



ENVIRONMENTAL REPORT

PREPARED AS PART OF A

**LARGE SCALE RESIDENTIAL DEVELOPMENT PLANNING
APPLICATION FOR ALTERATION / AMENDMENT TO A RESIDENTIAL
DEVELOPMENT PERMITTED
UNDER ABP Ref.: 310570-21**

ON SITE AT

Unit A, Tramway Lane, Citywest View, Citywest, Dublin 24

SUBMITTED ON BEHALF OF

Cairn Homes Properties Ltd

PREPARED BY



NOVEMBER 2023

INTRODUCTION

This Environmental Report accompanies a planning application by Cairn Homes Properties Ltd under Section 32D of the Planning and Development Act (Amendment)(Large-scale Residential Development), for modifications/amendments to a residential development permitted under ABP Reg. Ref.: 310570-21.

This report provides details of the proposed modifications and amendments to the permitted development, the site context and an assessment of the potential impacts associated with the proposed modifications on in terms of the potential environmental impacts and effects that may arise.

PURPOSE OF THIS ENVIRONMENTAL REPORT

The purpose of this Environmental Report is to provide the necessary environmental information to enable an informed determination of whether consent should be granted for the proposed modifications to the permitted development.

The proposed application relate to:

Cairn Homes Properties Ltd intend to apply for Permission for a Large-Scale Residential Development at this site at Unit A, “Tramway Lane”, Citywest View, Citywest, Dublin 24 (on lands located north of the Luas red line and Fortunestown Luas stop).

The development will consist of amendment to Unit A of “Tramway Lane” (Block E1 of the permitted Strategic Housing Development (SHD) (Ref. ABP-310570-21)). Unit A has permission for commercial/retail use. The proposed amendment is for change of use to Dentist. The development will also include a single storey plant area located to the rear / north side of the premises. The proposed amendment includes all associated site services and development works required to facilitate the proposed change of use.

The permitted unit A in Tramway Lane under ABP Reg. Ref.: 310570-21 which is proposed to amend, has permission for commercial retail use. It is proposed to change this use to a dentists providing 5 no. consulting rooms and ancillary reception, backrooms, storage and sterilisation areas. A small area of plant is also proposed to the rear. There is no alteration to the number of units. This proposed amendment is sub-threshold development; however, it was deemed appropriate to prepare an addendum to the EIAR, which had submitted as part of the application for ABP Reg Ref 310570-21, in line with good planning practice.

The proposed amendments to unit A to provide a dentist in place of the permitted retail space in unit A. A small area of plant, measuring 0.8sqm is also proposed. The overall bulk and mass of the permitted building will not be amended. The northern and western elevation will have a minor amendment to accommodate the plant at ground floor level to the rear of the unit. There will be no alterations to the elevations above ground floor level or the southern or eastern elevation. The increase in the footprint of the building is considered minor. Therefore, the proposed amendments do not impact the relevant classes of development for EIA thresholds. Accordingly, EIA is not mandatory for the proposed amendments.

Each element of the environment assessed in the EIAR accompanying the parent application is addressed below for completeness. Each of the qualified specialists engaged to prepare the individual chapters of the EIAR for the parent permission (310570-21) were requested to assess the amendments proposed and to conclude in their professional opinion, whether the amendments materially impacted the findings of their EIAR chapter.

The full list of the qualified specialists engaged to prepare individual chapters of the EIAR for the parent permission is listed in Appendix A of this report. Details of the competency, qualifications and experience of the authors is also outlined in Appendix A.

METHODOLOGY

This environmental report has been guided by the following documents:

- EU Guidance on EIA Screening (DG Environment 2001).
- Guidance on EIA Scoping (DG Environment 2001).
- EIA Review Checklist (DG Environment 2001).
- Guidance of Integrating Climate Change and Biodiversity into Environmental Impact Assessment (European Union 2013)
- Environmental Assessments of Plans, Programmes and Projects – Rulings of the Court of Justice of the European Union (European Union 2020)
- Guidelines on Information to be Contained in an Environmental Impact Statement (EPA 2002).
- Study on the Assessment of Indirect & Cumulative Impacts as well as Impact Interaction (DG Environment 2002).
- Environmental Impact Assessment (EIA), Guidance for Consent Authorities Regarding Sub- Threshold Development (DoEHLG 2003).
- Advice Notes on Current Practice (in preparation of Environmental Impact Statements) (EPA 2003).
- Development Management Guidelines (DoEHLG, 2007).
- Transposition of 2014 EIA Directive (2014/52/EU) in the Land Use Planning and EPA Licencing Systems – Key Issues Consultation Paper (Department of Environment, Community and Local Government, 2017).
- Circular letter PL 1/2017 – Advice on Administrative Provisions in Advance of Transposition (Department of Housing, Planning and Local Government, 2017).
- Environmental Impact Assessment of Projects – Guidance on the Preparation of the Environmental Impact Assessment Report (European Commission 2017)
- Environmental Impact Assessment of Projects – Guidance on Screening (European Commission 2017)
- Environmental Impact Assessment of Projects – Guidance on Scoping (European Commission 2017)
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (Department of Housing, Planning and Local Government, 2018).
- Guidelines on the information to be contained in Environmental Impact Assessment Reports (EPA 2022)
- Environmental Impact Assessment Screening Practice Note 2021 (Office of the Planning Regulator)

