Management Plan</b><br/>Prepared by: AWN Consulting<br/>Report Date: March 2024</p>  |

#### Conclusions

There will be an increase in construction and operational waste during the construction and operational phase of the Proposed Development. A Construction Environmental Management Plan (CEMP) and Operational Waste Management Plan has been prepared for the Proposed Development.

## 2.8.4 Directive 2010/75/EU on industrial emissions

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

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

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

### Summary of Relevance

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

### Assessment Reports Completed as part of Application Process

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

### Conclusions

Not relevant to the Proposed Development.

## 2.8.6 Directive 2000/14/EC (as amended) on noise emission in the environment by equipment for use outdoors

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

### Summary of Relevance

This EU Directive aims to improve the control of noise emissions by 57 types of equipment used outdoors, such as compressors, excavator-loaders, various saws, mixers. The Directive further aims to improve the health and wellbeing of citizens by reducing the noise emitted by outdoor equipment. This Directive was transposed into Irish law by European Communities (Noise Emission by Equipment for use Outdoors) Regulations 2001 S.I. no. 632 of 2001 and has been amended by S.I. No. 241/2006 - European Communities (Noise Emission by Equipment for Use Outdoors) (Amendment) Regulations 2006.

### Assessment Reports Completed as part of Application Process

- Construction Eenvironmental Management Plan**  
Prepared by: Waterman Moylan Consulting Engineers Limited  
Report Date: March 2024

### Conclusions

In accordance with the CEMP, the construction phase will comply with good practice control measures for construction sites for noise and vibration. Mitigation measures have been detailed in the CEMP which will reduce the potential impact of noise and ensure there is no significant adverse noise and vibration effects are experienced at surrounding receptors.

### 2.8.7 Directive 2012/27/EU on energy efficiency

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

#### Summary of Relevance

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

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

#### Assessment Reports Completed as part of Application Process

- Building Lifecycle Report**  
Prepared by: Fingal County Council  
Report Date: March 2024

#### Conclusions

A number of renewable energy options have been considered for the Proposed Development for the residential buildings. The dwellings will be required to minimise overall energy use and will comply with Building Regulations Part L 2023 – Dwellings (NZEB).

As part of the Proposed Development's efforts to further reduce energy consumption, the project is targeting a minimum A2 BER (Building Energy Rating) throughout. Extensive work has been carried out to develop a balanced design approach to achieve these onerous targets with several sustainable features being incorporated into the design from the early stages.

## 2.8.8 Directive 2003/87/EC (as amended) establishing a system for greenhouse gas emission allowance trading within the EU

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

### Summary of Relevance

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

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

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

### Assessment Reports Completed as part of Application Process

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

### Conclusions

Not relevant to the Proposed Development.

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

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

**Summary of Relevance**

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

**Assessment Reports Completed as part of Application Process**

<b>1</b>	<p><b>Building Lifecycle Report</b> Prepared by: Fingal County Council Report Date: March 2024</p>
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**Conclusions**

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



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

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

### Summary of Relevance

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

### Assessment Reports Completed as part of Application Process

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

### Conclusions

Not relevant to the Proposed Development.

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

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

### Summary of Relevance

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

### Assessment Reports Completed as part of Application Process

<b>1</b>	<b>Building Lifecycle Report</b> Prepared by: Fingal County Council Report Date: March 2024
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### Conclusions

A Building Lifecycle Report has been prepared for the Proposed Development which sets out various options for renewable energy sources.  
It is considered that the Proposed Development will make a positive contribution towards the increased use of energy from renewable sources.

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

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

### Summary of Relevance

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

### Assessment Reports Completed as part of Application Process

<b>1</b>	<b>Building Lifecycle Report</b> Prepared by: Fingal County Council Report Date: March 2024
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### Conclusions

According to the Building Lifecycle Report, it is proposed to consider the employment of renewable technologies such as a Solar PV system for the buildings.

The F-Gas Regulations outline requirements for operators and end-users of f-gas containing equipment. The requirements vary based on the CO<sub>2</sub> equivalent of the f-gas containing equipment (which is determined by the specific gas type and quantity contained in the f-gas containing equipment e.g., heat pump). There will be no F-gas containing equipment onsite.

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

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

#### Summary of Relevance

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

#### Assessment Reports Completed as part of Application Process

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

#### Conclusions

Not relevant to the Proposed Development.

### **3 CONCLUSIONS**

This Statement in accordance with Article 103(1A) a of the Planning and Development Regulations 2001, as amended, details how the available results of all relevant assessments of the effects on the environment from the Proposed Development have been carried out pursuant to relevant European Legislation.

This Statement, in conjunction with the EIA Screening, has determined that, by reason of the nature, scale and location of the Proposed Development, and the proposed mitigation measures outlined, the Proposed Development does not require a mandatory Environmental Impact Assessment Report (EIAR).