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**OCSC**

O'CONNOR · SUTTON · CRONIN  
MULTIDISCIPLINARY CONSULTING ENGINEERS

**A693: WHITESTOWN WAY LRD**

**STATEMENT IN ACCORDANCE WITH  
ARTICLE 103(1A)A OF THE PLANNING  
AND DEVELOPMENT REGULATIONS  
2001, AS AMENDED**

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

**13 May 2026**

## NOTICE

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## DOCUMENT CONTROL & HISTORY

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# 1 INTRODUCTION

## 1.1 BACKGROUND

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 construction of a Large Residential Mixed-Use Development (LRD) consisting of 169 residential units, a ground floor commercial area, a creche, and all associated site works at Whitestown Way, Tallaght, Dublin 24. The regulatory authority for the site is South Dublin County Council. The purpose of this report is to provide a statement in accordance with Article 103(1A) of the Planning and Development Regulations 2001, as amended and should be read in conjunction with the Environmental Impact Assessment (EIA) Screening Report prepared for this site (OCSC, 2026).

## 1.2 COMPETENCY

This Article 103(1A) Statement has been prepared by Aideen O'Rourke who has a Bachelor's degree in Environmental Bioscience, 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 Appropriate Assessments (AAs) 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, MIEEnvSc, CSci, OCSC Director (Environmental)) who has over 20 years' experience.

## 1.3 SCREENING OBJECTIVES

The 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.

This report 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) 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
- 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)
- Planning and Development Act 2024
- Guidance of Integrating Climate Change and Biodiversity into Environmental Impact Assessment (European Union 2013)
- Climate Action Plan (2025) - Climate Action and Low Carbon Development (Amendment) Act 2021.

## 1.4 PROJECT OVERVIEW

The project pertains to the construction of a large residential development at Whitestown Way, Tallaght, Dublin 24. Proposed works include 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 14,978.5 sq. m. (excluding undercroft car parking area of 2,004.2 sq. m.) and ranging in height from 1 No. storey (undercroft/podium) to 6 No. storeys. The development includes 169 No. residential units (80 No. 1-bed and 89 No. 2-bed), 2 No. commercial units (totalling 356.5 sq. m.), and a crèche (164.6 sq. m.) with an external play area.

The development also comprises a junction with Whitestown Way and new street at the site's southern side; 78 No. car parking spaces with 63 No. within the undercroft car parking area and 15 No. on-street; 1 No. set-down bay; 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.

## 1.5 EIA SCREENING

An EIA Screening Report considering the potential effects which may arise during the construction and operations phases as a result of the development of the proposed LRD project at Whitestown, Co. Dublin was completed by OCSC (2026). Based on the duration, nature, and scale of the proposed construction, 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, community, 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.

## 1.6 LIMITATIONS

This Article 103(1A) Statement 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 information for the project, including a number of OCSC and third-party reports, prepared in support of the planning application. 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 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 Article 103(1A) Statement and EIA screening assessment prepared for the project have 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 ASSESSMENT OF RELEVANT EU LEGISLATION

### 2.1 THE HABITATS DIRECTIVE

The Habitats Directive 92/43/EEC, as amended, makes provision for the Natura 2000 network, a European network of important ecological sites, which comprises both special areas of conservation and special protection areas.

Special Areas of Conservation (SAC) are natural habitat types listed in Annex I and habitats of the species listed in Annex II of the Habitats Directive and are established under the Habitats Directive itself. Special Protection Areas (SPA) are established under Article 4 of the Birds Directive 2009/147/EC for the protection of endangered species of wild birds. The aim of the network is to aid the long-term survival of Europe's most valuable and threatened species and habitats.

Articles 6(3) and 6(4) of the Habitats Directive set out the decision-making tests for plans and projects likely to affect such sites. Article 6(3) establishes the requirement for AA. These requirements are implemented in the Republic of Ireland by the European Communities (Birds and Natural Habitats) Regulations 2011 (as amended) and the Planning Development Act 2000 (as amended).