SITE LOCATION & CONTEXT

Tramway Lane is located to the southern end of the permitted development site, immediately to the north of the existing redline luas stop, Fortunestown Lane. It is located along the southern road bordering the site and the luas track. The subject application site is c. 194.6 sqm and is an irregular rectangular, running in a predominantly north-south direction.

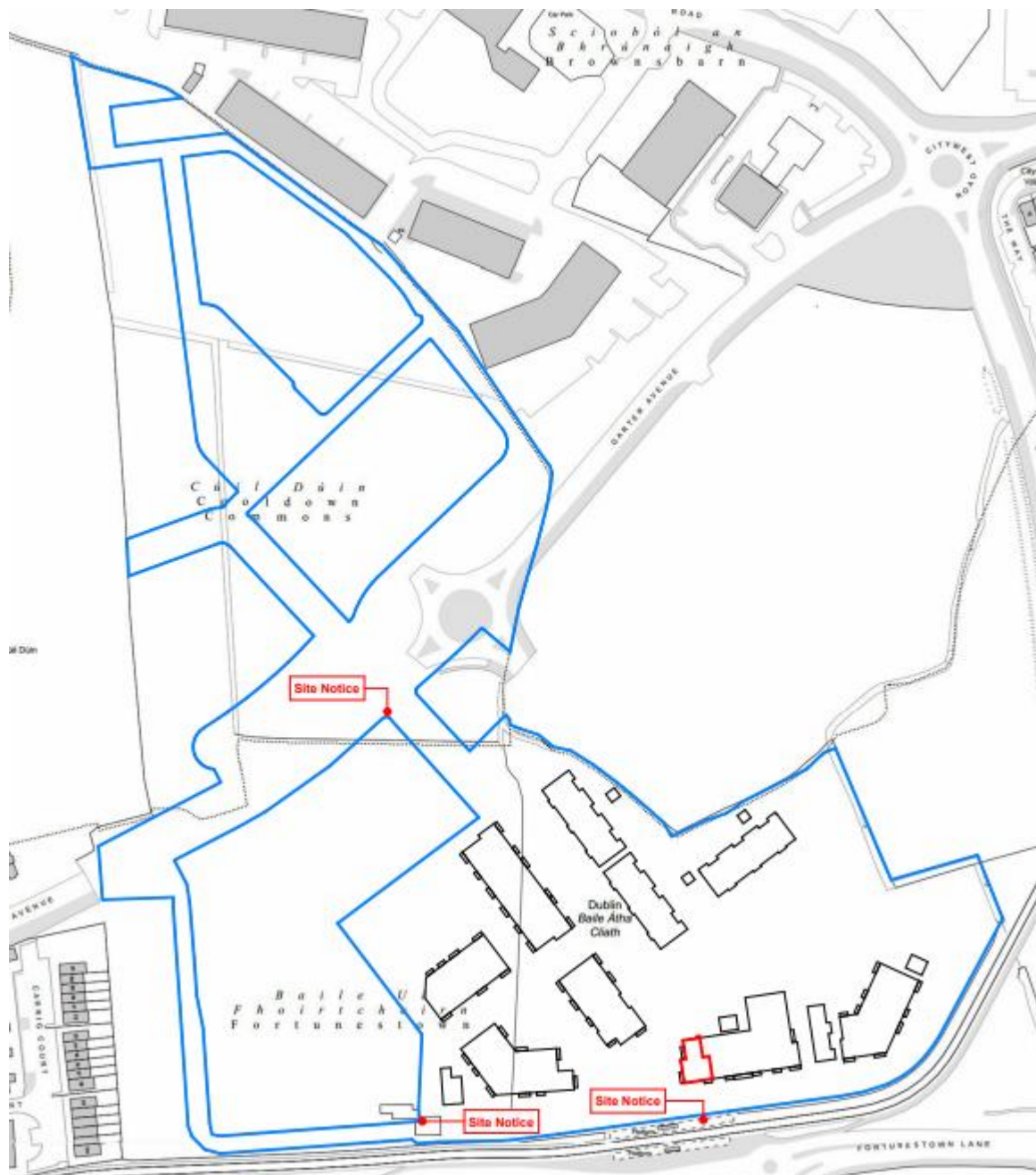


Figure 1 Subject site within the overall Cairn Properties Ltd landholding

The overall permitted SHD site, of which it is part, is located immediately north of the Fortunestown Lane Luas stop and the Luas line bounds the site to the south and east. The granted SHD permission ABP Reg. Ref.: 310570-21 is currently under construction.

The adjacent lands to the north, and west of the site are completed. The small triangular site to the southeast of the site is currently undeveloped. The Citywest Shopping Centre is located south of the subject site, on the opposite side of Fortunestown Lane and the Luas tracks and benefits from a recent grant of permission for additional development.

The wider site area is irregularly shaped and extends to c. 3.404ha. The delivery of the permitted development is progressing on site. Blocks E1,E2,D1+D2 are completed. D3+D4 are nearing completion. Duplex blocks have commenced blockwork and timber frame kits installed. All of the site roads have been completed to base course with drainage lines completed below. All the attenuation tank and wider site services have been installed. The site compound is currently located in the east corner of the site in the location of the open space.

The site is free from any protected structures or monuments, and it is not located within a Conservation Area or an Architectural Conservation Area. The site is not within a Special Area of Conservation (SAC) or Special Protection Area (SPA).



Figure 2 Indicative location of the Tramway Lane (red star)

DESCRIPTION OF PERMITTED AND PROPOSED AMENDMENTS

Development Permitted under ABP Reg. Ref.: 310570-21

Permission was granted on the 6th of October 2021 for a Strategic Housing Development consisting of the following (as described in the site notices):

Cairn Homes Properties Limited, intend to apply to An Bord Pleanála for permission for a strategic housing development on this site of c. 3.404 hectares at Cooldown Commons and Fortunestown, Citywest, Dublin 24 (on lands located north of the Luas red line and Fortunestown Luas stop).

