

## **2.0 INTRODUCTION TO PROJECT AND LEGISLATIVE CONTEXT**

### **2.1 Legislative Background**

The EIA Directive, Council Directive 85/337/EEC of 1985 was first introduced into Irish law by the European Communities (Environmental Impact Assessment) Regulations, 1989 (S.I. No. 349 of 1989) which amended the Local Government (Planning and Development) Act 1963. The European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 transpose the requirements of the 2014 EIA Directive into existing planning consent procedures.

In accordance with Section 171A of the Planning and Development Act 2000 (as amended), "environmental impact assessment" means a process—

*"(a) consisting of—*

- (i) the preparation of an environmental impact assessment report by the applicant in accordance with this Act and regulations made thereunder,*
- (ii) the carrying out of consultations in accordance with this Act and regulations made thereunder,*
- (iii) the examination by the planning authority or the Board, as the case maybe, of—*
  - (I) the information contained in the environmental impact assessment report,*
  - (II) any supplementary information provided, where necessary, by the applicant in accordance with section 172(1D) and (1E), and*
  - (III) any relevant information received through the consultations carried out pursuant to subparagraph (ii),*
- (iv) the reasoned conclusion by the planning authority or the Board, as the case may be, on the significant effects on the environment of the proposed development, taking into account the results of the examination carried out pursuant to subparagraph (iii) and, where appropriate, its own supplementary examination, and*
- (v) the integration of the reasoned conclusion of the planning authority or the Board, as the case may be, into the decision on the proposed development, and*

*(b) which includes—*

- (i) an examination, analysis and evaluation, carried out by the planning authority or the Board, as the case may be, in accordance with this Part and regulations made thereunder, that identifies, describes and assesses, in an appropriate manner, in the light of each individual case, the direct and indirect significant effects of the proposed development on the following:*
  - (I) population and human health;*
  - (II) biodiversity, with particular attention to species and habitats protected under the Habitats Directive and the Birds Directive;*
  - (III) land, soil, water, air and climate;*

*(IV) material assets, cultural heritage and the landscape;*  
*(V) the interaction between the factors mentioned in clauses (I) to (IV), and*  
*(ii) as regards the factors mentioned in subparagraph (i)(I) to (V), such examination, analysis and evaluation of the expected direct and indirect significant effects on the environment derived from the vulnerability of the proposed development to risks of major accidents or disasters, or both major accidents and disasters, that are relevant to that development;”*

An Environmental Impact Assessment Report (EIAR) is an important tool used to determine the possible effects of new projects on the environment and where impacts are predicted to minimise these through appropriate mitigating measures. Section 2 of the Planning and Development Act 2000 (as amended) define an EIAR as –

*“a report of the effects, if any, which proposed development, if carried out, would have on the environment and shall include the information specified in Annex IV of the Environmental Impact Assessment Directive”.*

The Environmental Impact Assessment Report (EIAR) is the principal document that the EIA process is based on. The fundamental principles to be followed when preparing an EIAR are outlined by the EPA<sup>1</sup> as:

- Anticipating, predicting, avoiding and reducing significant effects
- Assessing and mitigating effects
- Maintaining objectivity
- Ensuring clarity and quality
- Providing relevant information to decision makers
- Facilitating better consultation

This EIAR consists of a systematic analysis and assessment of the significant effects of a proposed project on the receiving environment. This EIAR is prepared in accordance with the Planning and Development Act (2000) (As Amended) and Planning and Development Regulations (2001) (As Amended). The EIAR is also informed by the *‘Guidelines on the Information to be Contained in Environmental Impact Assessment Reports* (EPA, August 2022). The following documents were also referred to in the preparation of this document; the OPR Practice Note PN02 *‘Environmental Impact Assessment Screening’* (OPR, June 2021) as well as *‘Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment’* (Department of Housing, Planning and Local Government, 2018), *‘Environmental Impact Assessment of Projects – Guidance on Screening’* (EU, 2017), *‘Environmental Impact Assessment of Projects Guidance on Scoping* (EU 2017), *‘Environmental Impact Assessment of Projects-Guidance on the preparation of the environmental impact assessment report’* (EU,2017).

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<sup>1</sup> EPA Guidelines on the information to be contained in Environmental Impact Assessment Reports – May 2022

As required under Article 94 (d) of the Planning and Development Regulations 2001(as amended), this EIAR contains a reference list detailing the sources used for the descriptions and assessments included in this Report at the end of each chapter.

This EIAR is submitted on behalf of Lagan Homes Ballycullen Limited to the Competent Authority to inform the assessment of the environmental effects of the project and, in the context of other considerations, to help determine if consent should be granted.

## **2.2 Need for Environmental Impact Assessment**

Schedule 5 of the Planning and Development Regulations 2001 as amended, contains the prescribed classes of development that require an environmental impact assessment. Environmental Impact Assessment is required under Schedule 5 Part 2 (10) (b) (i) for-

*“Construction of more than 500 dwelling units.”*

And, under Schedule 5 Part 2 (10) (b) (iv) for;

*“Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built up area and 20 hectares elsewhere.”*

The application site has a site area of 10.38 hectares. Having regard to Schedule 5 Part 2 (10) (b) (iv) and an Environmental Impact Assessment is required. The proposed Large Scale Residential Development (LRD) contains 502no. residential units which is very close to the threshold under Schedule 5 Part 2 (10) (b) (i).