#### Assessments undertaken to support the Application

- Appropriate Assessment (AA) Screening Report – OCSC, 2026
- Ecological Impact Assessment (EclA) – OCSC, 2026
- Construction Environmental Management Plan – AWN Consulting, 2026

#### Summary

The AA Screening Report (OCSC, May 2026) considered potential effects which may arise during the construction and operational phases on nearby European sites, including the Glenasmole Valley SAC and the Wicklow Mountains SAC, and the qualifying interests, special conservation interests, or the conservation objectives of these sites. It was evaluated that the works are unlikely to impact these sites in terms of the potential for adverse effects on with a negligible effect. Consequently, a Stage Two Appropriate Assessment is **not** required for the project.

The EclA Report (OCSC, January 2026) indicated that the proposed works have the potential to negatively impact on the immediate surrounding environment. Potential concerns arising from the works include:

- Temporary disturbance of bird species due to the clearance of vegetation.
- Disturbance of European Hedgehogs due to the clearance of vegetation.
- Disturbance of Amphibian species due to the clearance of vegetation.

The EclA concluded that will be a permanent loss of some habitat within the site, but as these are commonly occurring and widespread habitats within the area, the loss will not be significant. Given the nature of the development, its scale, and the localised and temporary nature of the construction effects identified as potential

sources, it is concluded that, subject to implementation of recommended mitigation measures for local biodiversity only, the proposed project is not foreseen to give rise to any significant adverse effects nationally designated sites, and local habitats, alone or in combination with other plans or projects.

## 2.2 WATER FRAMEWORK DIRECTIVE

The EU Water Framework Directive was established by Directive 2000/60/EC to protect and improve the quality of water across the European Union and requires member states to establish national monitoring programmes and set Environmental Quality Standards (EQSs) for various contaminants. Key objectives of the Directive include:

- Achieving good water status by 2027 for all water bodies;
- Protecting and enhancing all water bodies, including rivers, lakes, and groundwater, through river basin management, planning, and extensive monitoring; and
- Implementing measures to prevent deterioration of water quality and restore ecosystem.

### Assessments undertaken to support the Application

- Appropriate Assessment (AA) Screening Report – OCSC, 2026
- Ecological Impact Assessment (EclA) – OCSC, 2026
- Construction Environmental Management Plan – AWN Consulting, 2026
- Infrastructure Design Report – DBFL, 2026

### Summary

Based on the findings of the AA Screening Report (OCSC, 2026), the potential impacts to water during construction and operations phases are unlikely and negligible.

The EIA Screening Report (OCSC, 2026) for the project indicates that the implementation of industry best practice pollution prevention measures and the production and implementation of a Construction Environmental Management Plan (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.

The AWN Consulting Ltd Construction Environmental Management Plan (2026) has stated that weekly checks will be carried out to ensure that surface water drains are not blocked by silt or other items and that all storage is located at least 10m from surface water receptors.

The DBFL Consulting Engineers Infrastructure Design Report (2026) stated surface water runoff from the site will be attenuated to greenfield runoff rates, and interception storage has been designed to prevent pollutants or sediments from discharging into nearby water courses.

## 2.3 SEA DIRECTIVE

The Strategic Environmental Assessment (SEA) Directive (2001/42/ED) aims to ensure that environmental considerations are integrated into the preparation and adoption of plans and programmes and requires public authorities to carry out an SEA in preparation of their plans and programmes.

The South Dublin County Development Plan (2022-2028) sets out policies and objectives to guide how and where development will take place over the lifetime of the Plan. The Plan has been prepared in accordance with the requirements of the Planning and Development Act, 2000 (as amended) the Planning and Development (Strategic Environmental Assessment) Regulations, 2004 as amended. The content of the core strategy of the Development Plan has been informed by Strategic Environmental Assessment (SEA).

The Biodiversity Action Plan has been prepared in accordance with the requirements of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 and Article 6 of the Habitats Directive 92/43/EEC. The SEA and AA process, carried out in tandem with the preparation of the Biodiversity Action Plan, have ensured full integration and consideration of environmental issues throughout the action plan preparation process.

### Assessments undertaken to support the Application

- South Dublin County Development Plan (2022-2028).