The proposed development will consist of the construction of a residential scheme comprising 421 no. residential units, offices (c.376sqm), retail units (3 no. of c.285sqm, c.252sqm and c.182sqm) and a residential amenity area (c.555sqm), within 9 no. blocks ranging in height from 1–13 storeys. The residential component will include 126 no. 1 bed units, 267 no. 2 bed units, 28 no. 3 beds all with associated private balconies/terraces to the north/south/east/west elevations.

The proposal will include 289 no. car parking spaces (181 no. at basement and 108 no. at surface level) along with 650 no. cycle parking spaces. The development will provide public and communal open spaces throughout including a public plaza adjoining Fortunestown Luas stop. Provision of vehicular, pedestrian, and cyclist accesses to the site, including pedestrian bridge to the public park (under construction) to the east.

The application includes for all landscaping, ESB substations, plant areas, bin storage, surface water attenuation and all other site development works, and site services required to facilitate the proposed development.

The proposed development seeks to amend SHD permission ABP-302398 -18 (under construction to the west), replacing 32 no. permitted duplex apartments along with associated amendments to internal roads and open spaces. The current proposal also replaces permission SD16A/0078 previously granted on this site.

Proposed Amendments/Alterations to the Permitted Development

The proposed alterations/amendments to the residential development permitted under ABP Reg. Ref.: 310570-21 are described as follows:

Cairn Homes Properties Ltd intend to apply for Permission for a Large-Scale Residential Development at this site at Unit A, “Tramway Lane”, Citywest View, Citywest, Dublin 24 (on lands located north of the Luas red line and Fortunestown Luas stop).

The development will consist of amendment to Unit A of “Tramway Lane” (Block E1 of the permitted Strategic Housing Development (SHD) (Ref. ABP-310570-21)). Unit A has permission for commercial/retail use. The proposed amendment is for change of use to Dentist. The development will also include a single storey plant area located to the rear / north side of the premises. The proposed amendment includes all associated site services and development works required to facilitate the proposed change of use.

All other elements within Tramway Lane remain the same including communal open space, car parking, bin stores, cycle parking etc.



Figure 3 Site Layout Plan indicating changes proposed. Source: Reddy Architecture, 2023.

