OCSC

O'CONNOR · SUTTON · CRONIN

MULTIDISCIPLINARY CONSULTING ENGINEERS

A693: WHITESTOWN WAY LRD

EIA SCREENING ASSESSMENT

For

ARP 4.2 Sustainable Communities (Ireland) Fund, a subsidiary of Ardstone Homes Limited

6 May 2026

NOTICE

This document has been produced by O'Connor Sutton Cronin & Associates for its client, ARP 4.2 Sustainable Communities (Ireland) Fund, a subsidiary of Ardstone Homes Limited. It may not be used for any purpose other than that specified by any other person without the written permission of the authors.

DOCUMENT CONTROL & HISTORY

OCSC Job No: A693	Project Code	Originator	Zone Volume	Level	File Type	Role Type	Number	Status / Suitability Code	Revision
	A693	OCSC	ZZ	ZZ	RP	YE	802	S2	P02

Rev.	Status	Authors	Checked	Authorised	Issue Date
P02	S2	Aideen O'Rourke	Glenda Barry	Eleanor Burke	6/05/2026
P01	S2	Aideen O'Rourke	Glenda Barry	Eleanor Burke	1/03/2026

TABLE OF CONTENTS

LIST OF FIGURES

LIST OF TABLES

APPENDICES

1 INTRODUCTION

1.1 PROJECT CONTRACTUAL BASIS & PARTIES INVOLVED

This report has been prepared by O'Connor Sutton Cronin & Associates Ltd. (OCSC) at the request of their Client, ARP 4.2 Sustainable Communities (Ireland) Fund, a subsidiary of Ardstone Homes Limited. The project relates to the development of a 'Large-Scale Residential Development' (LRD) at a site of approximately 1.32 Ha principally located at Whitestown Way, Tallaght, Dublin 24. The regulatory authority for the site is South Dublin County Council.

The purpose of this report is to determine whether the project requires the preparation of an Environmental Impact Assessment Report (EIAR). This report documents the screening completed to provide a summarised overview of the potential impacts on the receiving environment whilst taking cognisance of the relevant statutory requirements.

1.2 QUALIFICATIONS AND EXPERIENCE

The author, Aideen O'Rourke, has a Bachelor's degree in Environmental Bioscience, and a Master's degree in Environmental Sustainability, and over two years of experience in environmental consultancy. Ms. O'Rourke has completed numerous EIA Screening reports and is, therefore, suitably qualified and experienced to undertake this assessment. The report was reviewed by Glenda Barry, (BSc, MSc, PGeo, EurGeol, Associate Consultant) who has 25 years' experience, and approved by Eleanor Burke, (BSc, MSc, DAS, MIEnvSc, CSci, OCSC Director (Environmental)) who has over 20 years' experience.

1.3 LIMITATIONS

This Environmental Impact Assessment Screening Report has been prepared for ARP 4.2 Sustainable Communities (Ireland) Fund, a subsidiary of Ardstone Homes Limited. ("the Client"). No other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by OCSC.

This assessment is based on a review of available historical information, environmental records, consultations, relevant guidance information, and reports from OCSC and third parties. All information received has been taken in good faith as being true and representative.

This report has been prepared in line with best industry standards. The methodology adopted and the sources of information used by OCSC in providing its services are outlined in this Report. The assessment undertaken by OCSC and described was conducted in March and May 2026 and is based on the information available

during that period. The scope of this Report and the services are accordingly factually limited by these circumstances.

OCSC disclaim any undertaking or obligation to advise any person of any change in any matter affecting the Report which may come or be brought to OCSC's attention after the date of the Report. The conclusions presented in this report represent OCSC's best professional judgement based on review of the relevant information available at the time of writing. The opinions and conclusions presented are valid only to the extent that the information provided was accurate and complete.

The findings of the EIA screening assessment prepared for the project has informed our professional opinion as to whether an EIAR is warranted for the proposed project, with due regard to all relevant statutory requirements and technical guidance. However, it is ultimately the responsibility of the relevant planning authority to determine as to whether an EIAR is required for a particular project, based on screening conducted by the planning authority.

2 DESCRIPTION OF THE PROPOSED DEVELOPMENT

2.1 SITE LOCATION

The site of approximately 1.32 Ha principally located at Whitestown Way, Dublin 24. The site is generally bound: to the east by Whitestown Way; to the south by Riverside Business Park; to the west by Whitestown Road / Whitestown Industrial Estate, undeveloped lands and the Vita Actives premises; and to the north by, the Vita Actives premises and The Arena mixed-used development. It also extends to include part of Whitestown Way for junction, road infrastructure and landscape works. The site location is shown in Figure 2.1.

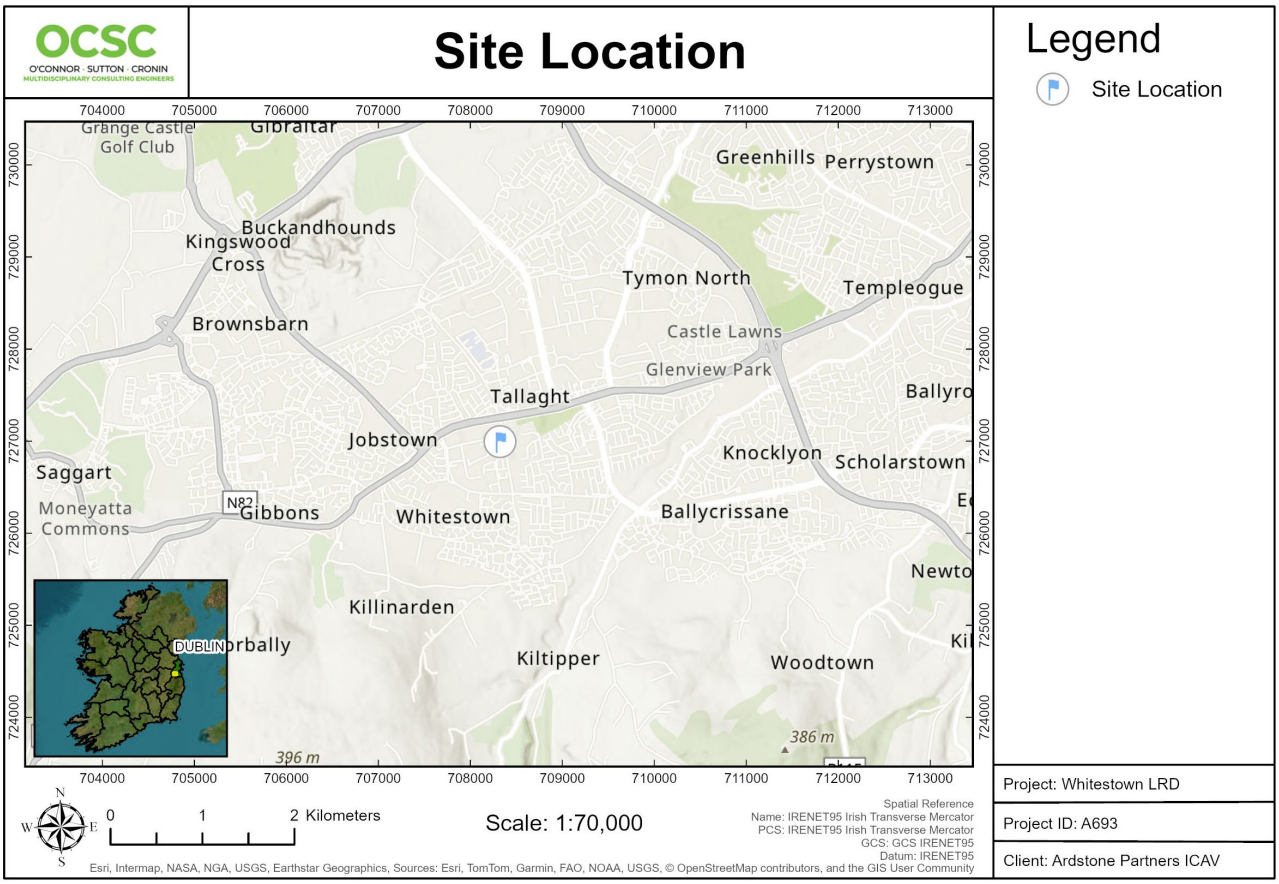


Figure 2.1: Site Location (Source: OCSC, 2026).

2.2 SURROUNDING LAND USE

The area immediately surrounding the site is in industrial, retail, public amenity, infrastructural, educational, and residential land use. To the north of the site are the Maldron Hotel Tallaght, residential properties, retail properties, and the N81. East of the site are Whitestown Way, Tallaght Stadium, Old Bawn Community School, Sean Walsh Park, and residential properties. South of the site are industrial properties, Whitestown Stream,

and Sean Walsh Park. West of the site are Tallaght Business Park, industrial, retail, and residential properties as shown in Figure 2.1. See Table 2.1 for adjacent land uses.

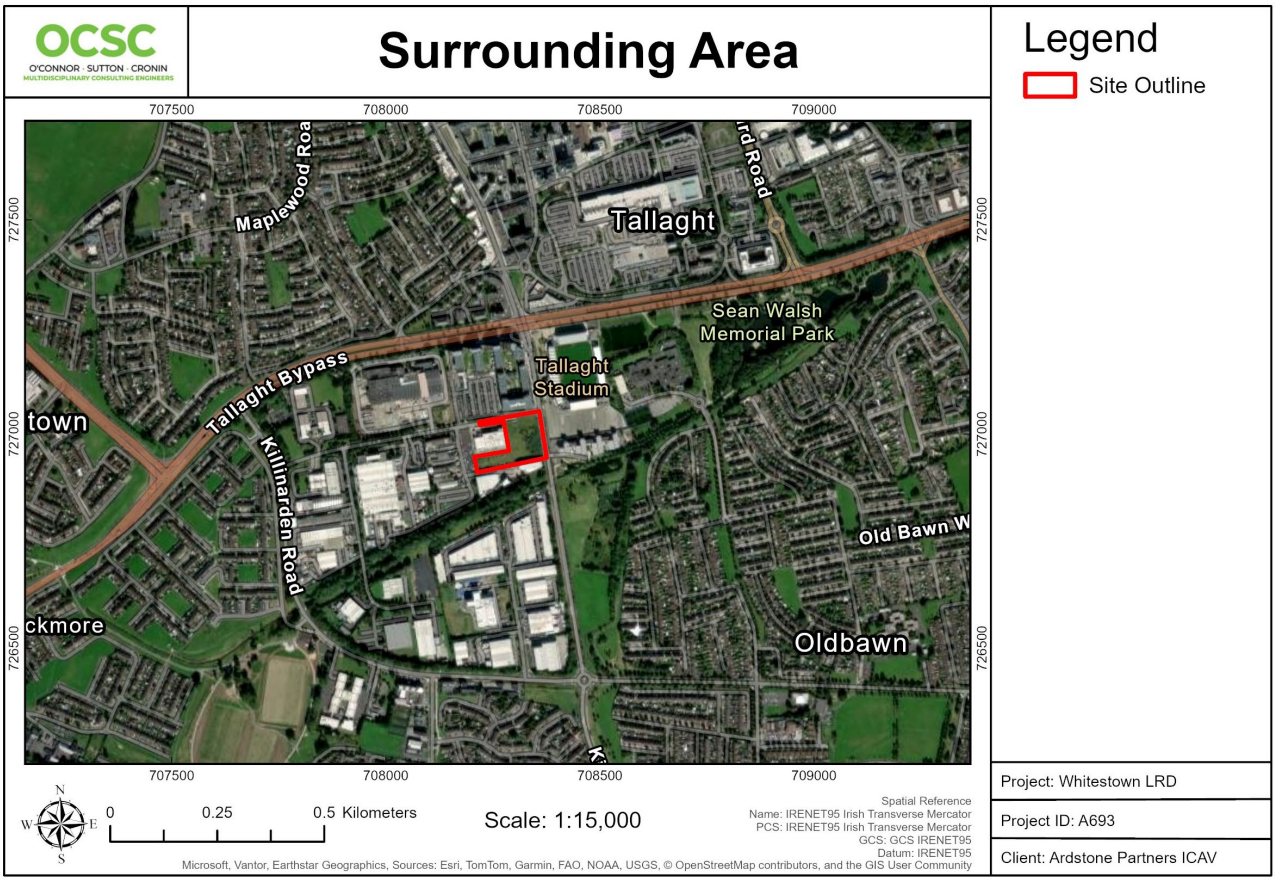


Figure 2.2: Surrounding Area, (Source: OCSC, 2026).