### Summary

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

- South Dublin County Development Plan, 2022 - 2028
- Eastern Midlands Regional Waste Management Plan, 2015-2021

No further assessment is required.

## 2.4 ENVIRONMENTAL NOISE DIRECTIVE

The Environmental Noise Directive 2002/49/EC relates to the assessment and management of environmental noise across the EU and establishes a framework for noise mapping and action plans to protect public health and the environment and noise pollution by defining a common approach to avoid, prevent, or reduce the harmful effects of environmental noise, including annoyance and health impacts.

### Assessments undertaken to support the Application

- Whitestown Residential Acoustic Design Statement - Wave Dynamics, 2026

- Construction Environmental Management Plan – AWN Consulting, 2026
- EIA Screening Report – OCSC, 2026

### Summary

The Whitestown Residential Acoustic Design Statement (Wave Dynamics, 2026) stated that construction noise impact is predicted to exceed the BS 5228 significance thresholds in the absence of mitigation measures for the site set up, substructure, and superstructure stages of the project. Mitigation measures as proposed would reduce construction noise levels to within the limits of BS 5228. Operational noise from the proposed development will not cause a negative noise impact on nearby noise sensitive locations. Further assessment is required following final mechanical plant and equipment selection in line with specific noise limits provided in the report.

The EIA Screening Report (OCSC, 2026) states that the construction phase of the project has the potential to increase noise levels at noise sensitive location surrounding the site. 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 (WHO's) 'Community Noise Guidelines' and the site-specific CEMP.

The CEMP (AWN Consulting, 2026) states that during the construction phase of the project, spot check noise monitoring may be required where the construction noise thresholds have the potential to be exceeded at noise sensitive locations. The noise monitoring will be conducted in accordance with the International Standard ISO 1996-2:2017 - Description, Measurement and Assessment of Environmental Noise - Part 2: Determination of Sound Pressure Levels.

## 2.5 DIRECTIVE ON AMBIENT AIR QUALITY AND CLEANER AIR FOR EUROPE

Directive 2008/50/EC of the European Parliament and of the Council of 21 May 2008 on ambient air quality and cleaner air for Europe. The Directive 2008/50/EC, as amended, on Ambient Air Quality and Cleaner Air for Europe aims to reduce pollution levels to protect human health and the environment. It establishes legally binding limits for major air pollutants to minimize harmful effects and mandates the assessment of air quality and the implementation of measures to reduce emissions at source.

### Assessments undertaken to support the Application

- Construction Environmental Management Plan – AWN Consulting, 2026
- EIA Screening Report – OCSC, 2026
- Climate Action and Energy Statement – Fallon Design M&E Engineering, 2026

### Summary

The EIA Screening Report (OCSC, 2026) for the project indicates that the construction phase could impact air quality due to dust generation during site preparation and construction activities and the transfer of dust-making materials from the site onto the local road network. However, dust is unlikely to result in a significant effect on

the environment subject to implementation of appropriate mitigation measures and best management practices in accordance with the CEMP.

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.

The Climate Action and Energy Statement (Fallon Design, 2026) concluded that the proposed development will be constructed in accordance with Part L 2022 of the Building Regulations, and all residential units shall be certified A rated BER's to Nearly Zero Energy Building standards. This development's fabric first design strategy will result in lower climate impact from a reduced overall heating requirement and energy consumption.

## 2.6 DIRECTIVE ON THE ASSESSMENT AND MANAGEMENT OF FLOOD RISKS

The Directive 2007/60/EC on the assessment and management of flood risks establishes guidelines for flood risk management across the European Union and aims to ensure that flood risk is integrated into planning and development processes through Strategic Flood Risk Assessment (SFRA). This flood risk assessment is incorporated into planning decisions, thereby promoting sustainable and resilient development.