Please refer to the drawings submitted as part of this planning application by Reddy Architecture and Urbanism for further information in relation to the proposed amendments.

ENVIRONMENTAL IMPACT ASSESSMENT

Population and Human Health

The EIAR submitted with the parent application identified that the development is unlikely to result in any significant adverse impacts on human health and safety considerations once completed and operational.

The proposed amendments do not result in any material or substantial planning or environmental effects or impacts. The amendment is for the change of use of the unit to a dentist and the inclusion of a small area of plant to the rear in unit A in Tramway Lane. This will have minimal impact on the development on the surrounding area or the character of the SHD Development as permitted. They are therefore considered minor in nature. It is noted that while unit A in Tramway Lane will be altered slightly internally through the change of use to a dentist, aside from the minor inclusion of a plant area measuring 0.8sqm, the overall height, massing and footprint of the building will not change. The proposed alterations to Tramway Lane will not alter the basement area, landscaping within the wider development, roads or other infrastructure proposals as permitted.

This proposed amendment to Tramway Lane will not impact significantly on either the construction or operational phase because of this application, and no likely or potential impacts identified in the EIAR will be affected by the proposed amendments. As such, there will be no material impact on the overall population and human health of Cooldown Commons or Fortunestown area.

Soil and Geology

Assessment of the likely impact of the development on soils and the geological environment including a Site Investigations report dated October 2020 carried out by Ground Investigations Ireland along with a review of information available from the Geological Survey Ireland (GSI) was undertaken for the EIAR that was submitted with the parent application.

The proposed amendments do not materially alter the impacts of the development on the soil and geological environment. Consequently, there will be no additional impacts on soils and geology because of the amendments, and no additional mitigation measures are proposed. Please refer to Appendix B, DBFL note.

Water and Hydrology

The proposed amendments do not materially alter the impacts of the development of the hydrological or hydrogeological environment. Consequently, there will be no additional impacts on water and hydrology of the receiving environment as result of the amendments, and no additional mitigation or monitoring measures are required. Please refer to Appendix B, DBFL note.

Noise and Vibration

The EIAR identified potential noise and vibration impacts at the construction and operation phases. The proposed amendments are minor in nature and extent and will not give rise to any additional impacts at construction or operational phases and will not result in any material changes to any identified potential or significant impacts that require consideration of additional mitigation or monitoring measures. Please refer to Appendix C, Byrne Environmental note.

Air, Dust and Climatic Factors

The EIAR identified potential air, dust and climatic impacts at the construction and operational phases. The proposed amendments are minor in nature and extent and will not give rise to any additional impacts at the construction or operational phases and will not result in any material changes to any identified potential or significant impacts that require consideration or additional mitigation or monitoring measures. Please refer to Appendix C, Byrne Environmental note.

Biodiversity

The biodiversity chapter prepared as part of the EIAR submitted with the parent application assessed the development's impacts on local Habitats. This predicted only one potential moderate negative impact to occur as a result of the project in the absence of mitigation measures. As a result, mitigation measures were proposed, and no residual impacts are expected to occur which are significant. The proposed amendments are minor in nature and extent. They will not give rise to any additional impacts at the construction or operational phases and will not result in any material changes to any identified potential or significant impacts that require consideration of additional mitigation or monitoring measures. Please refer to Appendix D, Openfield Ecology note.

Landscape and Visual Impact

A Landscape and Visual Impact Assessment (LVIA) chapter was prepared as part of the EIAR submitted with the parent application.

The LVIA for the parent application assessed the visual impacts on 11 no. representative viewpoints in the receiving environment, informed by verified photomontages of the proposal. The findings were that (after the temporary construction period) the development will have positive visual effects on all affected views, ranging from 'slight' significance to 'significant'.

The proposed alterations to unit A in Tramway Lane would not change the conclusions of the landscape/townscape impact assessment. The adjusted development would have all of the positive effects identified above.

Traffic and Transportation

A Traffic and Transport Assessment (TTA) was undertaken and submitted with the parent application and informed the EIAR. The assessment quantified the existing and proposed transport environment and detailed the results of assessment work undertaken to identify the potential level of transport impact generated as a result of the development.

The proposed amendments are minor in nature and extent and will not have any additional impacts during the construction or operational phases. They will not result in any changes to previously identified impacts or impacts that require additional mitigation or monitoring measures. Please refer to Appendix B, DBFL note.

Waste Management

The Waste Management chapter of the EIAR addressed the subject of waste management for the proposed development. Waste management addressed both the construction and operational phases of the project. A separate site specific Construction & Demolition Waste and By-Product Management Plan and an Operational Waste Management Plan were prepared for the SHD development. This proposal will not alter these.