Table 2.1: Adjacent Land Uses

Boundary	Land Use
North	Maldron Hotel Tallaght, residential properties, retail properties, and the N81.
South	Industrial properties, Whitestown Stream, and Sean Walsh Park.
East	Whitestown Way, Tallaght Stadium, Old Bawn Community School, Sean Walsh Park, and residential properties.
West	Tallaght Business Park, industrial, retail, and residential properties.

2.3 PROJECT DESCRIPTION

This Environmental Impact Assessment Screening Report has been prepared for the construction of a large residential development at Whitestown Way, Tallaght, Dublin 24. The proposed development principally comprises the construction of a mixed-use development in 2 No. blocks (Block A to the east and Block B to the west) with a gross floor area of 14,976.5 sq m (excluding undercroft car parking area of 1,975.8 sq m) and ranging in height from 1 No. storey to 6 No. storeys. The blocks are connected via a single-storey undercroft/podium level. The development includes: 169 No. residential units (80 No. 1-bed, 85 No. 2-bed and

4 No. 3-bed); 2 No. class 1 / class 2 commercial units (totalling 356.5 sq m); and a crèche (162.8 sq m) with external play area.

The development also comprises: new street and turning head at the site's southern side and junction with Whitestown Way to the east; 77 No. car parking spaces, with 66 No. within the undercroft car parking area and 11 No. on-street; 2 No. set-down bays; cycle parking; hard and soft landscaping, including public open space, communal amenity space and incidental spaces; private amenity spaces (as balconies and terraces facing all directions); boundary treatments; sub-station; plant/operational rooms; bin stores; public lighting; green roofs; rooftop plant, PV arrays, lift overruns, telecommunications infrastructure and automatic opening vents; and all associated works above and below ground.

3 EIA SCREENING PROCESS

3.1 INTRODUCTION

This section of the report sets out the legislative basis for screening used to decide if the proposed project requires the preparation of an EIAR.

3.2 RELATIVE LEGISLATION AND GUIDANCE

The Environmental Impact Assessment (EIA) process is governed at the EU level by Directive 2011/92/EU of the European Parliament and Council on the assessment of the effects of certain public and private projects on the environment, as amended by Directive 2014/52/EU. This consolidated directive sets out the framework for assessing projects likely to have significant environmental effects, including those listed under Annex I (mandatory EIA) and Annex II (subject to screening).

In Ireland, Directive 2014/52/EU has been transposed into national law primarily through the Planning and Development Regulations 2001 (as amended), with key provisions introduced via the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018).

The thresholds and criteria for EIA screening under Irish legislation are further discussed in Section 4 of this report. This assessment has been informed by relevant national guidance, including the EPA's "Guidelines on the Information to be Contained in Environmental Impact Assessment Reports" (2022) and other applicable planning and environmental legislation.

3.3 METHODOLOGY

This EIA Screening has been undertaken in accordance with relevant EU and national legislation, and follows the methodology set out in the European Commission's Environmental Impact Assessment of Projects: Guidance on Screening (2017), with reference to the Screening Checklist provided in Appendix A, as well as the following guidelines and regulations:

- EPA (2022) – Guidelines on the Information to be Contained in Environmental Impact Assessment Reports
- OPR (2021) – Practice Note PN02: Environmental Impact Assessment Screening
- DHPLG (2018) – Guidelines for Planning Authorities and An Bord Pleanála on Carrying out Environmental Impact Assessment
- TII (2008) – Environmental Impact Assessment of National Road Schemes – A Practical Guide
- DoEHLG (2003) – Guidance for Consent Authorities regarding Sub-threshold Development

- COWI/Milieu for EC (2017) – Preparation of Guidance Documents for the Implementation of EIA Directive (Annex I of Final Report)
- Planning and Development Act 2000 (as amended)
- Planning and Development Regulations 2001 (as amended)
- Roads Act 1993 (as amended)
- Roads Regulations 1994 (as amended)

An understanding of the site setting and history was gained by undertaking a review of the following primary sources:

- A review of available extracts of historical Ordnance Survey of Ireland (OSI) maps;
- National Monuments Service (NMS) viewer;
- A review of information held by the Environmental Protection Agency (EPA) EnVision online Mapping;
- Aerial images available of the site (OSI and Google);
- The Geological Survey of Ireland (GSI) and GeoHive online mapping tools;
- The National Parks and Wildlife Service (NPWS) online map tool;
- Heritage Maps online; and
- Environmental Sensitivity Mapping online.

4 EIA REQUIREMENTS

4.1 REQUIREMENT FOR MANDATORY EIA

EIA requirements derive from EU Directive 85/337/EEC (as amended by Directive 97/11/EC, Directive 2014/52/EU and S.I. 454 of 2011; S.I. 464 of 2011; S.I. 456 of 2011 and S.I. No 296 of 2018). on the assessment of the effects of certain public and private projects on the environment. The purpose of this Environmental Impact Assessment Screening Report is to determine whether this proposed development will require full Environmental Impact Assessment.

The Directive outlines in Article 4 (1) 21 Annex 1 projects that require mandatory EIA. Article 4 (2) outlines Annex 2 projects that require consideration for EIA further to a case-by-case examination or through thresholds and criteria established by Member States. Projects requiring mandatory EIA are listed in Schedule 5 of the Planning and Development Regulations 2001, as amended. Where developments are under the relevant EIA threshold, planning authorities are required under Article 103 of the 2001 Regulations, as amended, to request an EIA where it considers the proposed development is likely to have a significant effect on the environment. In these cases, the significant effects of the project are assessed relative to the criteria contained in Schedule 7a of the regulations, principally:

- The projects characteristics,
- Sensitivity of the project location, and
- Characterisation of potential impacts.

In addition, where the development would be located on or in an area, site, etc. set out in Article 103(2), the planning authority shall decide whether the development would or would not be likely to have significant effects on the environment for such site, area, or land, etc., the implication being that if it decides that it would be likely to have significant effects on the environment, it can invoke its powers to request an EIA. Article 103(2) sites comprise the following:

a) A European Site;
b) An area which is the subject of a notice under section 16(2) (b) of the Wildlife (Amendment) Act, 2000;
c) An area designated as a Natural Heritage Area under section 18 of the Wildlife (Amendment) Act, 2000;
d) Land established or recognised as a nature reserve within the meaning of section 15 or 16 of the Wildlife Act, 1976, as amended by sections 26 and 27 of the Wildlife (Amendment) Act, 2000; or
e) Land designated as a refuge for flora or as a refuge for fauna under section 17 of the Wildlife Act, 1976, as amended by section 28 of the Wildlife (Amendment) Act, 2000.

Annex I of the European Communities (EIA) Directive lists the activities for which an EIA is required. The proposed project is not listed in Annex I; therefore, it is not mandatory for an EIA to be carried out.

4.2 MANDATORY EIA THRESHOLDS

Where a project is listed on Annex II or is a development that is not exempted, the national authorities of the member state must decide whether an EIA is needed for a proposed project. This is done by the "screening procedure", which determines the effects of project on the basis of thresholds/criteria or a case-by-case examination.

Urban Development

Section 172 of the Planning and Development Act 2000 (as amended) provides that Environmental Impact Assessment (EIA) is mandatory for projects listed under:

- Part 1 of Schedule 5 of the Planning and Development Regulations 2001, as amended, where relevant thresholds are exceeded, or none are specified or
- Part 2 of Schedule 5, where projects either exceed thresholds or are determined through screening to likely cause significant effects.

Under Part 2, Class 10(b)(i) of Schedule 5, “Construction of more than 500 dwelling units”

Under Part 2, Class 10(b)(iv) of Schedule 5, "urban development" is defined to include developments of:

- >2 hectares in a business district;
- >10 hectares in other built-up areas;
- >20 hectares in areas outside of built-up areas.

The proposed LRD project at Whitestown consists of 167 dwelling units, below the 500-dwelling unit threshold for Class 10(b)(i) developments, and therefore is not subject to mandatory EIA requirements under Class 10(b)(i). Class 10(b)(iv) typically applies to residential, commercial, car park, and shopping centre developments. However, the proposed LRD project at Whitestown does not fall within the scope of Class 10(b)(iv) developments and is, therefore, not subject to mandatory EIA requirements related to urban development under Schedule 5 of the Planning and Development Regulations 2001 (as amended).

4.3 SUB-THRESHOLD DEVELOPMENT

Projects which are listed in Annex II to the EIA Directive, but which do not meet or exceed certain thresholds, must be subject to EIA Screening.

Annex III of the Directive outlines the specific criteria that must be considered when a sub-threshold project is being examined for Environmental Impact Assessment. The screening procedure investigates whether the project has a significant potential negative impact on the environment using different criteria, including:

- Characterisation of the proposed development
- Location of the proposed development

- Type and Characteristics of the potential impact

Information to be provided for the purposes of screening sub-threshold development for Environmental Impact Assessment include:

1. A description of the proposed development, including in particular—
   a) A description of the physical characteristics of the whole proposed development and, where relevant, of demolition works and
   b) A description of the location of the proposed development, with regard to the environmental sensitivity of geographical areas likely to be affected.
2. A description of the aspects of the environment likely to be significantly affected by the proposed development.
3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment, resulting from—
   a) The expected residues and emissions, and the production of waste, where relevant, and
   b) The use of natural resources, in particular soil, land, water, and biodiversity.
4. The compilation of the information in paragraphs 1 to 3 shall consider, where relevant, the criteria set out in Schedule 7 of the Directive". (Schedule 7 states 'Criteria for determining whether a development listed in Part 2 of Schedule 5 should be subject to an environmental impact assessment)".

5 CHARACTERISTICS OF PROPOSED DEVELOPMENT

Schedule 7 of SI 296 of 2018 requires that the characteristics of a proposed development are identified. In particular, it references the following sections:

5.1 SIZE AND DESIGN

This project relates to the proposed construction of a large-scale residential development at Whitestown Way, Tallaght, Dublin 24, Co. Dublin. The development will consist of the construction of a mixed-use development in 2 No. blocks (Block A to the east and Block B to the west) with a gross floor area of 14,976.5 sq m (excluding undercroft car parking area of 1,975.8 sq m) and ranging in height from 1 No. storey to 6 No. storeys. The blocks are connected via a single-storey undercroft/podium level. The development includes: 169 No. residential units (80 No. 1-bed, 85 No. 2-bed and 4 No. 3-bed); 2 No. class 1 / class 2 commercial units (totalling 356.5 sq m); and a crèche (162.8 sq m) with external play area. The site is approximately 1.32 Ha. The project details are outlined in Section 2.3.

5.2 THE NATURE OF ANY ASSOCIATED DEMOLITION WORKS

There are no buildings or structures on the site which will require demolition as a part of the proposed works.