## **2.3 Content of Environmental Impact Assessment**

Scoping is a process of deciding what information should be contained in an EIAR and what methods should be used to gather and assess that information (EPA, 2022). Scoping is defined in EC guidance<sup>2</sup> as-

*“The process of identifying the content and extent of the information to be submitted to the Competent Authority under the EIA process”.*

The amended EIA Directive prescribes a range of environmental factors which are used to organise descriptions of the environment and these factors must be addressed in the EIAR. The minimum information to be provided by a developer is set out at Article 5 (1) and Annex IV. This information is contained in Schedule 6 of the Planning and Development Regulations 2001 (as amended). This EIAR has been prepared in line with Schedule 6. In this context the environmental factors assessed are-

- Population and human health,
- Biodiversity,
- Land and Soils,
- Water,

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<sup>2</sup> Guidance on EIA Scoping, EC,2017

- Air and Climate,
- Material Assets
  - Roads and Traffic
  - Built Services and Energy Demand
  - Waste Management
- Cultural Heritage including archaeological aspects, and
- The Landscape.
- The interaction between the above listed environmental factors.

A non-technical summary of the information required under Schedule 6 forms Chapter 1 of this EIAR.

This EIAR focusses on the likely significant effects on the environment. The assessment of direct and indirect effects includes those derived from the vulnerability of the proposed development to risks of major accidents and disasters that are relevant to the proposed project.

Effects are not considered in isolation but also in terms of their interrelationship and cumulatively. The Directive<sup>3</sup> requires that that EIA describes the cumulation of effect with other existing and/or approved projects as well as related projects.

This EIAR takes into consideration of proposed developments that have been granted planning permission in the immediate area of the application site that are of the scale to lead to a cumulative impact either individually or incrementally.

PA. Ref. No.	Applicant	Description	Decision
LRD24A/0007	Capami Limited	523 no. residential units	Granted.
SD23A/0260	Ardstone Homes Limited	Construction of 75 no. residential units	Granted
ABP-311141-21 (SA21A/0137)	The Minister for Education & Skills	Provision of a temporary two-storey post-primary school.	Granted
ABP-309836-21	Ardstone Homes Limited	SHD – 241no. residential units in 5no. apartment blocks and a community building.	Granted
ABP-310398-21	Ardstone Homes Limited	SHD – 114no. Build to Rent apartments in 6no. blocks.	Granted
ABP-310337-21 (SD20A/0149)	Capami Ltd	LED floodlighting system and all associated ducting, column foundations and bases and fixtures for a permitted sports pitch.	Granted
SD19A/0345	Ardstone Homes Limited	Neighbourhood Centre comprising a single storey convenience retail unit and a three storey building comprising a creche.	Granted

<sup>3</sup> Annex IV, point 5(e) of the Directive and Schedule 6 (2)(e)(i)(V) to the Regulations

This EIAR includes description of the reasonable alternatives studied by the developer and the main reasons for the option chosen.

The transposing legislation does not require assessment of land-use planning, demographic issues or detailed socioeconomic analysis. Coverage of these can be provided in a separate Planning Application Reports by Stephen Ward Town Planning and Development Consultants Ltd to accompany an application for planning permission<sup>4</sup>.

According to EPA Guidance<sup>5</sup>, the scoping process should consider any other assessments that may address some types of effects. The following additional assessments have been undertaken and are available under separate cover. Where relevant, these studies are referred to within the text of this EIAR e.g. within the context of mitigation measures.

- Traffic and Transportation Impact Assessment
- Appropriate Assessment Screening & Natural Impact Statement
- Tree and Hedgerow Survey
- Flood Risk Assessment
- Site Investigations
- Ecological Surveys

### 2.3.1 Climate Change

The Directive 2014/52/EU recognises that climate change will continue to cause damage to the environment and compromise economic development. In this regard, it is appropriate to assess the impact of projects on climate and their vulnerability to climate change.

Annex IV of the EIA Directive includes direct reference to climate and climate change in two provisions. The emphasis is placed on two distinct aspects of the climate change issued-

- Climate change mitigation – this considers the impact the Project will have on climate change, through greenhouse gas emissions primarily;
- Climate change adaptions – this considers the vulnerability of the Project to future changes in the climate, and its capacity to adapt to the impacts of climate change, which may be uncertain.

The provisions of the EIA Directive as transposed into the Planning and Development Regulations 2001 (as amended) require an Environmental Impact Assessment Report to contain information in relation to “*The impact*

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<sup>4</sup> Section 3.3.6 EPA, 2022

<sup>5</sup> Guidelines on the Information to be contained in EIAR (May 2022)

*of the proposed development on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the proposed development to climate change” (Schedule 6 (2), (e), (VI)).*

The potential impacts of the proposed project relating to climate change have been considered in the Environmental Impact Assessment of environmental factors contained in this EIAR. This includes-

- The potential impact of the project on climate change through greenhouse gas emissions as assessed at Chapter 9 of this EIAR. This assessment concludes that in relation to climate change vulnerability, it has been assessed that there are no significant risks to the proposed development as a result of climate change. The residual effect of climate change on the proposed development is considered direct, long-term, negative, and imperceptible, which is overall not significant in EIA terms.