The proposed amendments are minor in nature and extent and will not give rise to any additional impacts at the construction or operational phases and will not result in any material changes to any identified potential or significant impacts that require consideration of additional mitigation or monitoring measures. Please refer to Appendix C, Byrne Environmental note.

Material Assets

The EIAR submitted with the parent application included an assessment of the likely impact of the development on the existing services and material assets of the subject site and its surrounding environment.

The proposed amendments are minor in nature and extent and will not give rise to any additional impacts at the construction or operational phases and will not result in any material changes to any identified potential or significant impacts that require consideration of additional mitigation or monitoring measures. Please refer to Appendix B, DBFL note.

Cultural Heritage and Archaeology

The EIAR identified potential cultural heritage and archaeology impacts at the construction and operational phases. The proposed amendments are minor in nature and extent and will not give rise to any significant additional impacts at the construction or operational phases and will not result in any material changes to any identified potential or significant impacts that require consideration of additional mitigation or monitoring measures. Please refer to Appendix E, IAC Archaeology note.

A DESCRIPTION OF ANY SIGNIFICANT EFFECTS TO THE EXTENT OF THE INFORMATION AVAILABLE ON SUCH EFFECTS OF THE PROPOSED DEVELOPMENT ON THE ENVIRONMENT

This includes information available on the environment including:

- (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.

It is expected that there will be some normal residues/emissions during the construction stage associated with the development works proposed, which include ground preparation works, development of site infrastructure, construction of buildings and hardstanding areas and landscaping of the site including open soft landscaped areas.

Standard mitigation measures will be employed and monitored as set out in the Construction & Demolition Waste and By-Product Management Plan, the EIAR of the parent permission and as required by condition 2 of the grant of permission. As such residues and emissions are not considered likely to have potential to cause significant effects on the environment.

There will be some waste materials produced in the construction of the proposed scheme which will be disposed of using licensed waste disposal facilities and contractors. As is standard practice the scale of the waste production in conjunction with the use of licensed waste disposal facilities and contractors will not cause concern for likely significant effects on the environment. Again, this is set out in the Construction & Demolition Waste and By-Product Management Plan from the parent permission which provided detail regarding the methodologies employed for the control, management, monitoring and disposal of waste from the site.

There will be no large-scale use of natural resources. The main use of natural resources will be land. The subject lands currently under construction for the permitted development under ABP Reg Ref 310570-21.

Other resources used will be construction materials which will be typical raw materials used in the construction of residential developments. The scale and quantity of the materials used will not be such that would cause concern in relation to significant effects on the environment. The construction or operation of the scheme would not use such a quantity of water to cause concern in relation to significant effects on the environment. The use of natural resources in relation to the proposed development is not likely to cause significant effects on the environment.

The proposed development for the purpose of this assessment is the internal alterations to unit A of Tramway Lane. The footprint, aside from the small area of plant to the rear, of the Tramway Lane block (block E1) will remain the same. The potential impacts are assessed on the basis of the proposed development alone, and cumulatively with the permitted development it is sought to amend. In this regard, any potential impact is considered neutral due to the minor nature of the development, the limited impact it will have on the development as a whole and the scale of the building and will not alter the surrounding in terms of loss of light or overshadowing.

Compilation of The Above Information Taking Schedule 7 Criteria, As Appropriate, Into Account

| Characteristics of Proposed Development | |
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| The size of the proposed development. | <p>The proposed development seeks to amend previously permitted development and relates to amendments to the internal layout of unit A, Tramway Lane to provide a dentist in place of the retail commercial space permitted along with a small area of plant to the rear. The overall bulk, massing and height of the building will remain as permitted, with only a minor change to the footprint of unit A to accommodate the plant.</p> <p>The application site is 0.01946sqm and the overall site area of the permitted SHD is c. 3.404ha</p> |
| The culmination of other proposed development. | This site forms part of the Cooldown Commons or Fortunestown Development as a whole. Cumulative impacts have been assessed on the basis of the proposed amendments alone, and cumulatively with the permitted development and other permitted developments in the area. |
| The nature of any associated demolition works | No demolition is proposed as part of the current application for amendments. |
| The use of natural resources, in particular land, soil, water and biodiversity. | <p>Tramway Lane, including unit A, has been completed to roof level in accordance with the permitted development. In terms of the overall site as a whole it can be described as a site which was formerly modified or disturbed ground and which is now undergoing development with construction occurring on site.</p> <p>With the wider development site, as set out in the parent permission ABP Reg Ref 310570-21 there is high quality landscaping and planting proposed. Appropriate attenuation and SuDs measures, some of which have been installed, will be incorporated into the development to control water runoff.</p> |