5.3 THE USE OF NATURAL RESOURCES, IN PARTICULAR LAND, SOIL, WATER AND BIODIVERSITY

There will be use of natural resources in association with the project during the construction and operational phases. The water supply and foul drainage shall be in accordance with the requirements and resources of (Uisce Éireann) Irish Water for the proposed site. It is proposed that construction materials will be sourced locally from licensed suppliers, where possible. A water supply will be required during the construction and operational phases. All relevant permissions regarding mains water usage should be sought prior to construction, such as written agreement from Irish Water and/or relevant stakeholders. At no point will water be abstracted from rivers or streams.

5.4 PRODUCTION OF WASTE

Any waste generated during the construction will be reused on-site where possible, e.g. topsoil generated will be reused for landscaping, and excavated material will be reused for backfill where this material meets acceptable construction criteria. Where possible, cut/fill would be balanced to minimise the production of excavation material which may require removal from site. If offsite disposal of material is required, it will be

managed in accordance with all relevant waste management legislation, as will all wastes generated during the operations phase of the project.

5.5 POLLUTION AND NUISANCES

Potential impacts resulting from the construction phase of the proposed residential development at Whitestown Way relate to the disturbance of local species, the risk of impact by pollution to soils, surface water, and surface water runoff due to fuels and construction related chemicals, dust, noise, vibrations, lighting, and sedimentation. There will also be a moderate increase in traffic disturbance during the construction activities, i.e. bringing supplies to the site and removal of material if required, which will be managed in accordance with a traffic management plan. The Construction Environmental Management Plan (CEMP) (AWN Consulting Ltd, 2026) has addressed the potential environmental impacts such as release or spillage of fuels from equipment or sediment-laden runoff during the construction phase. Noise, vibration, dust, and lighting levels will not exceed levels typical of construction works and will be managed in line with best practice.

There will be no pollution or nuisance impacts during the operational phase other than those related to noise and traffic resulting from the normal use of the completed development.

5.6 THE RISK OF MAJOR ACCIDENTS OR DISASTERS INCLUDING THOSE CAUSED BY CLIMATE CHANGE

Any risks of accidents during the construction phase are associated with typical construction activities including working with machinery and will be mitigated by use of best management practices, compliance with Safety, Health & Welfare at Work (Construction) Regulations, and the implementation of a site-specific CEMP, which will clearly detail all necessary environmental control measures. A Health and Safety Plan will be in place during the construction phase. It is anticipated that this will be communicated to all site staff through communication pathways such as site inductions and toolbox talks.

Disasters caused by climate change as well as naturally occurring phenomenon such as extreme weather events or ground-related hazard events such as subsidence, landslide, or earthquake which may impact human health or welfare, or the environment are not likely given the small-scale and short duration of the proposed construction works and the geological environment in which the site is located.

There will be emissions of greenhouse gases from truck movements and the operation of site construction equipment during the construction phase; however, the risks are considered low given the type and scale of the development. There will be continued emissions to the air during operational phase as the proposed development will have deliveries for supplies and services, vehicular use by resident, and for heating and cooling of the apartments and commercial premises.

The Catchment Flood Risk Assessment and Management (CFRAM) maps indicate that there is a low to medium probability of fluvial flooding from the Whitestown Stream at the east and southeast site boundaries as shown in Figure 5.1. Low probability flood events have an Annual Exceedance Probability (AEP) of 0.1%, equating to approximately a 1-in-a-1000 chance of occurring or being exceeded in any given year. Medium probability flood events have an AEP of 1%, equating to approximately a 1-in-a-100 chance of occurring or being exceeded in any given year. There are no flood events recorded within 500m of the site.

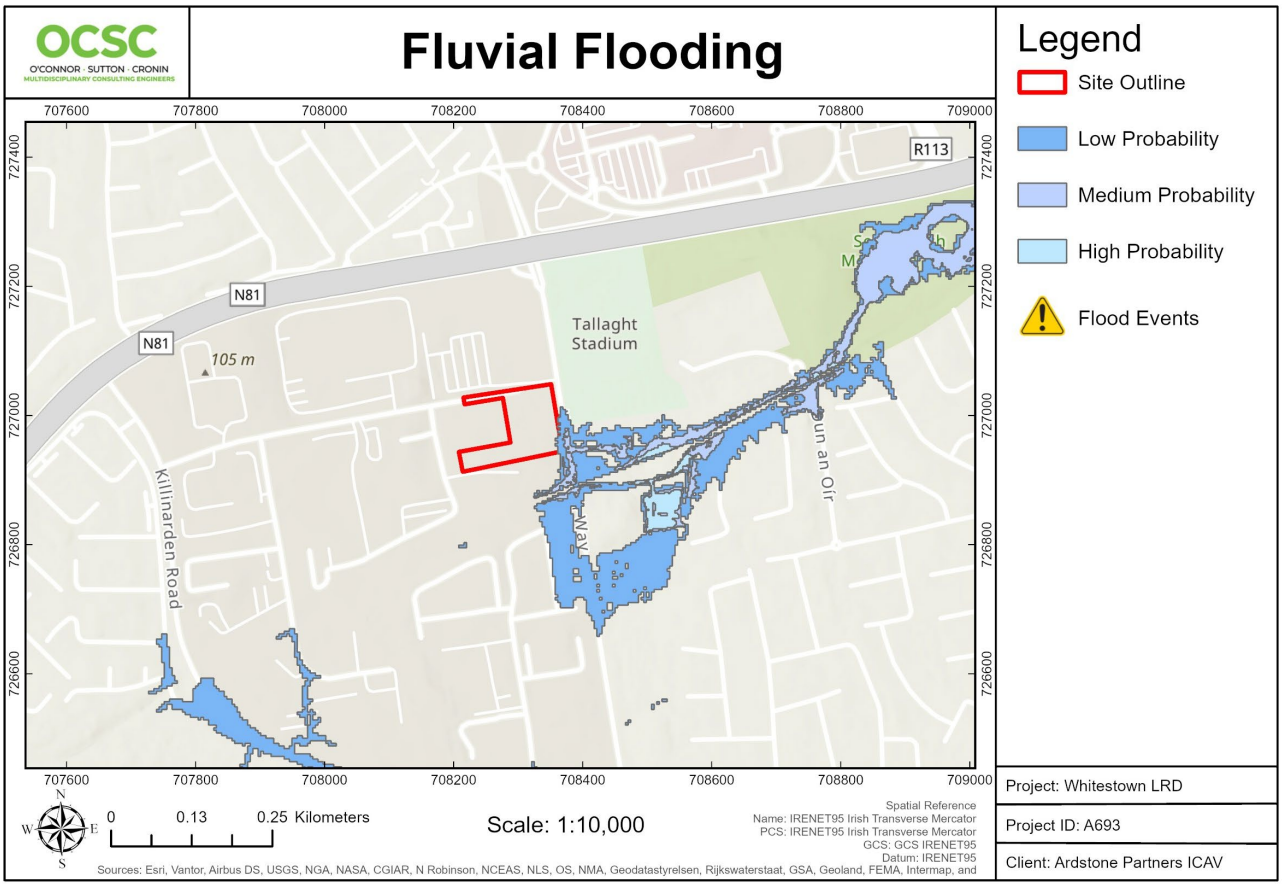


Figure 5.1: Flooding Probability (Source: OCSC, 2026)

5.7 RISKS TO HUMAN HEALTH – E.G., WATER CONTAMINATION/ AIR POLLUTION

Based on the GSI groundwater well database, there are no wells or springs within 1km of the site. The nearest well (2921NEW001) was drilled on the 1st of January 1974 to 35m for an industrial use and is located 1.16km northeast from the site. See Figure 5.2.

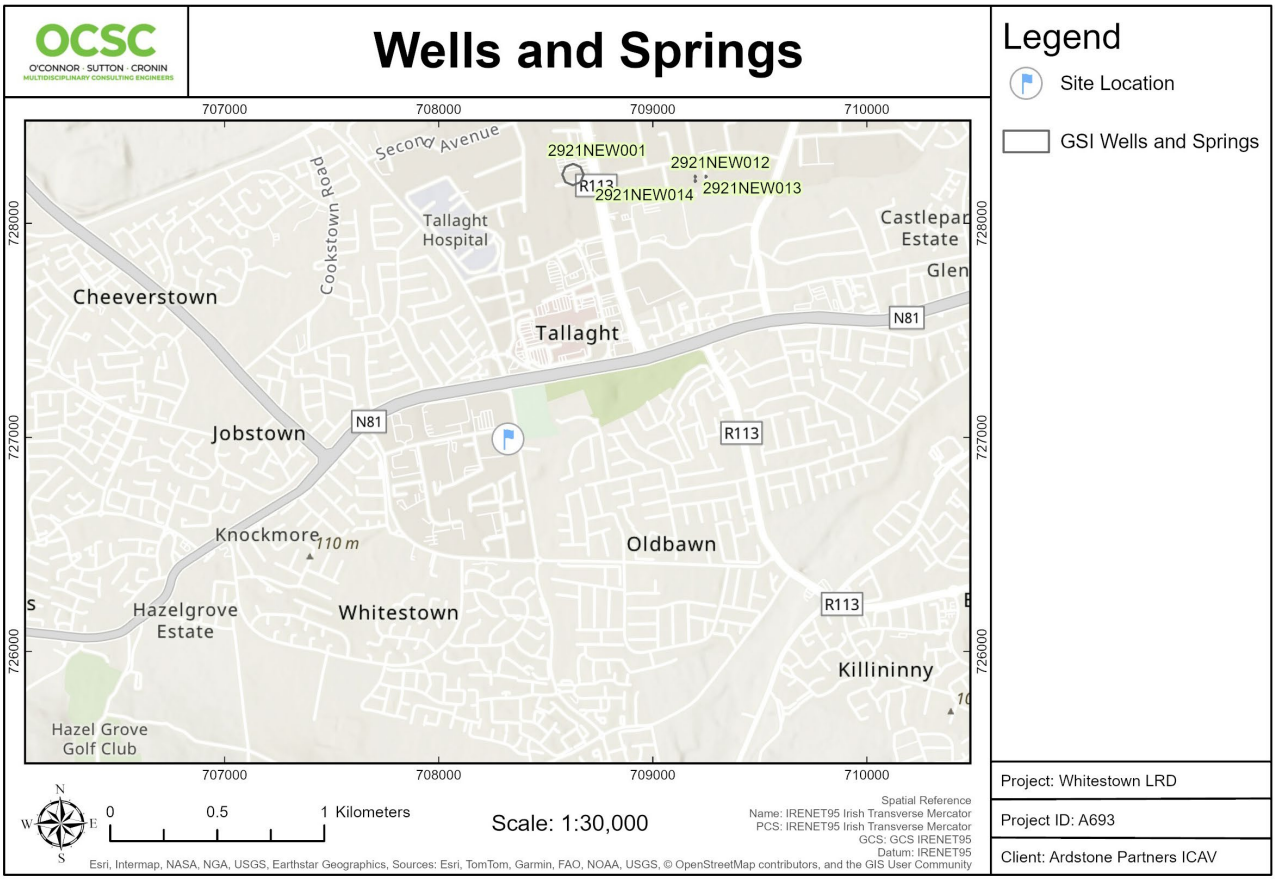


Figure 5.2: Groundwater Wells and Springs, (Source: OCSC, 2026)

The GSI database provides information on groundwater source protection zones (SPZs) (e.g., areas of contribution to water supply bores). SPZ delineation provides an assessment of the land area that contributes groundwater to a borehole or spring. The purpose of SPZs is to provide additional protection to safeguard drinking water quality through constraining the proximity of an activity that may impact upon a drinking water abstraction. The nearest SPZ is the Kilteel Group Water Scheme, which is located 8.49km southwest of the site and in a separate groundwater catchment to the site. As such, fuel and chemical storage and use on the site will not pose a risk to water of groundwater contamination within this SPZ. However, the risks to groundwater and surface water will be minimised via engineering design and construction in line with best practice. Contractors will prepare and implement a site-specific CEMP which will address the mitigation of risks to groundwater.