### Assessments undertaken to support the Application

- Whitestown Way, Tallaght LRD- Climate Risk and Vulnerability Assessment - AWN Consulting, 2026
- Site-Specific Flood Risk Assessment – DBFL, 2026

### Summary

The Whitestown Way, Tallaght LRD- Climate Risk and Vulnerability Assessment (AWN Consulting, April 2026) highlighted pluvial and fluvial flooding as a priority vulnerability with a medium medium-term risk, a medium to high long-term risk, and a high future risk rating with the drainage system, main access road, and communal gardens being susceptible to flood related damage. Design mitigation measures include drainage design in accordance with the GSDSDS, finished floor levels of buildings and development roads designed to provide appropriate flood resilience, development within flood zones limited to less vulnerable uses, and a site-wide SuDS strategy. The finding of this report is that the development, under the existing design and plan and inclusive of all adaptation measures, is resilient to climate change.

The Site-Specific Flood Risk Assessment was completed by DBFL (2026) in accordance with the requirements of the Planning System and Flood Risk Management Guidelines for Planning Authorities, November 2009. The assessment concluded that the proposed development is considered to be in compliance with The Planning System and Flood Risk Management Guidelines for Planning Authorities.

## 2.7 BERN, BONN, AND RAMSAR CONVENTIONS

The Bern Convention on the Conservation of European Wildlife and Natural Habitats came into force in 1982 and is a binding international legal instrument aimed at ensuring the conservation and protection of wild plant and animal species and their natural habitats and regulating the exploitation of migratory species.

The Bonn Convention on the Conservation of Migratory Species of Wild Animals came into force in 1983 and was established for the conservation and management of terrestrial, aquatic, and avian migratory species.

The Ramsar Convention on Wetlands of International Importance Especially as Waterfowl Habitat was adopted in 1971 and is focused on the conservation and sustainable use of wetlands. Ramsar site in Ireland are located within European Natura sites.

### Assessments undertaken to support the Application

- Construction Environmental Management Plan – AWN Consulting, 2026
- AA Screening Report – OCSC, 2026
- Ecological Impact Assessment Report – OCSC, 2026

### Summary

The AA Screening Report considered potential effects which may arise during the construction and operational phases on nearby European sites, including the Glenasmole Valley SAC and the Wicklow Mountains SAC and the qualifying interests, special conservation interests, or the conservation objectives of sites, including those listed under the Bern, Bonn, or Ramsar conventions. It was evaluated that the works are unlikely to impact these sites in terms of the potential for adverse effects on with a negligible effect.

The EclA Report indicated that the proposed works have the potential to negatively impact on the immediate surrounding environment, including the temporary disturbance of bird species, European Hedgehogs, and amphibian species due to the clearance of vegetation. However, subject to implementation of recommended mitigation measures for local biodiversity only, the proposed project is not foreseen to give rise to any significant adverse effects nationally designated sites, and local habitats, alone or in combination with other plans or projects.

The CEMP indicated that during a site walkover, one invasive species was identified within the site, the Butterfly Bush (*Buddleja davidii*). It was recorded in the scrub habitat in the southwest section of the site. However, the invasive species is not classified as a Third Schedule invasive species and, therefore, does not require statutory control measures. The report stated that construction lighting will be designed so as to be sensitive to the potential presence of bats and will adhere to the Bats and Lighting: Guidance Notes for Planners, engineers, architects and developers.

## 2.8 DIRECTIVE ON THE LANDFILL OF WASTE

The Directive (EU) 2018/850 of the European Parliament and of the Council of 30 May 2018 amending Directive 1999/31/EC on the landfill of waste aims to prevent, or reduce, as much as possible, any negative impact from landfill on surface water, groundwater, soil, air, or human health.

### Assessments undertaken to support the Application

- Operational Waste Management Plan – AWN Consulting, 2026
- Resource Waste Management Plan – AWN Consulting, 2026

### Summary

Waste generation will occur during both the construction and operational phases of the development. The construction phase impact has been assessed in the Resource Waste Management Plan produced by AWN Consulting (2026), and an Operational Waste Management Plan has also been produced by AWN Consulting (2026) for the operational phase of the development. The objective of both reports is to ensure that waste is managed correctly with the preliminary objective to prevent waste generation at the outset, followed by the principles of re-use, recycling, and recovery in order of preference for waste management.