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| | <p>The site, the subject of this application, is a construction site and as such has no vegetation on site.</p> <p>No adverse significant impacts are expected to occur on the site or in the vicinity of the site through the use of natural resources as a result of the proposed amendments alone, or cumulatively with the permitted development and other permitted development in the area.</p> |
| <p>The production of waste.</p> | <p>Construction waste produced will be controlled, stored, and disposed of in a sustainable manner as per relevant environmental guidance. The Construction & Demolition Waste and By-Product Management Plan submitted with the parent permission sets out the methodology for treatment of this waste.</p> <p>Operational waste for the residential development will be controlled by each household and dealt with by municipal services. An Operational Waste Management Plan for the entire development, including Tramway Lane which is the subject of this application was submitted to South Dublin County Council on the 1st December 2021 in line with condition 19 of the SHD parent permission.</p> <p>No potential significant impacts are envisaged on the site or in the vicinity of the site because of the production of any waste associated with the proposed development alone or cumulatively with the permitted development and other permitted development in the area.</p> |
| <p>Pollution and nuisances.</p> | <p>The construction phase will create short term negative impacts particularly in terms of dust and noise. This phase is currently nearing completion.</p> <p>The Construction & Demolition Waste and By-Product Management Plan submitted with the parent permission ensures that construction activities are properly controlled and mitigated.</p> |
| <p>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</p> | <p>None.</p> |

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| <p>The risks to human health (for example, due to water contamination or air pollution).</p> | <p>There is potential negative impact at construction stage in terms of noise and dust. However, these will be short term in duration and will be mitigated in accordance with an agreed Construction & Demolition Waste and By-Product Management Plan and the mitigation measures identified in the parent permission SHD.</p> |
| <p>Location of Proposed Development</p> | |
| <p>The existing and approved land use.</p> | <p>This site is currently under construction following the grant of a residential development by ABP under Reg Ref 310570-21. It is also a site which is zoned for residential development. This development amends the internal layout of unit A in Tramway Lane. There is a minor alteration to the footprint of the building to provide for a plant of c.0.8sqm. Aside from this minor alteration to the footprint, the overall mass, height, and scale of the building remains similar to that of parent permission and will not alter the number of residential units or commercial space across the development.</p> |
| <p>The relative abundance, availability, quality, and regenerative capacity of natural resources (including soil, land, water, and biodiversity) in the area and its underground.</p> | <p>This is an allocated suburban site that will be used as a medium density development appropriate to its location. The provision of significant quantities of open space through the provision of open space areas planted with native hedges and trees will be positive for the biodiversity of the area. The use of SuDs will also support the area. This amendment application will not alter the provision of this.</p> |
| <p>The absorption capacity of the natural environment, paying particular attention to the following areas:</p> <ul style="list-style-type: none"> (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 legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and; (vi) areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure; (vii) densely populated areas; (viii) landscapes and sites of historical, cultural, or archaeological significance. | <p>The site itself is not located within a wetland, river mouth, coastal zone, marine environment, mountain, forest, nature reserve, park, or historic/archaeologically significant location.</p> <p>It is worth noting that the permitted parent development will result in a change to land use which could affect the pattern of surface water run-off. However, SUDS have been incorporated which ensures that the quantity and quality of the runoff will revert to a green field rate.</p> <p>The biodiversity chapter prepared as part of the EIAR by Openfield Ecology for the parent permission assessed the development's impacts on local Habitats and a number of mitigation measures have been identified to</p> |