Given the undertaking of works in accordance with best practice and the nature of the operations phase, it is not anticipated that the works will pose a significant risk to groundwater or surface water quality during either the construction or operations phase of the works subject to the implementation of mitigation measures. In addition, air pollution will be limited to typical construction nuisance such as dust. Best practice guidelines will be applied to noise and dust nuisance mitigation.

6 EXISTING AND APPROVED LAND USE

6.1 THE RELATIVE ABUNDANCE, AVAILABILITY, QUALITY, AND REGENERATIVE CAPACITY OF NATURAL RESOURCES

Abundant natural resources such as aggregates, timber, and water will be required to complete the work and will be sourced from licensed local suppliers where possible. It is proposed that any material generated during the works will be reused on site or removed from site for recycling or reuse where possible. The relevant natural resources have been looked at in more detail in the following sections.

6.2 THE ADSORPTION CAPACITY OF THE NATURAL ENVIRONMENT

This section describes the adsorption capacity of the natural environment, specifically:

- Wetlands, riparian areas, and river mouths;
- Coastal zones and the marine environment;
- Mountain and forest areas;
- Nature reserves and parks;
- Areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive;
- 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;
- Densely populated areas; and
- Landscapes and sites of historical, cultural, or archaeological significance.

6.2.1 OVERVIEW

The Proposed Development site is located within a predominantly greenfield site and has hedgerows along its boundaries to the north, east, and south. The area immediately surrounding the site is in primarily retail, commercial/industrial, infrastructural, public amenity, educational, and residential use.

6.2.2 WETLANDS, RIPARIAN AREAS, AND RIVER MOUTHS

The nearest wetland to the Proposed Development is the Kiltipper Road Ponds located 58.78m southeast of the site location. The Whitestown Stream is located approximately 60m south of the site.

6.2.3 COSTAL ZONES AND THE MARINE ENVIRONMENT

The Proposed Development is located inland and is not located close to any coastal zone or marine environment. The nearest coastal zone is the Dublin Bay located 12.85km east of the site.

6.2.4 MOUNTAIN AND FOREST PARKS

There are no mountain or forest parks close to or within the Proposed Development site. The nearest is Mount Seskin located approximately 2.88km southwest of the site.

6.2.5 NATURE RESERVES AND PARKS

There are no nature reserves or national parks located within or near the Proposed Development site. The nearest is the Knocksink Wood Nature Reserve, approximately 15.12km southeast of the site.

6.2.6 AREAS CLASSIFIED OR PROTECTED UNDER LEGISLATION

There are two Special Areas of Conservation (SACs) within 5km of the site as shown on Figure 6.1: the Glenasmole Valley SAC (2.58km south), and the Wicklow Mountains SAC (4.88km south). There is no hydrological link between the site and either of the SACs as shown Figure 6.2.

There are no Special Protection Areas (SPAs) within 5km of the site as shown in Figure 6.1 and Figure 6.2.

There are no Natural Heritage Areas (NHAs) and four proposed Natural Heritage Area (pNHAs) within 5km of the site as shown on Figure 6.1. The nearest is the Dodder Valley pNHA located 1.4km east of the site. There are no hydrological connections between the site and any of the pNHAs.

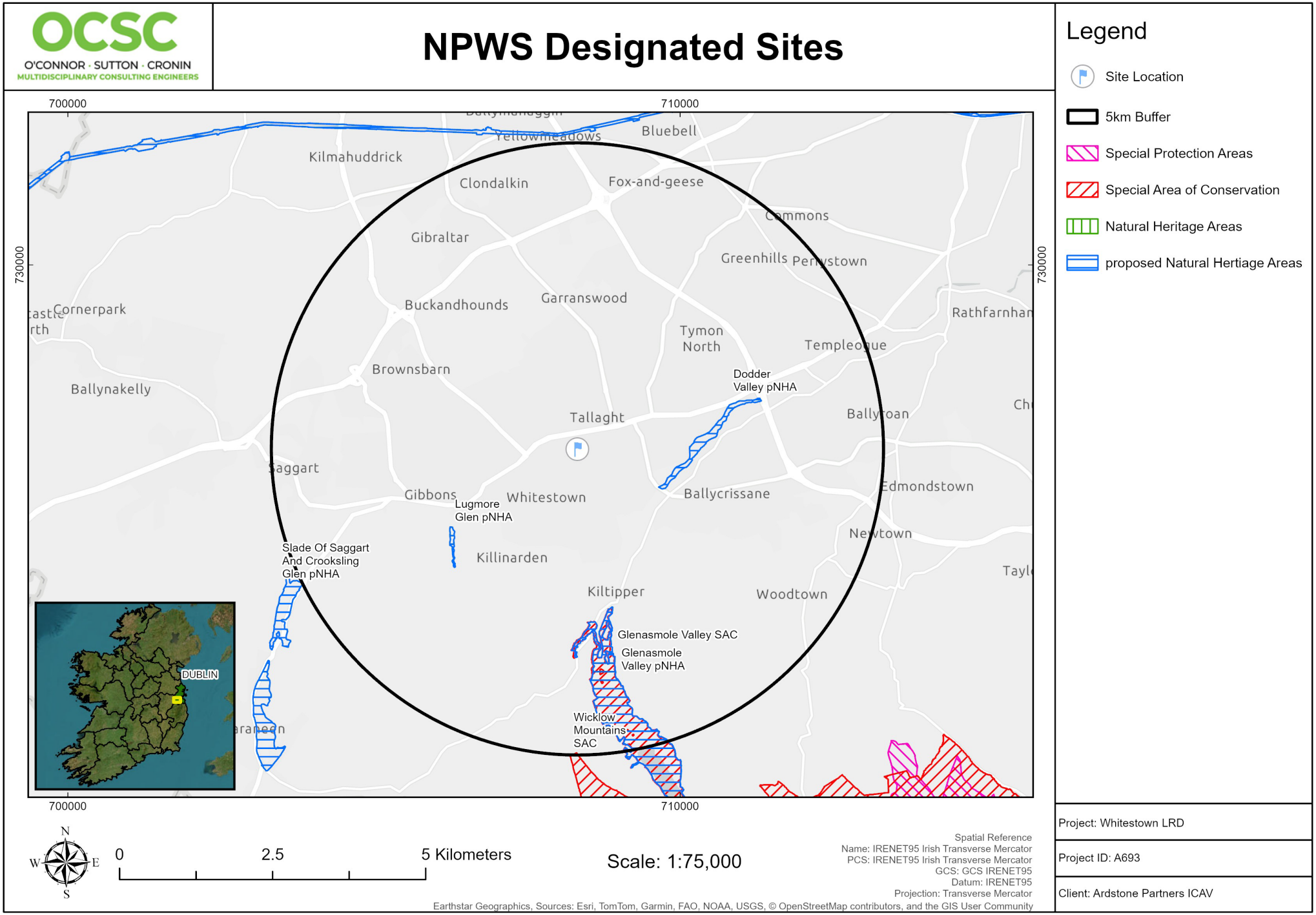
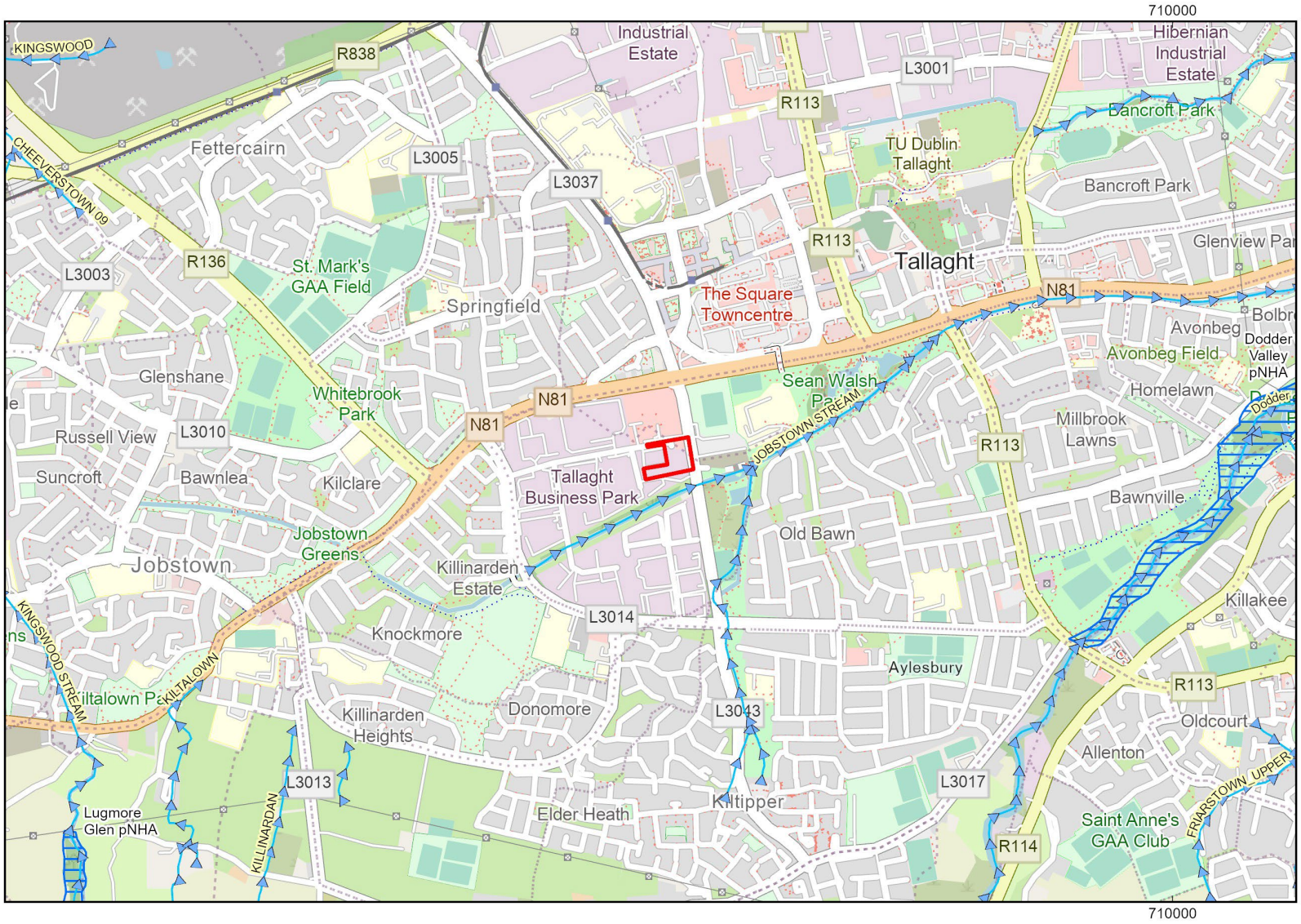


Figure 6.1: NPWS Designated Sites (Source: OCSC, 2026)

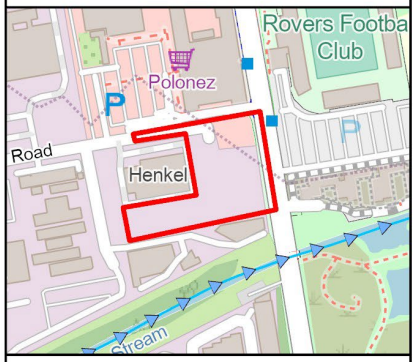
OCSC
O'CONNOR · SUTTON · CRONIN
MULTIDISCIPLINARY CONSULTING ENGINEERS

Water Flow and NPWS Designated Sites



Legend

- Site Outline
- Special Protection Areas
- Special Area of Conservation
- Natural Heritage Areas
- proposed Natural Hertiage Areas
- River Network
- River Flow Direction



N
W E
S

0 0.5 1 Kilometers

Scale: 1:20,000

Spatial Reference
Name: IRENET95 Irish Transverse Mercator
PCS: IRENET95 Irish Transverse Mercator
GCS: GCS IRENET95
Datum: IRENET95
Projection: Transverse Mercator

Project: Whitestown LRD

Project ID: A693

Client: Ardstone Partners ICAV

Figure 6.2: Designated Sites and EPA Rivers near the Study Area (Source: OCSC, 2026)

6.2.7 HYDROLOGY

The nearest surface water feature is Whitestown stream, a tributary of the Dodder River (DODDER_040 (IE_EA_09D010620)), located approximately 60m south of the site. The Whitestown stream flows in a northeasterly direction before joining the Dodder River (IE_EA_09D010620) 2.6km to the northeast. The Dodder River flows a further 13km in a northeasterly direction from this point before joining the River Liffey which discharges to the Irish Sea at Dublin Bay.