## 2.9 DIRECTIVE ON WASTE AND REPEALING CERTAIN DIRECTIVES

The Directive 2008/98/EC on waste and repealing certain Directives as amended by Directive 2018/851/EU establish a legal framework for treating waste in the EU. These are designed to protect the environment and human health by emphasising the importance of proper waste management, recovery, and recycling techniques to reduce pressure on resources and improve their use.

### Assessments undertaken to support the Application

- Operational Waste Management Plan – AWN Consulting, 2026
- Resource Waste Management Plan – AWN Consulting, 2026

### Summary

Waste generation will occur during both the construction and operational phases of the development. The construction phase impact has been assessed in the Resource Waste Management Plan produced by AWN Consulting (2026), and an Operational Waste Management Plan has also been produced by AWN Consulting (2026) for the operational phase of the development. The objective of both reports is to ensure that waste is managed correctly with the preliminary objective to prevent waste generation at the outset, followed by the principles of re-use, recycling, and recovery in order of preference for waste management.

## 2.10 DIRECTIVE ON NOISE EMISSION IN THE ENVIRONMENT BY EQUIPMENT FOR OUTDOOR USE

The Directive 2000/14/EC, as amended, aims to harmonise the laws of EU member states from noise emissions by equipment for intended for outdoor use. The Directive applies to powered and certain non-powered outdoor equipment, excluding transport vehicles, to protect public health and environmental wellbeing.

### Assessments undertaken to support the Application

- Whitestown Residential Acoustic Design Statement - Wave Dynamics, 2026
- Construction Environmental Management Plan – AWN Consulting, 2026

### Summary

The Whitestown Residential Acoustic Design Statement (Wave Dynamics, April 2026) stated that construction noise levels are predicted to be within the limits of BS 5228 subject to implementation of proposed mitigation measures and selection of mechanical plant and equipment in line with specific noise limits provided in the report.

The Construction Environmental Management Plan details best practice control measures for construction sites for noise and vibration. Mitigation measures which will reduce the potential impact of noise and ensure there is no significant adverse impact on surrounding receptors have been detailed in the CEMP.

## 2.11 DIRECTIVE ON ENERGY EFFICIENCY

Directive 2012/27/EU of the European Parliament and of the Council of 25 October 2012 on energy efficiency, amending Directives 2009/125/EC and 2010/30/EU, and repealing Directives 2004/8/EC and 2006/32/EC aimed to improve energy efficiency by 20% by 2020 compared to 1990 levels and covers every stage of the energy chain from generation through distribution to final consumption. This directive, as revised by Directive (EU) 2018/2002, along with the revised Renewable Energy directive and a new Governance Regulation, is part of the Clean Energy for All Europeans package which aims to adapt EU energy law in line with the 2030 energy efficiency and climate goals and contribute towards the Energy Union strategy which involves reducing dependence on imported energy, cutting emissions, driving jobs and growth, strengthening consumer rights, and alleviating energy poverty.

### Assessments undertaken to support the Application

- Climate Action and Energy Statement – Fallon Design M&E Engineering, 2026
- Telecommunications Report – Independent Site Management Limited, 2026

### Summary

The Climate Action and Energy Statement (Fallon Design, 2026) concluded that the proposed development will be constructed in accordance with Part L 2022 of the Building Regulations, and all residential units shall

be certified A rated BER's to Nearly Zero Energy Building standards. This development's fabric first design strategy will result in lower climate impact from a reduced overall heating requirement and energy consumption.

The Telecommunications Report concludes that, based on the findings of the assessment, the proposal allows for the retention of important telecommunication channels, such as microwave links and, therefore, satisfies the criteria of Section 3.2 of the Building Height Guidelines (2018) and Section 2.4, Appendix 10 of the South Dublin County Council Development Plan 2022-2028 - Building Height and Density Guide.

## **2.12 DIRECTIVE ESTABLISHING A SYSTEM FOR GREENHOUSE GAS EMISSION ALLOWANCE TRADING WITHIN THE EU**

Directive 2003/87/EC of the European Parliament and of the Council of 13 October 2003 as amended establishes a scheme for greenhouse gas emission allowance trading within the Community.