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| | address any negative impacts. These will be implemented in line with condition 2 of the grant of permission by ABP. This proposal will not alter these mitigation measures. |
| Types and characteristics of potential impacts | |
| The magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected). | <p>It is expected that the proposed development which amends unit A of Tramway Lane, will not have any significant environmental impact beyond the site and immediate vicinity.</p> <p>It is expected that the proposed amendments, either alone or cumulatively with the permitted development, will not have any environmental impact beyond its immediate environs.</p> <p>All construction activities are to be governed by a The Construction & Demolition Waste and By-Product Management Plan and the mitigation measures set out in chapter 16 of the EIAR permitted under ABP Reg Ref 310570-21.</p> |
| The nature of the impact. | <p>The potential likely and significant impacts arising from the proposed amendment application will be minor when compared to the permitted development. This is not considered to be significant or adverse.</p> <p>The impact of the construction of the parent permission, of which unit A in Tramway Lane is a part, will be typically those associated with a medium scale residential development in an area zoned for such use. The nature of the impacts is expected to be of a magnitude that would not be significant, adverse or permanent.</p> <p>The introduction of new buildings on this site will be typical of a residential area and will be significant, positive and permanent.</p> |
| The transboundary nature of the impact. | The proposed amendments, either alone or cumulatively with the permitted development will not give rise to any impacts that are trans frontier or transboundary in nature. |
| The intensity and complexity of the impact. | The potential impacts associated with the proposed amendments, either alone or cumulatively with the permitted development, are not considered to be complex in nature or of a magnitude/ intensity/ scale to be of significance. |
| The probability of the impact. | It is probable that the minor impact of noise and pollution during the construction phase |

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| | <p>will occur; however, construction works on zoned lands within the area are not unexpected or out of character and working hours will be limited to hours set by the planning conditions.</p> |
| <p>The expected onset, duration, frequency, and reversibility of the impact.</p> | <p>The minor impacts identified would occur during the construction phase, there are no significant negative impacts which are considered likely to occur during the operational phase of the proposed residential development. The frequency of impacts will vary throughout the construction phase; however, the impact is still not considered to be significant. The minor impacts associated with the construction phase such as noise, dust and traffic will be temporary and will not lead to residual impacts.</p> |
| <p>The cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment.</p> | <p>The subject site is zoned land designated for residential development. It also has a permitted development on the subject site, Tramway Lane, for a building providing retail and commercial space at ground floor level. The proposed use of unit A as a dentist in place of a retail/ commercial use will introduce better facilities in the area and will compliment those existing. This proposal has been assessed both on the basis of the proposed amendments alone, and cumulatively with the permitted developments and other permitted development in the area. This has found that overall the impact will be neutral impact.</p> |
| <p>The possibility of effectively reducing the impact.</p> | <p>Appropriate mitigations measures will be undertaken in accordance with condition 2 of ABP Reg Ref 310570-21 to ameliorate effects on the environment arising from the proposed development. Any mitigations measures to manage noise, dust and/or pollution during the construction phase will be based on standard best practice, policies, and guidance.</p> |

CONCLUSION

The development, as proposed to be amended, provides for residential development on site which is currently under construction as part of the Cooldown Commons or Fortunestown Development. This amendment seeks to change the use of Unit A to a dentist from a permitted retail/ commercial use along with the provision of a small area of plant to the rear. The footprint of unit A will alter slightly to accommodate this plant to the rear. The overall bulk, height and massing of the Tramway Lane block will remain broadly the same.

The assessments undertaken as part of this Environmental Report have revealed that the proposal will not result in any material change to the development. Consequently, significant adverse effects on the environment as a result of the amendments are not anticipated. Measures have been proposed to avoid, remedy or reduce identified impacts, particularly in relation to the construction phase of the development.

APPENDIX A

A full list of the qualified specialists engaged to prepare individual chapters of the EIAR for the parent permission along with details of the competency, qualifications and experience of the authors:

| Chapter | Consultant | Lead Consultant | Qualifications |
|--------------------------------|-------------------------------|----------------------------------|---|
| Introduction & Methodology | McGill Planning | Brenda Butterly | BSc Surv, MRUP, MAUD, MIPI, MRTPI |
| Alternatives | | | |
| Description of Development | | | |
| Population & Human Health | | | |
| Interactions | | | |
| Summary of Mitigations Measure | | | |
| Biodiversity | Openfield Ecological Services | Pádraic Fogarty | BSc in Zoology PhD in Ecology |
| Soils & Geology | DBFL | Mark McKenna | BEng (Hons) MSc CEng MIEI |
| Water Services | | Mark McKenna | BEng (Hons) MSc CEng MIEI |
| Traffic & Transportation | | Mark McKenna | BEng (Hons) MSc CEng MIEI |
| Material Assets | | Kevin Sturgeon | BEng MSc(Hons) PGDip Const Law CEng MIEI |
| Noise | Byrne Environmental | Ian Byrne | Dip Applied Chemistry MSc Environmental Protection Dip Environmental & Planning Law Member of the Institute of Acoustics |
| Air Quality & Climate Impact | | | |
| Waste Management | | | |
| Landscape & Visual Assessment | Modelworks | Richard Butler | BL Arch, MSc Sp Planning, MILI, MIPI) |
| Cultural Heritage | IAC Archaeology | Grace Corbett Jacqui Anderson | MA in Landscape Archaeology |