Based on the most recent water quality information (2019-2024), the Whitestown stream (DODDER_040) has an overall Water Framework Directive (WFD) status of 'Moderate', as shown Figure 6.3.

The EPA spatial dataset indicates that the Whitestown stream (DODDER_040) River is 'At risk' of failing to meet its WFD objectives by (EPA 2026). See Figure 6.4. WFD summary information for this waterbody is summarised in Table 6.1.

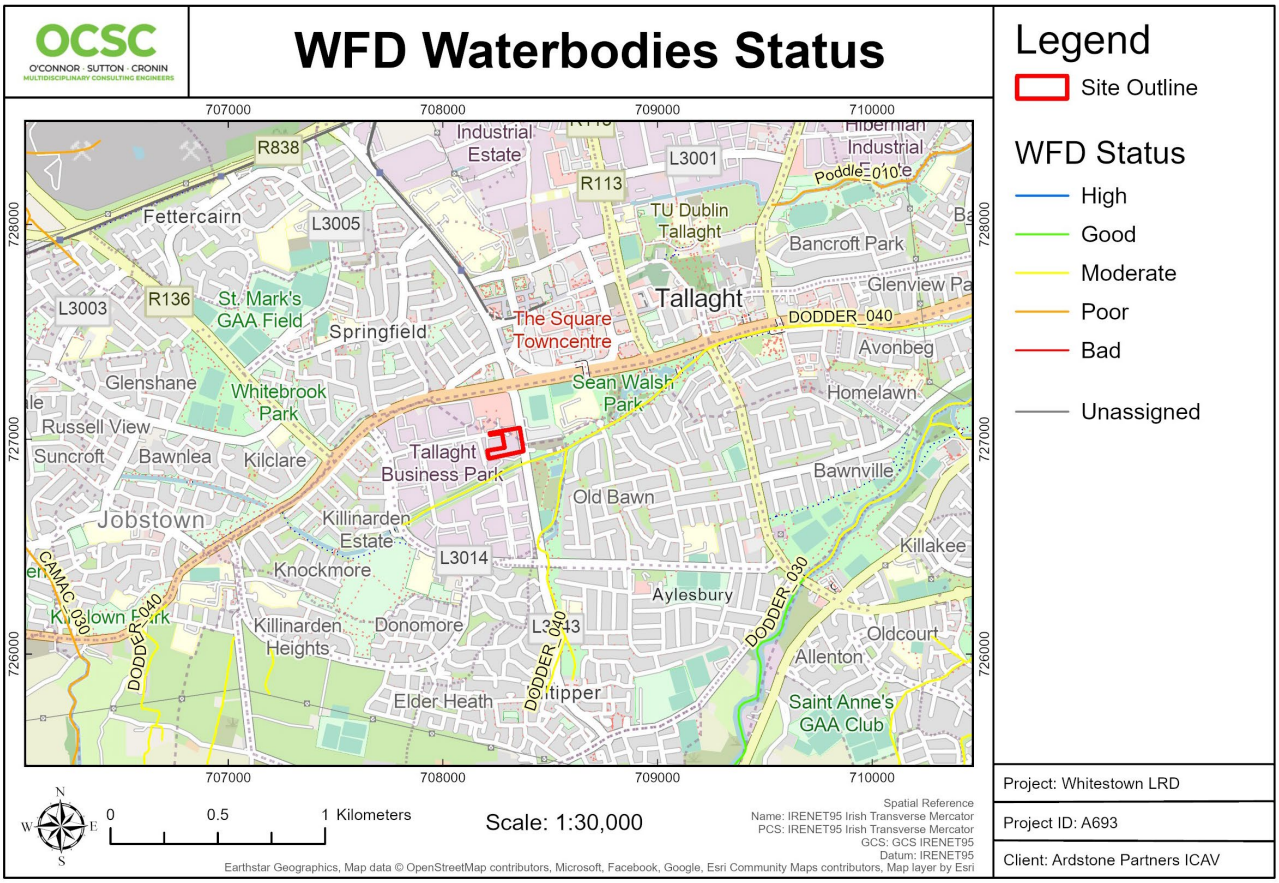


Figure 6.3: River Waterbody Status, (Source: OCSC, 2026).

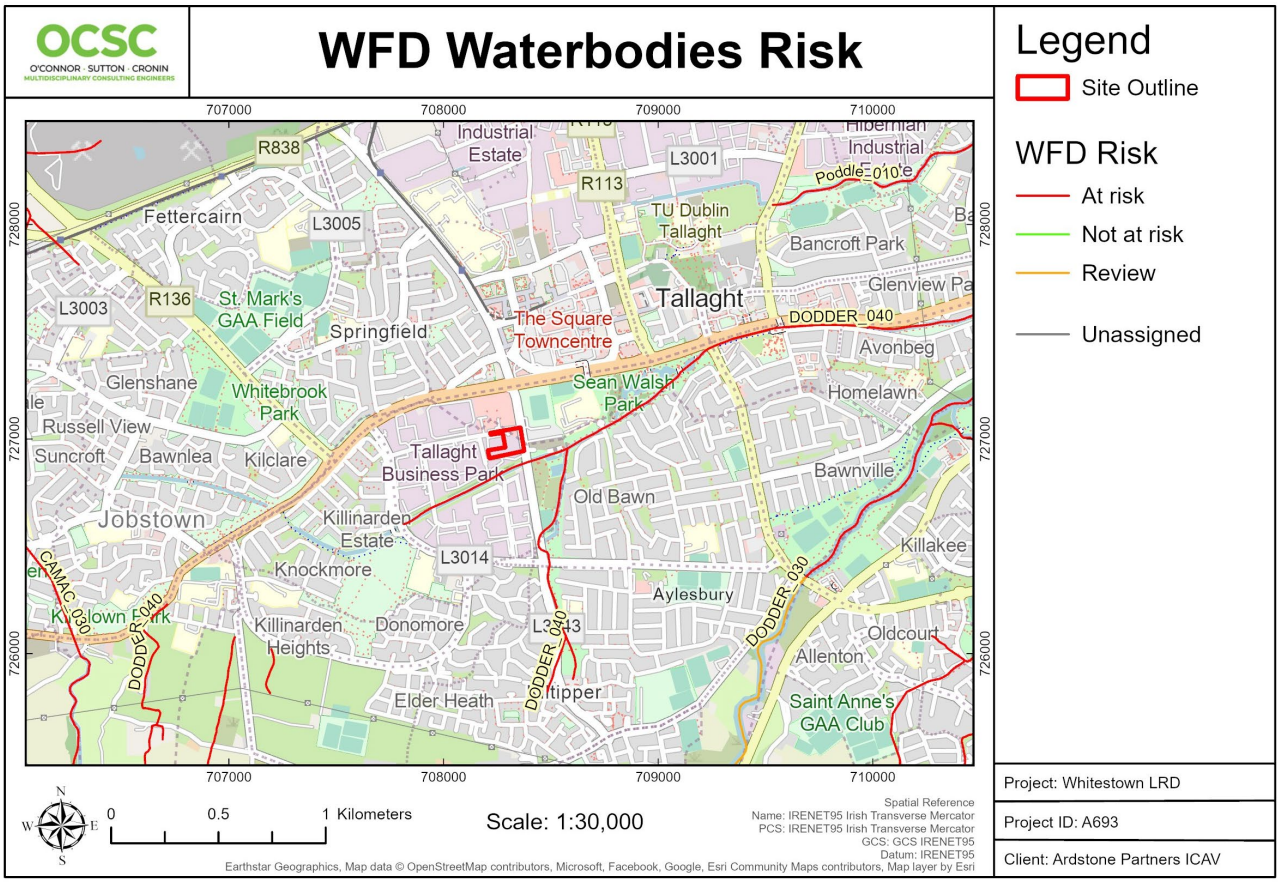


Figure 6.4: River Waterbodies Risk, (Source: OCSC, 2026)

Table 6.1: WFD Summary Information

Name	Whitestown Stream
Waterbody Code	IE_EA_09D010620
Waterbody Name	Dodder_040
Waterbody Type	River
Iteration	SW 2019-2024
Status	Moderate
Risk	At Risk

6.2.8 LANDSCAPES AND SITES OF HISTORICAL, CULTURAL OR ARCHAEOLOGICAL SIGNIFICANCE

The National Monuments Service (NMS) maps shows that there are no sites on the National Inventory of Architectural Heritage (NIAH) within 500m of the site. The nearest (11214025) is located 936m to the northwest. See Figure 6.5 for locations of nearby NIAH sites and Table 6.2 for information regarding the nearest site.

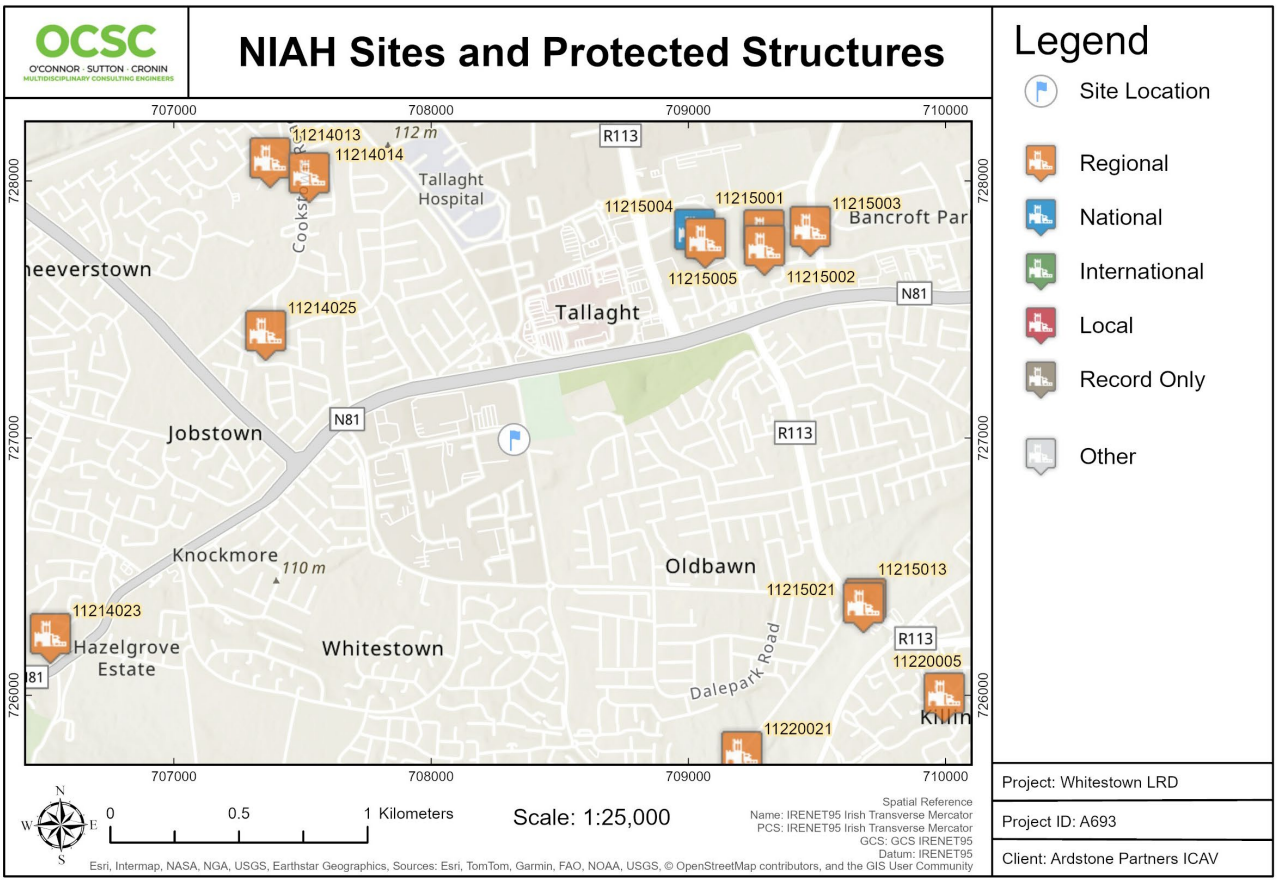


Figure 6.5: NIAH sites and Protected Structures in the vicinity of the proposed site (Source: OCSC, 2026)

The NMS maps indicates that there are no sites on the Sites and Monuments Records within 500m of the site. The closest feature (DU021-037007-) is located approximately 844m northeast of the site. See Figure 6.6 for locations of nearby Sites and Monuments Records and Table 6.3 for information regarding the nearest site.

