



Enviroguide
CONSULTING

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

FOR

PROPOSED DEVELOPMENT

AT

**ROSEMOUNT HOUSE, NORTHERN CROSS,
MALAHIDE ROAD, DUBLIN 17**


August 2022

ON BEHALF OF

Walls Construction Ltd.

Prepared by
Enviroguide Consulting

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1 INTRODUCTION

1.1 Background

Enviroguide Consulting was retained by Walls Construction Limited (the Applicant) to prepare a Statement in accordance with Article 299B(1)(b)(ii)(II)(C) of the Planning and Development Regulations 2001, as amended. This Statement is to be read in conjunction with the Environmental Impact Assessment (EIA) Screening Report that was prepared in relation Proposed Mixed Use Strategic Housing Development at Rosemount House, Malahide Road, Northern Cross, Dublin 17 (the “**Proposed Development**”).

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

1.2 Quality Assurance and Competence

This Chapter was prepared by Louise Hewitt, Environmental Consultants, Enviroguide Consulting. Louise has a Master of Science (Hons) in Environmental Resource Management from University College Dublin and a Bachelor of Science (Hons) in Biology from Maynooth University. Louise has experience preparing Environmental Impact Assessment (EIA) Screening Reports, Introduction, Population and Human Health and Archaeology and Cultural Heritage Chapters of EIARs.

2 PRINCIPAL FEATURES OF THE PROPOSED DEVELOPMENT

Walls Construction Ltd. intend to apply to An Bord Pleanála for permission for a strategic housing development on lands at Rosemount House, Northern Cross, Malahide Road, Dublin 17, on a site of c. 0.6462 ha. The subject site is bound by Mayne River Avenue to the west and south, a site to the north in use as a building compound for the construction of the permitted development to the east (ABP Ref.: 307887-20).

The proposal comprises the demolition of an existing 3 storey office building and the construction of a mixed-use development in a single block (up to 9 storeys over basement) including 176 no. apartments, office and café use.

The proposed development will consist of:

- Demolition of existing c. 3,315 sq.m, 3 storey office building on site and existing ancillary facilities and the construction of a single mixed-use block (Block A) of up to 9 storeys (over basement), consisting of a 4-sided structure based around a central courtyard area.
- c. 1,060 sq.m. of office space at ground floor level with own door access and associated infrastructure including staff kitchen, meeting rooms and designated car parking (7 spaces) at basement level.

- A café unit of c. 143.7 sq.m at ground floor level with own door access to the south and east, accessed via proposed public open space.
- 176 no. residential units from 1st to 8th floor level comprising 72 no. 1 bed units (41%), 57 no. 2 bed units (32%) and 47 no. 3 bed units (27%) [each with private amenity space in the form of balcony or terrace], with separate access to the proposed commercial uses at ground floor level.
- c. 1,846 sq. m. of communal open space at ground floor, first floor podium, 4th floor and 7th floor level, and public open space of c. 1,577 sq.m. at ground floor level, including a public courtyard area located to the southeast of the proposed block.
- Resident amenity and support services are proposed at ground floor level to include a cinema room, post room, games room, co-working spaces, gym and concierge services.
- 134 no. car parking spaces, 7 of which are accessible, and 6 no. motorcycle parking spaces, located at basement level and accessed by a vehicular ramp via Mayne River Avenue to the west (with a vehicular set down areas fronting Mayne River Avenue), in addition to 2 no. car club spaces at the southern boundary.
- 424 no. bicycle parking spaces, 416 of which at ground floor and at surface level and 8 no. spaces at basement level.
- All associated vehicular and pedestrian access routes (including links to the adjoining site to the north), external communal play facilities, E.S.B substation, Meter rooms, foul and surface water drainage, hard and soft landscaping, lighting, plant at basement level, bin stores, PV panels and green roof, telecommunications infrastructure all associated and ancillary site works.

The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan and local area plan. The application contains a statement indicating why permission should be granted for the Proposed Development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

2.1 EIA Screening

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

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

The EIA Screening Report concludes that having regard to:

- the nature and scale of the proposed development on an urban site served by public infrastructure,

- the absence of any significant environmental sensitivities in the area, and
- the location of the development outside of any sensitive location specified in article 109(3) of the Planning and Development Regulations 2001 (as amended),

The Proposed Development will not be likely to have significant effects on the environment. Therefore, an Environmental Impact Assessment Report (EIAR) is not required to be submitted for this Proposed Development.