Appendix B

RE: Amendment application to Unit A in Citywest to change its use to Dentist with small area of plant



Kabelo Mokoka-DBFL Consulting Engineers <K: >
To: Brenda Butterly; 'Ian Byrne'; Kevin Sturgeon-DBFL Consulting Engineers;
Thomas Jennings-DBFL Consulting Engineers; 'Richard Butler'; +4 others
Cc: 'Cliona Eogan'; Trevor Sadler

☺ Reply ↶ Reply All → Forward 📧 ⋮

Wed 15/11/2023 12:35

Start your reply all with: Thank you! Perfect, thank you! Thank you very much! 🗨 Feedback

Good Afternoon Brenda,

I can confirm that the changes proposed will not affect the findings of the following EIAR chapters:

- Chapter 6 Land, Soil Geology
- Chapter 7 Hydrology and Water Services
- Chapter 11 Traffic and Transportation
- Chapter 12 Material Assets

regards.
Kabelo

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APPENDIX C

Byrne Environmental CONSULTING LTD

ENVIRONMENTAL MONITORING, ASSESSMENT & MANAGEMENT
Acoustics, Air Quality, Environmental Impact Assessment
& Waste Management Specialists

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TECHNICAL NOTE

15th November 2023

To Brenda Butterly, McGill Planning

Regarding CAIRN Citywest - LRD amendment application which will consist of changes to the provision of plant to the rear of Unit A in Block E1 of the Strategic Housing Development permitted under ABP-310570-21 and as amended by LRD23A/0007. The proposed amendment is for a change of use from the permitted commercial/ retail use to a dentist in Unit A along with a new small plant located to the rear.

Dear Brenda,

Regarding the above LRD amendment application and the installation of a single external heat pump at Unit A, Block E1, it is noted that the heat pump shall be located external to the building at ground level within a louvred enclosure.

Noise

I have reviewed the technical specifications for the proposed heat pump unit which state a maximum operational sound pressure level (SPL) of 62 dB(A). The louvred enclosure will provide a minimum of -5dB(A) sound reduction resulting in an SPL of 57 dB(A).

If the Inverse Square Law $SPL_2 = SPL_1 - 20 \log (R_2/R_1)$ is applied to calculate the attenuation of the sound as a function of distance between the source (heat pump 57 dB(A) SPL1) and the closest residential receiver (c.5m) the resultant SPL2 at the closest residential unit will be 43dB(A).

Provided that the unit is maintained and no tonal or impulsive noise is generated by its operation, the operational noise will be lower than the applied daytime and nighttime noise limit values of 55dB(A) and 45dB(A) respectively.

Air Quality & Climate

The operation of the plant will have no material effect on air quality or climate.

Waste Management

The operation of the plant will have no material effect on waste management

I trust this is of assistance.


Regards,









Ian Byrne MSc MIOA, MSc Environmental & Planning Law


APPENDIX D

RE: Amendment application to Unit A in Citywest to change its use to Dentist with small area of plant

 padraic@openfield.ie
To Brenda Butterly

  Reply  Reply All  Forward  

Mon 13/11/2023 12:42

Start your reply all with:  Feedback

Hi Brenda, I have reviewed the proposed amendment to the permitted scheme and can confirm that this will have no effect on the findings of the EIAR biodiversity chapter which I had prepared.

Regards,

Pádraic

APPENDIX E

RE: Amendment application to Unit A in Citywest to change its use to Dentist with small area of plant



Faith Bailey <Fbailey@iac.ie>
To: Brenda Butterly

☺ Reply Reply All Forward 📧 ⋮

Wed 22/11/2023 13:50

Hi Brenda

There are no changes to our assessment based on the proposed change of use.

Many thanks

Faith Bailey
(MA, BA (Hons), MIAI, MCIFA)
Associate Director
Senior Archaeologist & Cultural Heritage Consultant

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Re: Amendment application to Unit A in Citywest to change its use to Dentist with small area of plant



Richard Butler <rbutler@modelworks.ie>
To: Brenda Butterly

☺ Reply Reply All Forward 📧 ⋮

Fri 10/11/2023 17:33

Start your reply all with: Thank you for your confirmation. Thank you! Thank you very much for your response. Feedback

Brenda,

I have reviewed the information and I confirm that the proposed amendment would not alter the development's overall landscape and visual impacts. There is no need to change the assessment or conclusions of the LVIA chapter of the original EIA.

Regards,

Richard Butler
BL Arch MSc MILI MIPI
LVIA Director

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