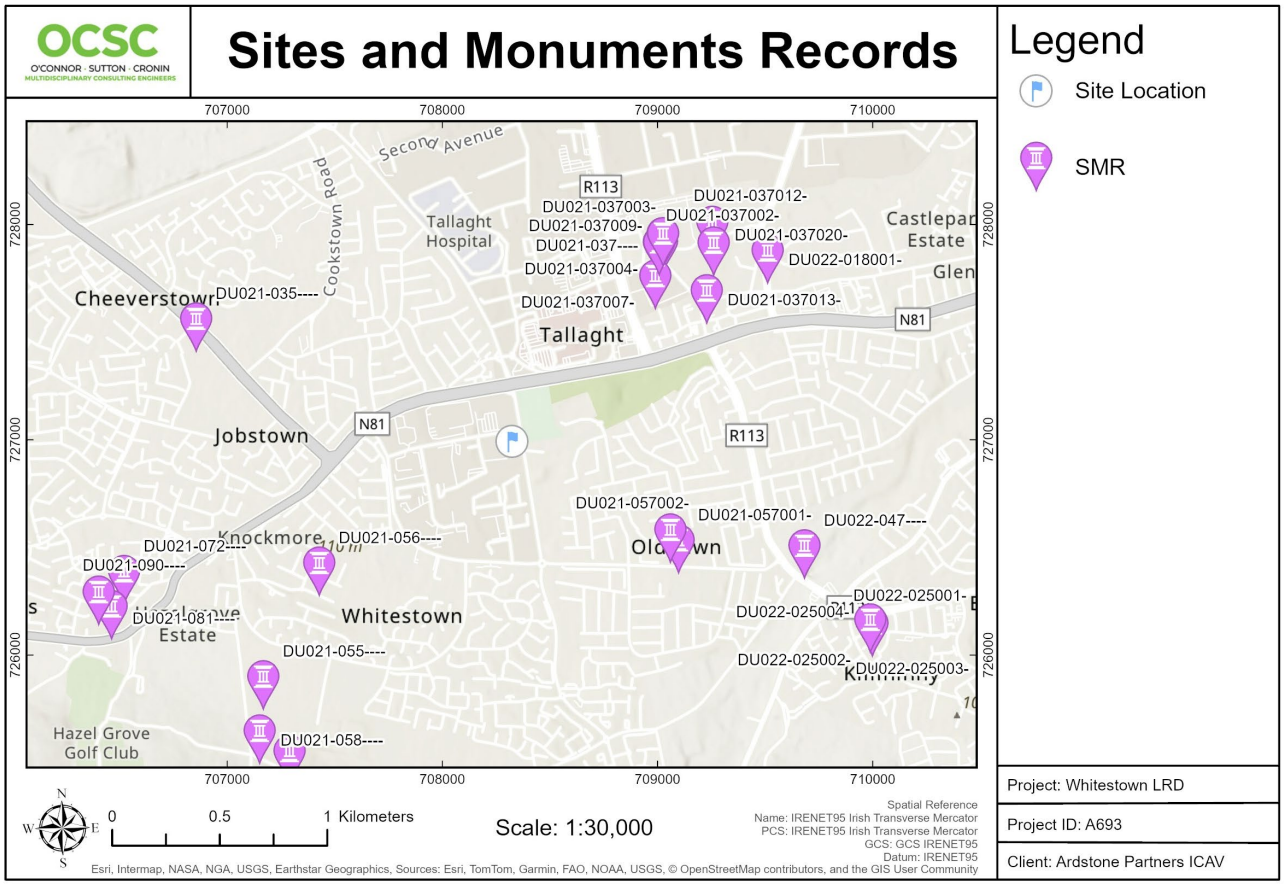


Figure 6.6: Sites and Monuments Records in the Vicinity of the Proposed Site; (Source: OCSC, 2026)

Table 6.2: Summary of NIAH Sites and Record of Protected Structures Near the Site

NIAH Ref.	Name	Location	Description	Distance from site
11214025	Post box	Maplewood Road, Jobstown, Dublin	Cast-iron pillar post box, c.1980, located to roadside.	936m NW

Table 6.3: Summary of Sites and Monuments Records Near the Site

NIAH Ref.	Name	Location – Townland	Description	Distance from site
DU021-037007-	Mill - unclassified	Tallaght	According to sources (Scantlebury, 1960), Saint Óengus the Culldee who was a bishop and writer living in the early 9th century, held to be the author of Féilire Óengussa and possibly of the Martyrology of Tallaght entered Tallaght monastery in disguise as a lay brother. He was given charge of the kiln and mill as one of his early duties. A mill race marked on the first ed. OS 6-inch maps may follow the course of an early mill race associated with this mill (pers comm Clare Crowley).	844m NE

ZoN: Zone of Notification

All information taken from the Ordnance Survey Ireland website.

7 TYPES AND CHARACTERISTICS OF POTENTIAL IMPACTS

The likely effects on the environment of the proposed development in relation to specified criteria described in Section 5 are assessed below with reference to the individual disciplines in the following sections.

7.1 MAGNITUDE AND SPATIAL EXTENT OF IMPACT

This project relates to the proposed construction of a large-scale residential development in Whitestown Way, Tallaght, Dublin 24, County Dublin. The potential construction phase impacts are predicted to be slight, short-term, and unlikely subject to the implementation of design and construction mitigation measures. No operational phase impacts are anticipated as a result of this development.

7.2 THE NATURE OF THE IMPACT

7.2.1 POPULATION AND HUMAN HEALTH

There is the potential for impact to population and human health due to traffic, noise, dust, etc. during the construction phase. However, subject to the implementation of appropriate mitigation measures which has been outlined in the Application-stage CEMP (AWN Consulting Ltd, 2026) that has been prepared, these impacts will be short-term and slight.

During operational phase, the Proposed Development will provide new residential housing, employment, and the creche facilities, which will result in a permanent positive impact for the local population in the Dublin 24 area.

7.2.2 WATER

The works will create the potential for impact to the Whitestown stream located 60m to the south of the site during the construction phase due to increased siltation and turbidity to surface runoff and accidental spillages of oils or fuels from machinery, concrete/cement, paint, etc. The release of pollutants may also impact the local storm sewer network and groundwater due to discharge or infiltration of impacted surface water. However, the implementation of industry best practice pollution prevention measures and the production and implementation of a CEMP will reduce the potential for the release of contaminants to surface water and groundwater. Impacts are predicted to be unlikely and not significant subject to the implementation of mitigation measures.

The operations phase is not likely to contribute to additional surface water discharge significantly above existing volumes as the drainage for the project has been designed in accordance with Uisce Eireann, Code of Practice for Wastewater Infrastructure. Therefore, impacts due to surface water runoff and groundwater recharge during the operations phase are predicted to be unlikely and not significant.

Water supply will be required during the construction and operations phases. Should the water mains be utilised, all relevant permissions, such as written agreement from Irish Water and relevant stakeholders, should be sought prior to construction. At no point will water be abstracted from rivers, streams, lakes, or reservoirs.

7.2.3 LAND AND SOILS

Potential impacts to land and soils may result from excavation leading weathering and erosion of the surface soils, increased silt levels or pollutants from the construction processes, accidental spills, and impacted runoff. Excavated soils or sediment will be reused on-site where possible and where this material meets acceptable construction criteria, and the project will be designed to balance cut/fill where possible, thereby minimising the generation of waste soils. In addition, best practice standards, environmental guidelines, and mitigation measures will be defined in the CEMP and implemented to avoid impacts on soil quality. As a result, no significant negative effects on land and soils are predicted during the construction or operations phases of the Proposed Development.

7.2.4 AIR QUALITY AND CLIMATE

The main air quality impacts will be associated with dust generation during site preparation and construction activities and the transfer of dust-making materials from the site onto the local road network. The closest air monitoring station with recent results is the Tallaght Station (Station Code D15), which is located 1.20km southeast of the site. The EPA's Air Quality Index for Health (AQIH) is represented by a number from 1 to 10 that identifies the air quality of the monitoring station and whether this might affect an adult or child's health. Readings range from 10 (very poor air quality) to 1 to 3 inclusive (good air quality). As of the 11th of March 2026, this station currently has an air quality rating of 1.

The implementation of appropriate mitigation measures and best management practices in accordance with the CEMP will minimise the generation of dust during the construction phase. Dust is unlikely to result in a significant effect on the environment subject to implementation of mitigation measures.

Climatic impacts are expected to include emissions of greenhouse gases to the atmosphere from truck movements and the operation of site construction equipment; however, a significant effect is not considered likely given the scale and duration of the Proposed Development.

During the operations phase, the Proposed Development will have traffic related emissions by site users and emissions from the heating and cooling systems and other power usages within the development.

7.2.5 NOISE AND VIBRATION

The construction phase of the Proposed Development has the potential to increase noise levels at noise sensitive locations surrounding the site. Impact from the construction phase will depend on the number and type of equipment employed during the works. There is potential for ground vibration due to the construction phase works which will mainly be derived from groundworks.

In Ireland, noise limits for construction activities are generally controlled by local authorities and commonly refer to limiting working hours to prevent a noise nuisance. Works will be undertaken in accordance with industry best practice, including the World Health Organisation's (WHOs) 'Community Noise Guidelines' (Berglund et al., 2003) and the site-specific CEMP. Noise impacts to surrounding receptors during the construction phase are predicted to be short term and moderate while vibration impacts are predicted to be short term and not significant due to the design of the project and subject to implementation of mitigation measures.

Noise and vibration effects during the operations phase will be limited to those associated with the normal use of the development and are predicted to be not significant.

7.2.6 CULTURAL HERITAGE

The historic maps showed that the study area is undisturbed land, with the area being used for agricultural land use during the 19th century. Historic and recent aerial photographs show the development of adjoining commercial, industrial, residential, and public amenity areas from 1996 to 2025. Given the distance to the nearest historical sites and sites of archaeological heritage, impacts are predicted to be unlikely, temporary, and imperceptible during the construction phase with no impacts during the operations phase.