3 ASSESSMENT OF RELEVANT EU LEGISLATION

3.1 Directive 92/43/EEC, The Habitats Directive

Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora	
Summary of Relevance	
<p>The Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Directive 1992) provides protection to designated species and habitats throughout Europe. The Habitats Directive has been transposed into Irish law through the European Communities (Birds and Natural Habitats) Regulations 2011.</p> <p>The Habitats Directive aims to protect some 220 habitats and approximately 1000 species throughout Europe. The habitats and species are listed in the Directive's 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.</p>	
Assessment Reports Completed as part of Application Process	
1.	Appropriate Assessment (AA) Screening Report Prepared by: Altamar Report Date: July 2022
2.	Natura Impact Statement (NIS) Prepared by: Altamar Report Date: July 2022
3.	Ecological Impact Assessment Report (EcIA) Prepared by: Altamar Report Date: July 2022
Conclusions	
<p>The AA Screening report was unable to screen out two European Sites for potential impacts; Baldoyle Bay SAC and Baldoyle Bay SPA. As such an NIS was prepared which details the required mitigation measures to ensure there are no significant impacts on these European Sites as a result of the Proposed Development.</p>	

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

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

Summary of Relevance

The EU Water Framework Directive (WFD) 2000/60/EC is an important piece of environmental legislation which aims to protect and improve water quality. It applies to rivers, lakes, groundwater, estuaries, and coastal waters. The Water Framework Directive was agreed by all individual EU member states in 2000, and its first cycle ran from 2010 – 2015. The Directive requires review of River Basin Management Plans every 6 years. The second cycle plan ran from 2018 – 2021. A public consultation on the next RBMP for the period 2022-2027 was opened on 28 September 2021. The finalised plan is due to be published in 2022. The aim of the WFD is to prevent any deterioration in the existing status of water quality, including the protection of good and high water quality status where it exists. The WFD requires member states to manage their water resources on an integrated basis to achieve at least 'good' ecological status, through River Basin Management Plans (RBMP), by 2027.

Assessment Reports Completed as part of Application Process

- | | |
|----|--|
| 1. | Infrastructure Design Report
Prepared by: DBFL Consulting Engineers
Report Date: July 2022 |
| 2. | Construction & Environmental Management Plan (CEMP)
Prepared by: DBFL Consulting Engineers
Report Date: July 2022 |
| 3. | Site Specific Flood Risk Assessment Report
Prepared by: DBFL Consulting Engineers
Report Date: July 2022 |

Conclusions

According to the Assessment Reports that have been prepared to support the planning application for the Proposed Development, it is concluded that appropriate surface water management and discharge measures will be undertaken to ensure no significant impacts arise.

According to the Infrastructure Design Report, surface water will be managed in accordance with council specific prerequisites and with the Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies Volume 2, for New Developments and CIRIA documents.

Best practice measures 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 not deemed that there will be adverse impacts to groundwater or any watercourses in the vicinity of the Proposed Development due to adherence to appropriate control measures, as outlined in the Infrastructure Design Report and Construction Environmental Management Plan.

3.3 Directive 2001/42/EC, SEA Directive

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

Summary of Relevance

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

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

The Dublin City Development Plan 2016-2022 sets out policies and objectives to guide how and where development will take place in the city over the lifetime of the Plan. The Draft Dublin City Development Plan 2022-2028 is currently in its consultation period and is expected to be finalised at the end of October, date to be confirmed. The Plan has been prepared in accordance with the requirements of the Planning and Development Act, 2000 (as amended), the Planning and Development (Strategic Environmental Assessment) Regulations 2004 as amended.

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

Assessment Reports Completed as part of Application Process

- | | |
|----|---|
| 1. | Planning Report & Statement of Consistency
Prepared by: John Spain Associates
Report Date: June 2022 |
| 2. | Dublin City Development Plan 2016-2022
Prepared by: Dublin City Council
Report Date: June 2022 |
| 3. | Draft Dublin City Development Plan 2022-2028
Prepared by: Dublin City Council
Report Date: October 2022 (Date TBC) |

Conclusions

The above reports demonstrate that the Proposed Development at Rosemount House, Malahide Road, Northern Cross, Dublin 17 is consistent with the relevant planning policies pertaining to the site at local, county, and national levels. The content of the core strategy detailed in the Dublin City Development Plan 2016-2022 and Draft Dublin City Development Plan 2022-2028 and have been informed by Strategic Environmental Assessment (SEA). No further assessment is required.