### **Assessments undertaken to support the Application**

- None

### **Summary**

Directive not relevant to the proposed development.

## **2.13 REGULATION ON BINDING ANNUAL GREENHOUSE GAS EMISSION REDUCTIONS BY MEMBER STATES FROM 2021 TO 2030**

Regulation (EU) 2018/842 of the European Parliament (adopted May 2018) establishes binding annual greenhouse gas emission reductions by Member States from 2021 to 2030, forms part of the EU's climate action to meet commitments under the Paris Agreement, and amends Regulation (EU) No 525/2013. This Regulation aims to reduce greenhouse gas emissions in various sectors, including domestic transport, buildings, agriculture, small industry, and waste, and sets targets for emissions reductions among Member States.

### **Assessments undertaken to support the Application**

- Climate Action and Energy Statement – Fallon Design M&E Engineering, 2026

### **Summary**

The Climate Action and Energy Statement (Fallon Design, 2026) concluded that the proposed development will be constructed in accordance with Part L 2022 of the Building Regulations, and all residential units shall be certified A rated BER's to Nearly Zero Energy Building standards. This development's fabric first design strategy will result in lower climate impact from a reduced overall heating requirement and energy consumption.

## **2.14 REGULATION ON THE INCLUSION OF GREENHOUSE GAS EMISSIONS AND REMOVALS FROM LAND USE, LAND USE CHANGE, AND FORESTRY IN THE 2030 CLIMATE AND ENERGY FRAMEWORK**

Regulation (EU) 2018/841 of the European Parliament, adopted in May 2018 and amending Regulation (EU) No 525/2013 and Decision No 529/2013/EU, aims to include greenhouse gas emissions and removals from land use, land use change, and forestry in the 2030 climate and energy framework.

### **Assessments undertaken to support the Application**

- None

### **Summary**

Directive not relevant to the proposed development.

## **2.15 DIRECTIVE ON THE PROMOTION OF THE USE OF ENERGY FROM RENEWABLE SOURCES**

Directive (EU) 2018/2001 of the European Parliament and of the Council of 11 December 2018 on the promotion of the use of energy from renewable sources establishes a common system to promote the use of energy from renewable sources across different sectors and aims to set a binding EU target for its share in the energy mix in 2030, regulate self-consumption, and establish a common set of rules for the use of renewables in electricity, heating and cooling, and transport in the EU. The increased use of energy from renewable sources is an important part of the package of measures needed to reduce greenhouse gas emissions and to comply with the 2015 Paris Agreement on Climate Change and the EU policy framework for climate and energy (2020 to 2030).

### **Assessments undertaken to support the Application**

- Climate Action and Energy Statement – Fallon Design M&E Engineering, 2026

### **Summary**

The Climate Action and Energy Statement (Fallon Design, 2026) concluded that the proposed development will be constructed in accordance with Part L 2022 of the Building Regulations, and all residential units shall be certified A rated BER's to Nearly Zero Energy Building standards. This development's fabric first design strategy will result in lower climate impact from a reduced overall heating requirement and energy consumption.

## **2.16 DIRECTIVE ON THE CONTROL OF MAJOR-ACCIDENT HAZARDS INVOLVING DANGEROUS SUBSTANCES**

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

has amended legislation to give the public stronger rights and provide them with better access to information surrounding the risks which may occur from nearby industrial installations and how to react in the event of an accident.

### **Assessments undertaken to support the Application**

- None

### **Summary**

Directive not relevant to the proposed development.

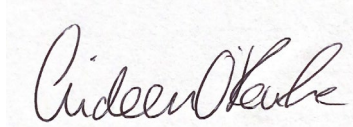
### 3 CONCLUSION

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

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

## 4 VERIFICATION

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



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



# OCSC

O'CONNOR · SUTTON · CRONIN  
MULTIDISCIPLINARY CONSULTING ENGINEERS

## Head Office

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9 Prussia Street  
Dublin 7  
Ireland  
D07KT57

T: +353 (0)1 8682000

E: [ocsc@ocsc.ie](mailto:ocsc@ocsc.ie) | W: [www.ocsc.ie](http://www.ocsc.ie)

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