7.2.7 BIODIVERSITY

EcIA and AA Screening reports have been prepared for the Proposed Development by OCSC (2026) and should be read in conjunction with this report. The AA Screening report concluded that the works are unlikely to impact on Natura 2000 sites identified within the project's 5km zone of influence due to the scale, nature, and duration of the works.

The EcIA concluded that while there will be a permanent loss of some habitats within the site. However, these are commonly occurring and widespread within the area, and the loss will not be significant. However, with the

application of mitigation measures, the significance of these effects will be reduced. Further information can be found in the EcIA and AA Screening reports.

7.2.8 LANDSCAPE

The Proposed Development will comprise of the construction of a residential and commercial development in Whitestown. In terms of landscape designations, the Proposed Development site and surrounding environs are identified as 'Objective REGEN' within the Landscape Category Map as contained within the South Dublin County Development Plan 2022-2028. The vulnerability of this landscape categorisation is identified as Least Sensitive. The Proposed Development is unlikely to adversely alter the established landscape character of this area.

Permanent, localised landscape and visual effects will arise as a result of construction phase, which will involve the clearing of existing vegetation and the construction of the residential housing and associated commercial space. Following completion of construction works, changes to the local environment will be clearly recognisable. However, due to the overall extent and scale of the Proposed Development and the urbanising nature of the surrounding area, the development will not significantly alter the existing landscape character.

7.2.9 MATERIAL ASSETS

Waste

As the Proposed Development is largely at grade, there will be no requirement for any significant cut or fill. As outlined in Section 5.4, it is not envisaged that there will be a need to remove large quantities of excavated material from within the site boundary. Other wastes generated during the construction phase will be consistent with similar projects. Industry best practice pollution prevention measures will be implemented during construction along with the project Resource and Waste Management Plan (RWMP) (AWN Consulting Ltd, 2026). Any waste produced as part of the project will be dealt with in a sustainable manner and in accordance with Waste Regulations. As a result, there will be no significant impact related to construction waste.

Waste management during the operations phase will be undertaken in accordance with the site's Operational Waste Management Plan (OWMP) (AWN Consulting Ltd, 2026). As a result, no significant impact is predicted during the operations phase with regard to wastes.

Traffic and Transport

The surrounding roads include the N81 and Whitestown Way, which will experience increased traffic during the construction phase. A Traffic Management Plan will be implemented to minimise disruption to local residents and other road users. As a result, these impacts are predicted to be temporary, localised, and slight during the construction phase. Impacts to local traffic and transport during the operations phase are predicted to be slight.

7.3 THE TRANSBOUNDARY NATURE OF THE IMPACT

Due to the scale and nature of the works and the site location, transboundary impacts are extremely unlikely.

7.4 THE INTENSITY AND COMPLEXITY OF THE IMPACT

The majority of the impacts are associated with the construction phase of the proposed development. Due to the nature of the proposed works, the intensity and complexity of the impacts associated with the construction phase of the project are predicted to be low, with impacts being short term and slight, subject to the implementation of mitigation measures outlined in the CEMP.

No significant impacts are predicted during the operational phase.

7.5 THE PROBABILITY OF THE IMPACT

Due to the nature of the proposed development and the sensitive receptors in the surrounding environment, there is a high degree of certainty in the magnitude, intensity, duration, and consequences of the predicted potential impacts associated with the project. The likelihood of significant impact from the project on the receiving environment is predicted to be low subject to the implementation of best practice construction methods and mitigation measures.

Operations phase impacts, primarily related to additional traffic resulting from the completed development, are predicted to be slight.

7.6 EXPECTED ONSET, DURATION, FREQUENCY AND REVERSIBILITY OF THE IMPACT

Predicted local impacts, including those from noise, dust, and traffic, will occur concurrently with the construction phase, primarily during working hours. Subject to implementation of mitigation measures, impacts will be slight, short term, and transient in nature during the construction phase and will be reversible over time.

Despite a slight impact due to increased traffic locally, it is anticipated that the positive impact from the Proposed Development during the operations phase would be positive and permanent due to the provision of housing and employment.

7.7 THE POSSIBILITY OF EFFECTIVELY REDUCING THE IMPACT

The project involves a work area which has been limited to that required for the construction of the proposed residential and commercial development. While the potential exists during the construction stage for impacts related to chemicals, oils, debris, noise, vibrations, lighting, sedimentation, and traffic, a CEMP considering all site works and detailing all required mitigation measures and a Traffic Management Plan will be prepared and implemented by the appointed contractor.

7.8 INTERACTION BETWEEN AREAS OF POTENTIAL IMPACT

There are no factors which are anticipated to be significantly affected by the proposed development. In addition, no significant interactions between these factors are predicted to result from the proposed development.

7.9 CUMULATION WITH OTHER EXISTING DEVELOPMENTS/DEVELOPMENT THE SUBJECT OF A CONSENT

Cumulative effects can result from individually insignificant but collectively significant actions taking place over a period of time or concentrated in a location. Cumulative effects can occur where a proposed development results in individually insignificant impacts that, when considered in-combination with impacts of other proposed or permitted plans and projects, can result in significant effects.

Proposed and granted planning applications within 1km of the site and dating back to 2020 were reviewed to identify works of a significant scale which may produce in-combination effects with the proposed works. Information provided on the MyPlan.ie 'National Planning Application' database, the South Dublin County Council planning application portal, and the An Coimisiún Pleanála (ACP) online database for planning grants of larger than single domestic scale within 1km of the site are detailed in Table 7.1 along with the likelihood of in-combination effects.

Table 7.1: Grants of Planning within 1km of the Site

Application Reference	Details	Construction Stage Overlap	Ecological Effects	Location & Proximity	Rationale
SD25A/0271W	Blenders intend to apply for Retention Permission and Permission for development on lands at Blenders, Whitestown, Tallaght, Dublin 24, D24 VY75. The development for which retention permission is sought consists of minor works arising from deviations to the permitted finished goods warehouse associated with SD23A/0277 as follows: 1.Single storey office, staircase and utility rooms (1 no. panel room and 1 no. fire hose reel pump room) to the north-west of the finished goods warehouse with roof plant over. 2. Standalone bicycle shed to the north east corner of the site. 3. Widening of the internal road in the southwest corner of the site to accommodate additional HGV staging spaces. 4. Relocation of pedestrian walkway to the front of car parking spaces to the north-west of the site. 5. Associated lighting, landscaping, retaining gabion wall and drainage arrangements. Planning permission is sought for: • alterations to the existing entrance to the south of the site in order to prevent HGVs striking the ground surface on entry/exit along with replacement gates and fencing. •new landscaping (including additional planting) •omission of permitted sprinkler tank and meter room from that permitted under SD23A/0277 All associated site works.	Decision date April 21, 2026. Potential overlap of construction stages.	Dust and noise during construction phase.	Approximately 90m northwest of the site, Blenders, Whitestown, Tallaght, Dublin 24, D24 VY75	Sufficient distances between the sites and the nearest Natura site. The Appropriate Assessment Screening report completed for the proposed development concluded that the Proposed Development, alone or in-combination with other plans or projects, will not result in significant adverse effects to the integrity and conservation status of European sites subject to the implementation of mitigation measures.
SD23A/0230	Development of a welfare facility to accommodate a future bus layover which was approved as part of the D24 Neighbourhood Cycle Network Scheme. The proposed development consists of a bus driver welfare facility comprising of two toilet units circa 6 m2 each, hard standing area, and associated infrastructure. The proposed development is approximately 0.05 hectares (ha) in size.	Decision Date: 20/12/2023. Request for further information Potential overlap of construction stages.	Dust and noise during construction phase.	Approximately 90m northwest of the site. Blenders, Whitestown, Tallaght, Dublin 24, D24 VY75	Sufficient distances between the sites and the nearest Natura site. The Appropriate Assessment Screening report completed for the proposed development concluded that the Proposed Development, alone or in-combination with other plans or projects, will not result in significant adverse effects to the integrity and conservation status of European sites subject to the implementation of mitigation measures.

Application Reference	Details	Construction Stage Overlap	Ecological Effects	Location & Proximity	Rationale
316828	Tallaght/Clondalkin to City Centre Bus Connect Core Bus Corridor Scheme.		Dust and noise during construction phase.	Approximately 270m north of the site. Tallaght/Clondalkin to Dublin City.	Sufficient distances between the sites and the nearest Natura site. The Appropriate Assessment Screening report completed for the proposed development concluded that the Proposed Development, alone or in-combination with other plans or projects, will not result in significant adverse effects to the integrity and conservation status of European sites subject to the implementation of mitigation measures.
SD23A/0277	Construction of a finished goods warehouse (including freezer room) at the south side of the existing Blenders manufacturing facility. The proposed extension will have a gross floor area of 3,900 sq.m and a maximum height of 20.5m. Also, ancillary works including: PV panels to new proposed warehouse roofs, 3 no. additional loading dock levellers, Relocation of existing carparking (no change in numbers) including provision of 4 no. EV charging spaces and 2 no. accessible parking spaces, 35 no. cycle parking spaces., New HGV staging area to accommodate 4 trucks., Construction of new sprinkler tank (10m high) and pump room (3m high) to the south west of the site along with retaining wall., Provision of internal connections to the main Blenders building., Fire escape door to western elevation of main Blenders building. All associated site works including landscaping, drainage infrastructure and a new path to east of site.	Permission granted on the 10/5/2024. Valid until the 9/5/2029. Potential overlap of construction stages.	Dust and noise during construction phase.	Approximately 91m northeast, Blenders, Whitestown, Tallaght, Dublin 24, D24 VY75	Sufficient distances between the sites and the nearest Natura site. The Appropriate Assessment Screening report completed for the proposed development concluded that the Proposed Development, alone or in-combination with other plans or projects, will not result in significant adverse effects to the integrity and conservation status of European sites subject to the implementation of mitigation measures.
SD24A/0174	The Development will consist of the installation of 1,611 msq solar photovoltaic Panels to various rooftops of the existing building at Blenders, Whitestown Road, Tallaght, Dublin 24, D24VY75	Permission granted on 14/10/2024. Valid until the 13/10/2029. Potential overlap of construction stages.	Dust and noise during construction phase.	Approximately 91m northeast, Blenders, Whitestown, Tallaght, Dublin 24, D24 VY75	Sufficient distances between the sites and the nearest Natura site.

Application Reference	Details	Construction Stage Overlap	Ecological Effects	Location & Proximity	Rationale
SD25A/0143W	• Part change of use at ground floor level from office use to warehouse / logistics use (with a Gross Floor Area (GFA) of 944 sq.m) and light industry- manufacturing / food processing use (GFA of 1,860 sq.m), including ancillary staff welfare facilities, with the remainder of the existing floorspace (GFA of 712 sq.m) unchanged from the existing office use; • Proposed extension to the rear / south elevation of the existing building (with a GFA of 861 sq.m), comprising one level with a height of 7.47m, to provide an additional ancillary store to the proposed light industry-manufacturing / food processing use; • Proposed two storey extension (GFA of 13 sq.m) to the north elevation to provide an additional lift shaft and proposed extensions to the northern and west elevations to provide additional lobby / entrance areas (12 sq.m); • Provision of additional floorspace at first floor level (within the existing building envelope) to provide an additional 1,040 sq.m (GFA) of office floor space, ancillary staff welfare facilities, ancillary innovation and testing rooms, storage and plant rooms, and an additional 163 sq.m (GFA) of a mezzanine storage area; • Associated internal reconfigurations and installation of new internal partition walls, and associated alterations to the elevations including materials and fenestration arrangement, additional loading bays and roller shutter doors; • Provision of associated signage including an internally illuminated sign adjacent to the security entrance gate, a directional sign, internally illuminated signage over the entrance doors to the unit and 2 no. signs over entrance canopies; • Reconfigured car parking to provide 72 no. car parking spaces (a reduction from 134), widening of the internal service road, provision of new pedestrian footpaths from the estate road, internal segregated pedestrian footpaths and crossing, and the provision of a security fence and gate; • The proposal includes dock leveller, landscaping, bicycle store, external store with WC/garden store/bin store, plant compound, PV panels to new rear extension roof and bicycle store roof, surface water drainage, including detention pond and swale, and all associated works. The proposed development results in an overall increase of 2,089 sq.m in the total GFA of the unit from 3,516 sq.m to 5,605 sq.m, comprising office, warehouse / logistics, light industry manufacturing / food processing uses, and ancillary staff welfare facilities, innovation and testing rooms, storage and plant rooms.	Permission granted on 29/1/2026. Expiry Date 9/3/2031 Potential overlap of construction stages.	Dust and noise during construction phase.	Approximately 500m southwest, The Former Meridian Building, Whitestown Drive, Tallaght Business Park, Dublin 24, D24 HH50	Sufficient distances between the sites and the nearest Natura site.