3.4 Directive 2002/49/EC, Environmental Noise Directive

Directive 2002/49/EC on the assessment and management of environmental noise	
Summary of Relevance	
<p>The Environmental Noise Directive relates to the assessment and management of environmental noise. The Directive has been transposed into Irish law through the Environmental Noise Regulations 2006, as amended, which came into effect on 3rd April 2006.</p> <p>These Regulations apply to environmental noise to which people are exposed, in particular in built up areas, in public parks or other quiet areas in an agglomeration, in quiet areas in open country, near schools, near hospitals, and near other noise-sensitive buildings and areas. They are intended to avoid, prevent or reduce on a prioritised basis the harmful effects, including annoyance, due to exposure to environmental noise.</p>	
Assessment Reports Completed as part of Application Process	
1.	Construction & Environmental Management Plan (CEMP) Prepared by: DBFL Consulting Engineers Report Date: July 2022
2.	Noise and Vibration Impact Assessment Report Prepared by: Redkite Environmental Report Date: August 2022
Conclusions	
<p>During construction, temporary and intermittent impacts are predicted due to potential noise, however these impacts will be localised and last only for the duration of this phase. It is not anticipated that there will be any significant impacts from the Construction Phase of the Proposed Development beyond the Site boundary. Mitigation measures identified in the CEMP and EIA Screening Report will be implemented.</p> <p>The Noise and Vibration Impact Assessment Report has also concluded that there will be no significant impacts as a result of construction works, construction or operational phase traffic, operational activities or external noise associated with traffic and aircrafts.</p>	

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

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

Summary of Relevance

The ambient air quality and 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 (S.I. No. 180 of 2011). National authorities are required to designate specific bodies to assess compliance with thresholds, limit values and target values for each pollutant covered by the directive. The regulations further provide for the distribution of public information. This includes information on any exceedances of target values, the reasons for exceedances, the area(s) in which they occurred, and the relevant information regarding effects on human health and environmental impacts. In Ireland, the EPA is the competent authority for the purpose of the CAFE Directive and develops an annual report on all pollutants covered by the legislation.

Assessment Reports Completed as part of Application Process

- | | |
|----|--|
| 1. | Construction & Environmental Management Plan (CEMP)
Prepared by: DBFL Consulting Engineers
Report Date: July 2022 |
|----|--|

Conclusions

The Proposed Development involves construction works which may temporarily impact on air quality due to dust and exhaust emissions. Any potential dust impacts will be localised in nature and last only for the duration of these works. Nevertheless, best practice measures will be implemented for the duration of this phase for all potential ambient air quality impacts as outlined within the CEMP.

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

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

Summary of Relevance

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

Assessment Reports Completed as part of Application Process

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

Conclusions

According to the Site-Specific Flood Risk Assessment (SSFRA) the Proposed Development is located in Flood Zone C. The site is at low risk of flooding and the Proposed Development is deemed appropriate within the proposed site location. Accordingly, there is no risk of flooding to this development.

3.7 Relevant International Conventions

3.7.1 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

1. Appropriate Assessment Screening Report

Prepared by: Altermar
Report Date: August 2022

2. Ecological Impact Assessment Report

Prepared by: Altermar
Report Date: August 2022

Conclusions

The Site of the Proposed Development does not host significant species populations as designated under the Bern and Bonn Convention. Therefore, no significant impacts are expected in this regard.

3.7.2 Ramsar Convention

The Ramsar Convention on Wetlands of International Importance Especially as Waterfowl Habitat	
Summary of Relevance	
<p>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.</p>	
Assessment Reports Completed as part of Application Process	
1.	Appropriate Assessment Screening Report Prepared by: Altamar Report Date: August 2022
2.	Ecological Impact Assessment Report Prepared by: Altamar Report Date: August 2022
Conclusions	
<p>The Site of the Proposed Development is not located within a RAMSAR site. Five RAMSAR sites have been identified within the 15km zone of influence. These are Baldoyle Bay, North Bull Island, Broadmeadow Estuary, Sandymount Strand/ Tolka Estuary and Rogerstown Estuary. The overall impact on the ecology of the Proposed Development will result in a long-term, minor, adverse and not significant residual impact on the ecology of the area and locality overall. Therefore, no significant impacts are expected in this regard.</p>	

3.8 Other Relevant EU Legislation

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

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

Assessment Reports Completed as part of Application Process

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

Conclusions

Not relevant to the Proposed Development.

