

## **15.0 SUMMARY OF IMPACTS**

### **15.1 Introduction**

Amongst the purposes of this Environmental Impact Assessment Report is to identify potential negative impacts and ensure mitigation methods are in place to minimise predicted negative impacts. Having assessed the potential for impacts it is concluded that, with appropriate mitigating measures, no significant adverse effects will arise as a result of the development. In addition, there are a number of positive impacts identified. This chapter of the EIAR provides a summary as follows.

### **15.2 Summary of Positive Impacts**

The positive impacts associated with the proposed development may be summarised as follows:

- The proposed development is on lands zoned 'Residential'. The development, comprising housing, and open space is entirely consistent with the zoning objective that affects the application site.
- The proposed development is fully in keeping with National and Regional Planning policy to provide additional residential development in areas contiguous to the existing built up urban settlements.
- The proposed development provides a high quality new residential neighbourhood area and will promote more sustainable modes of transport and the residential density proposed makes efficient use of an appropriately zoned site.
- The development will provide additional critical mass to support existing public transport services and bus routes.
- The layout and landscape plan retains existing trees and hedgerows where possible and planting is in keeping with the All-Ireland Pollinator Plan.
- SuDS are designed into the development and have been coordinated with the surface water features detailed in the landscape plan.
- Irish Water have confirmed the proposed development is feasible.
- A Natura Impact Statement accompanies the application. It is not expected that there will be any impacts on the Natura 2000 network as a result of the development proposed.

**15.3 Summary of Adverse Impacts without Mitigation and with Mitigation**

Below is a summary of potential adverse impacts and the expected effectiveness of mitigation measures proposed. This is done in table format with the characteristic of the proposed development identified, its predicted significant effect without mitigation, with mitigation and the residual effect.

Environmental Factor & Topics	Predicted Impact without mitigation	Predicted Impact with mitigation
<b>Population and Human Health (Chapter 5)</b> <ol style="list-style-type: none"> <li>Land use and settlement patterns</li> <li>Population and housing supply</li> <li>Employment</li> <li>Community Infrastructure</li> <li>Human Health (including risk of major accident scenarios)</li> </ol>	No adverse impacts predicted	No mitigation required
<b>Biodiversity (Chapter 6)</b> <p>Construction</p> <ol style="list-style-type: none"> <li>Designated Conservation Areas</li> <li>Habitat Loss</li> <li>Impact to Aquatic Habitats</li> <li>Disturbance to/loss of habitat for terrestrial fauna</li> <li>Impacts to Bats &amp; Birds</li> </ol> <p>Operation</p> <ol style="list-style-type: none"> <li>Designated Conservation Area</li> <li>Habitat Loss</li> <li>Impacts to terrestrial fauna</li> </ol>	<p>Construction</p> <ol style="list-style-type: none"> <li>Please refer to NIS</li> <li>Negligible to minor</li> <li>Negligible to Minor</li> <li>None</li> <li>Minor</li> </ol> <p>Operation</p> <ol style="list-style-type: none"> <li>Please refer to NIS</li> <li>None</li> <li>None</li> </ol>	<p>Construction</p> <ol style="list-style-type: none"> <li>No significant impact</li> <li>Negligible to minor</li> <li>Negligible to Minor</li> <li>None</li> <li>Negligible to minor</li> </ol> <p>Operation</p> <ol style="list-style-type: none"> <li>No significant impact</li> </ol>
<b>Land / Soils / Geology (Chapter 7)</b> <ol style="list-style-type: none"> <li>Construction</li> <li>Operation</li> </ol>	<ol style="list-style-type: none"> <li>Not significant</li> <li>No Impact</li> </ol>	<ol style="list-style-type: none"> <li>Imperceptible</li> <li>No Impact</li> </ol>

Environmental Factor & Topics	Predicted Impact without mitigation	Predicted Impact with mitigation
<b>Hydrology / Hydrogeology / Drainage (Chapter 8)</b>  1. Construction 2. Operation	1. Not significant 2. Not significant	1. Imperceptible 2. Imperceptible
<b>Air Quality &amp; Climate (Chapter 9)</b>  Construction 1. Air Quality 2. Climate 3. Air Quality and Human Health  Operation 1. Air Quality 2. Climate 3. Human Health	Construction 1. Not significant 2. Imperceptible 3. Imperceptible  Operation 1. Imperceptible 2. Not significant 3. Not significant	Construction 1. Insignificant 2. Imperceptible 3. No mitigation required  Operation 1. No mitigation required 2. No mitigation required 3. No mitigation required
<b>Noise &amp; Vibration (Chapter 10)</b>  Construction 1. Noise – Traffic 2. Noise – Construction Activity 3. Vibration  Operation 1. Noise – Traffic 2. Noise - Built Services 3. Noise - Car Parking 4. Noise – Crèche playground 5. Vibration	Construction 1. Not Significant 2. Significant - Short Term 3. Significant – Short Term  Operation 1. Not significant 2. No impact 3. Not significant 4. Not significant 5. Not significant	Construction 1. No mitigation required 2. Moderate – Short Term 3. Significant – Short Term  Operation 1. No mitigation required 2. No mitigation required 3. No mitigation required 4. No mitigation required 5. No mitigation required

Environmental Factor & Topics	Predicted Impact without mitigation	Predicted Impact with mitigation
<b>Material Assets – Waste Management (Chapter 11)</b> 1. Construction Phase 2. Operation Phase	1. Not significant 2. Not significant	1. Imperceptible 2. Imperceptible
<b>Material Assets – Built Services (Chapter 12)</b> Construction 1. ESB Supply 2. Gas Supply 3. Telecommunications Operation 1. ESB Supply 2. Gas Supply 3. Telecommunications	Construction 1. Imperceptible 2. Not significant 3. Not significant Operation 1. Imperceptible 2. Imperceptible 3. Imperceptible	Construction 1. Imperceptible 2. Not significant 3. Not significant Operation 1. No mitigation required 2. No mitigation required 3. No mitigation required
<b>Material Assets – Traffic (Chapter 13)</b> 1. Construction 2. Operation	1. Short term negative 2. Slight	1. Slight 2. Not significant
<b>Cultural Heritage including Archaeology (Chapter 14)</b> 1. Construction 2. Operation	1. Direct – Negative - Permanent 2. No impact	1. Imperceptible 2. No mitigation required
<b>Landscape (Chapter 15)</b> 1. Construction 2. Operation	1. Moderate 2. Imperceptible	1. Slight 2. No mitigation required

### 15.4 Summary of Interactions

All environmental factors are inter-related to some extent. This section draws attention to significant interaction and interdependencies in the existing environment.

Where there are interactions between environmental factors these have been discussed under each chapter heading

Interaction	Population and Human Health	Biodiversity	Land, Soils Geology	Hydrology	Air Quality & Climate	Noise & Vibration	Landscape	Material Assets – Traffic & Built Services	Material Assets - Waste	Cultural Heritage
Population and Human Health										
Biodiversity										
Land, Soils & Geology										
Hydrology										
Air Quality & Climate										
Noise & Vibration										
Landscape										
Material Assets – Traffic & Built Services										
Material Assets - Waste										
Cultural Heritage										
<b>Key:</b>										
Weak Interaction										
Some Interaction										
Strong Interaction										