8 CONCLUSION

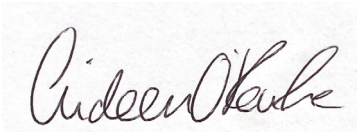
This EIA screening process has considered potential effects which may arise during the construction and operational phases as a result of the development of the proposed LRD project at Whitestown Way, Tallaght, Dublin 24, Co. Dublin. Based on the duration, nature, and scale of the proposed construction of a residential, communal and commercial development, it is predicted that the overall impact on the receiving environment is likely to be short term; slight, and negative during the construction phase subject to implementation of all mitigation measures detailed in the CEMP. Due to the generation of housing and employment in the area, it is predicted that the operations phase will result in permanent, slight, positive impacts. In addition, an AA Screening Report and an Ecological Impact Assessment Report prepared by OCSC concluded that the proposed project is not likely to give rise to adverse effects on any designated European sites, alone or in combination with other plans or projects.

Based on this assessment, the preparation of an EIA is not recommended for the Proposed Development. However, the final determination with regard to the need for an EIA will be undertaken by the competent authority.

Please refer to the completed Screening Checklist identified in the European Commission publication Environmental Impact Assessment of Projects, Guidance on Screening (2017) and included in Appendix A.

9 VERIFICATION

This report was compiled by Aideen O'Rourke, BSc, MSc, AMIEnvSc, Environmental Consultant; reviewed by Glenda Barry, BSc, MSc, PGeo, EurGeol, Associate Consultant; and approved by Eleanor Burke, BSc, MSc, DAS, MIEnvSc, CSci, OCSC Director (Environmental).



Aideen O'Rourke, BSc, MSc, AMIEnvSc,
Environmental Consultant
O'Connor Sutton Cronin & Associates

OCSC
O'CONNOR · SUTTON · CRONIN
MULTIDISCIPLINARY CONSULTING ENGINEERS

Appendix A Screening Checklist

EIA Screening Checklist

Questions to be Considered	Yes / No /? Briefly describe.	Is this likely to result in a significant impact? Yes/No? – Why?
1. Will construction, operation, decommissioning, or demolition works of the Project involve actions that will cause physical changes in the locality (topography, land use, changes in waterbodies, etc.)?	Yes – the Proposed Development will result in land use change. Areas of native habitat will be lost.	No – with appropriate mitigation measures in place, no significant effects are anticipated.
2. Will construction or the operation of the Project use natural resources such as land, water, materials, or energy, especially any resources which are non-renewable or are in short supply?	Yes – building materials will require natural resources. In addition, water and energy supplies will be required during the construction and operations phases.	No – all imported materials will be sourced from licensed suppliers, and water and energy will be provided under contract with national suppliers, so the impact is not likely to be significant.
3. Will the Project involve the use, storage, transport, handling or production of substances or materials which could be harmful to human health, to the environment, or raise concerns about actual or perceived risks to human health?	Yes – Fuels, cement-based materials, and chemicals associated with the construction process.	No – With proper storage, bunding, and adherence to CEMP protocols, no significant impacts are expected. A Health and Safety Plan will be in place and all site staff will be briefed on the Health and Safety Plan prior to commencing works.
4. Will the Project produce solid wastes during construction or operation or decommissioning?	Yes – During construction and operations phases.	No – Waste management shall form part of the overall CEMP for the construction phase and contain control measures for the management of waste generated on the site. Operational waste will be managed in accordance with the site's OWMP.
5. Will the Project release pollutants or any hazardous, toxic, or noxious substances to air or lead to exceeding Ambient Air Quality standards in Directives 2008/50/EC and 2004/107/EC)?	No - the construction phase will produce limited air pollutants.	N/A
6. Will the Project cause noise and vibration or the releasing of light, heat energy, or electromagnetic radiation?	Yes – Noise, light, and vibration during construction and noise and light during the operations phase.	No – with appropriate mitigation measures in place during the construction phase. No significant operations phase effects are anticipated.
7. Will the Project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters, or the sea?	Yes – Risk from cement-based products, sediment, or fuel entering surface water runoff or groundwater during the construction phase only.	No – with appropriate mitigation measures in place, no significant effects are anticipated.

Questions to be Considered	Yes / No /? Briefly describe.	Is this likely to result in a significant impact? Yes/No? – Why?
8. Will there be any risk of accidents during construction or operation of the Project that could affect human health or the environment?	Yes – Standard risks associated with use of fuels and construction materials during the construction phase only.	No - Health and Safety Plan will be in place during the construction phase. It is anticipated this will be communicated to all site staff through communication pathways such as site inductions and toolbox talks.
9. Will the Project result in environmentally related social changes, for example, in demography, traditional lifestyles, employment?	Yes – it is anticipated that the Proposed Development will generate new housing accommodation and commercial employment in the area with short-term employment during the construction phase and permanent employment during the operations phase.	Yes – Significant short term and permanent positive effects are anticipated .
10. Are there any other factors that should be considered such as consequential development which could lead to environmental impacts or the potential for cumulative impacts with other existing or planned activities in the locality?	Yes – there will be temporary, transient impacts from noise and dust associated with construction and slight impacts from traffic during construction and operations phases in combination with the surrounding developments.	No – Potential effects are considered to be not significant.
11. Is the project located within or close to any areas which are protected under international, EU, or national or local legislation for their ecological, landscape, cultural, or other value, which could be affected by the Project?	No - the nearest protected area is the Glenasmole Valley SAC located 2.58km from the site. No protected areas of cultural or landscape significance are located near the site.	No – with appropriate mitigation measures in place, no significant effects are anticipated.
12. Are there any other areas on or around the location that are important or sensitive for reasons of their ecology, e.g. wetlands, watercourses, or other waterbodies, the coastal zone, mountains, forests, or woodlands, that could be affected by the Project?	Yes – the Whitestown Stream located approx. 60m south of the Proposed Development.	No – with appropriate mitigation measures in place, no significant effects are anticipated.
13. Are there any areas on or around the location that are used by protected, important or sensitive species of fauna or flora, e.g. for breeding, nesting, foraging, resting,	Yes - the Proposed Development is located 2.58km from the Glenasmole Valley SAC. See AA Screening and EcIA.	No – with appropriate mitigation measures in place, no significant effects are anticipated. See AA Screening and EcIA.

Questions to be Considered	Yes / No /? Briefly describe.	Is this likely to result in a significant impact? Yes/No? – Why?
overwintering, migration, which could be affected by the Project?		
14. Are there any inland, coastal, marine, or underground waters (or features of the marine environment) on or around the location that could be affected by the Project?	Yes – the Whitestown Stream located approx. 60m south of the Proposed Development.	No – with appropriate mitigation measures in place, no significant effects are anticipated.
15. Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the Project?	No – the site is not located in a high value landscape or along a scenic route.	No – Significant effects are not anticipated.
16. Are there any routes or facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the Project?	Yes - the site is located on Whitestown Way which provides access to Tallaght Stadium and Sean Walsh Park.	No – Significant effects are not anticipated subject to the implementation of the site traffic management plan during construction.
17. Are there any transport routes on or around the location that are susceptible to congestion, or which cause environmental problems, which could be affected by the Project?	Yes - the Proposed Development is located beside a transport route that is susceptible to congestion.	No – Significant effects are not anticipated subject to the implementation of the site traffic management plan during construction.
18. Is the Project in a location in which it is likely to be highly visible to many people?	Yes – Works are in an area with extensive industrial, retail, and residential development and public amenities.	No – although the proposed development will change the nature of the site, due to the urbanising nature of the surrounding area, it will not significantly alter the existing and developing landscape character of the surrounding area.
19. Are there any areas or features of historic or cultural importance on or around the location that could be affected by the Project?	No	No – Significant effects are not anticipated.
20. Is the Project located in a previously undeveloped area where there will be loss of greenfield land?	Yes - The Proposed Development is located within greenfield land in an urbanising area.	No – Significant effects are not anticipated. See AA Screening and EcIA.
21. Are there existing land uses within or around the location, e.g. homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining, or quarrying, that could be affected by the Project?	Yes - Works could impact traffic movements for local residents and users of nearby public amenities.	No – Significant effects are not anticipated subject to the implementation of the site traffic management plan during construction.

Questions to be Considered	Yes / No /? Briefly describe.	Is this likely to result in a significant impact? Yes/No? – Why?
22. Are there any plans for future land uses within or around the location that could be affected by the Project?	No	N/A
23. Are there areas within or around the location, which are densely populated or built-up, that could be affected by the Project?	Yes – The site is located in an urban setting.	No – construction phase impacts are predicted to be of short duration and not significant subject to implementation of mitigation measures. Operation phase impacts are predicted to be positive and permanent.
24. Are there any areas within or around the location which are occupied by sensitive land uses, e.g. hospitals, schools, places of worship, community facilities, that could be affected by the Project?	Yes - the Tallaght Stadium is located 50m east of the site and Old Bawn Community School is located 200m east of the site. Potential noise, vibration and traffic impacts are predicted to sensitive receptors in the area during the construction phase;	No - Significant impacts to sensitive receptors unlikely subject to the implementation of mitigation measures during construction. It is anticipated that the Proposed Development will likely result in a positive, long-term impact to community.
25. Are there any areas within or around the location which contain important, high quality or scarce resources, e.g. groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, that could be affected by the Project?	Yes – the Whitestown Stream located approx. 60m south of the Proposed Development.	No – with appropriate mitigation measures in place, no significant effects are anticipated.
26. Are there any areas within or around the location which are already subject to pollution or environmental damage, e.g. where existing legal environmental standards are exceeded, that could be affected by the Project?	Yes – the Whitestown stream (DODDER_040) is of 'Moderate' water quality status and is 'At Risk' of failing to meet its WFD objectives by 2027 (EPA, 2026).	No – with appropriate mitigation measures in place, no significant effects are anticipated
27. Is the Project location susceptible to earthquakes, subsidence, landslides, erosion, flooding, or extreme or adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause the Project to present environmental problems?	Yes – Although the site is not located in an area susceptible to earthquakes, subsidence, landslides, erosion, or extreme or adverse climatic conditions, it does lie within an area of low and medium probability of fluvial flooding.	No – with appropriate mitigation measures in place, no significant effects are anticipated.
Summary of features of Project and of its location indicating the need for EIA: See Section 2.3.		

EU (2017), *Preparation of guidance documents for the implementation of EIA Directive*

OCSC

O'CONNOR · SUTTON · CRONIN

MULTIDISCIPLINARY CONSULTING ENGINEERS

Head Office

9 Prussia Street
Dublin 7
Ireland
D07KT57
T: +353 (0)1 8682000
E: ocsc@ocsc.ie | W: www.ocsc.ie

Civil | Structural | Mechanical | Electrical | Sustainability | Environmental