3.8.2 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 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. | Operational Waste Management Plan
Prepared by: AWN Consulting
Report Date: July 2022 |
| 2. | Resource Waste Management Plan
Prepared by: AWN Consulting
Report Date: July 2022 |
| 3. | Construction & Environmental Management Plan (CEMP)
Prepared by: DBFL Consulting Engineers
Report Date: July 2022 |

Conclusions

A Construction Environmental Management Plan, Resource Waste Management Plan and an Operational Waste Management Plan have been prepared for the Proposed Development. The aim of these plans is to minimise the quantity of waste generated by construction and operational activities, to maximise the use of materials in an efficient manner and to maximise the segregation of waste materials on-site to produce uncontaminated waste streams for off-site recycling. The plans provide guidance in relation to the collection and transport of waste to prevent issues associated with litter or environmental pollution (contamination of land or water resources).

3.8.3 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 Directive establishes a legal framework for treating waste in the EU and is designed to protect the environment and human health by emphasising the importance of proper waste management, recovery and recycling techniques to reduce pressure on resources and improve their use.

Assessment Reports Completed as part of Application Process

- | | |
|----|--|
| 1. | Operational Waste Management Plan
Prepared by: AWN Consulting
Report Date: July 2022 |
| 2. | Resource Waste Management Plan
Prepared by: AWN Consulting
Report Date: July 2022 |
| 3. | Construction & Environmental Management Plan (CEMP)
Prepared by: DBFL Consulting Engineers
Report Date: July 2022 |

Conclusions

A Construction Environmental Management Plan, Resource Waste Management Plan and an Operational Waste Management Plan have been prepared for the Proposed Development and have been designed to ensure the highest possible levels of waste reduction, waste reuse, and waste recycling are achieved for the Proposed Development during the Construction Phase. The plans have been prepared to demonstrate how the Proposed Development Construction Phase will comply with the relevant legislation, relevant Best Practice Guidelines and Dublin City Waste Management Policies.

3.8.4 Directive 2010/75/EU on industrial emissions

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

3.8.5 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

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

Conclusions

Not relevant to the Proposed Development.

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

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

Summary of Relevance

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

Assessment Reports Completed as part of Application Process

- | | |
|----|--|
| 1. | Construction and Environmental Management Plan (CEMP)
Prepared by: DBFL Consulting Engineers
Report Date: July 2022 |
| 2. | Noise and Vibration Report
Prepared by: Redkite Environmental
Report Date: August 2022 |

Conclusions

In accordance with the CEMP all reasonable precautions will be taken for the operation of plant and equipment to avoid nuisance and excess noise impact on the surrounding receptors. Maximum noise limits have been detailed in the CEMP as well as mitigation measures to ensure there will be no significant impact as result of construction noise.

The Noise and Vibration Impact Assessment Report has also concluded that there will be no significant impacts as a result of noise. This includes all equipment used during the Construction and Demolition phase. Operational phase plant equipment will be enclosed within the building.

3.8.7 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 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

1. **Energy and Sustainability Report**
Prepared by: O'Connor Sutton Cronin Engineers
Report Date: July 2022

2. **Building Lifecycle Report**
Prepared by: O'Connor Sutton Cronin Engineers
Report Date: July 2022

Conclusions

An Energy and Sustainability 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.

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

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

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

Summary of Relevance

The aim of this Directive is to establish the EU emissions trading system (ETS) which is the cornerstone of the EU's policy to tackle climate change by reducing greenhouse gas emissions in a cost-effective and economically efficient way. The current (fourth) phase of the EU ETS runs from 2021 to 2030 and applies to emissions from power plants, energy-intensive industrial sectors, and aircraft (flying between EU airports, Norway and Iceland).

Assessment Reports Completed as part of Application Process

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

Conclusions

Not relevant to the Proposed Development.

3.8.9 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

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| 1. | Energy and Sustainability Report
Prepared by: O'Connor Sutton Cronin Engineers
Report Date: July 2022 |
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Conclusions

An Energy and Sustainability 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.

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

3.8.10 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

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

Conclusions

Not relevant to the Proposed Development.

3.8.11 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 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

- Energy and Sustainability Report**
Prepared by: O'Connor Sutton Cronin Engineers
Report Date: July 2022

Conclusions

As part of the development's efforts to further reduce energy consumption, the project is targeting a minimum A3 BER (Building Energy Rating) across the development. Renewable energy technologies such as Exhaust Air Heat Pump (EAHP), Air Source Heat Pumps (ASHP), Solar PV and VRF Heat Pumps will be considered for implementation. Therefore, it is considered that the Proposed Development will make a positive contribution towards the increased use of energy from renewable sources.

3.8.12 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

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| 1. | Energy and Sustainability Report
Prepared by: O'Connor Sutton Cronin Engineers
Report Date: July 2022 |
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Conclusions

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

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

Assessment Reports Completed as part of Application Process

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

Conclusions

Not relevant to the Proposed Development.

4 CONCLUSIONS

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