The vulnerability of the Project to future changes in the climate, and its capacity to adapt to the impacts of climate change has also been considered as follows-

- A Site-specific Flood Risk Assessment has been prepared as part of this planning application by Waterman Moylan Consulting Engineers and provided under separate cover. The SSFRA concludes that the proposed development is suitably located in Flood Zone C.
- The site’s surface water management infrastructure has been designed in accordance with the Greater Dublin Strategic Drainage Study which requires climatic change factors to be applied to drainage design.
- Sustainable Urban Drainage Systems have been applied to the proposed development that take account of the 1 in 100 year event
- An Energy Efficiency and Climate change Adaptation Design Statement has been prepared for the proposed development and is submitted under separate cover. This report sets out the overall strategy that will be adopted to achieve energy efficiency targets and minimise energy use in compliance with Part L.
  - It is proposed for this development to include possible heat pumps or exhaust air heat pumps throughout the development as these systems operate with very high efficiency which provides significant carbon reductions in comparison to a traditional boiler system. The use of photovoltaic panels may also be implemented throughout the development to heat hot water and aid the electricity supply. All of these measures are aimed to lower the developments BER and help minimise its carbon footprint.
  - The housing and creche proposed will be constructed to meet or exceed minimum U-Value standards with high level of air tightness to minimise heat loss.
- Good daylighting will reduce the need for artificial lighting.
- The use of LED lamps will also be incorporated into the design of this development using up to 75% less energy, produce less waste heat and last longer than traditional incandescent lighting.
- There will be EV charging points throughout the development with 1,351 bicycle parking spaces proposed for the residents.
- The site is located in close proximity to public transport services reducing reliance on the private car.

- The landscape strategy for the site includes the planting of 900 new trees, the introduction of native species and a net gain in biodiversity.

## **2.4 Structure of Environmental Impact Assessment Report (EIAR)**

The structure of this EIAR has regard to the information required by legislation as outlined above and follows a grouped format. Each environmental topic is examined in a separate section of the EIAR. A summary of the methodology is as follows-

- Description of the receiving environment (baseline) and examination of ‘do-nothing scenario’.
- Description of forecasting methods/baseline data collection.
- Description of likely significant impacts of the development on the relevant environmental factor.
- Description of mitigation measures and residential impacts (if any), and where appropriate, of any proposed monitoring arrangements.
- Difficulties encountered in compiling information.

### **2.4.1 Descriptions of Effects**

A consistent method of description is adhered to in the interest of clarify. The descriptive terminology follows EPA Guidelines<sup>6</sup> as follows-

<b>Quality of Effects</b>	<b>Positive Effects</b>
<i>It is important to inform the non-specialist reader whether an effect is positive, negative or neutral.</i>	A change which improves the quality of the environment (for example, by increasing species diversity, or improving the reproductive capacity of an ecosystem, or by removing nuisances or improving amenities).
<b>Neutral Effects</b>	No effects or effects that are imperceptible, within normal bounds of variation or within the margin of forecasting error.
<b>Negative/adverse Effects</b>	A change which reduces the quality of the environment (for example, lessening species diversity or diminishing the reproductive capacity of an ecosystem, or damaging health or property or by causing nuisance)

<sup>6</sup> Table 3.4 Guidelines on the information to be contained in Environmental Impact Assessment Reports, May 2022

<b>Describing the significance of effects</b>  <i>'Significance' is a concept that can have different meanings for different topics – in the absence of specific definitions for different topics the following definitions may be useful (also see Determining Significance).</i>	<p><b>Imperceptible</b> An effect capable of measurement but without significant consequences.</p> <p><b>Not Significant</b> An effect which causes noticeable changes in the character of the environment but without significant consequences.</p> <p><b>Slight Effects</b> An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.</p> <p><b>Moderate Effects</b> An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.</p> <p><b>Significant Effects</b> An effect which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment.</p> <p><b>Very Significant</b> An effect which, by its character, magnitude, duration or intensity significantly alters most of a sensitive aspect of the environment.</p> <p><b>Profound Effects</b> An effect which obliterates sensitive characteristics</p>
<b>Describing the Extent and Context of Effects</b>  <i>Context can affect the perception of significance. It is important to establish if the effect is unique or, perhaps, commonly or increasingly experienced.</i>	<p><b>Extent</b> Describe the size of the area, the number of sites, and the proportion of a population affected by an effect.</p> <p><b>Context</b> Describe whether the extent, duration, or frequency will conform or contrast with established (baseline) conditions (is it the biggest, longest effect ever?)</p>

<b>Describing the Probability of Effects</b>  <i>Descriptions of effects should establish how likely it is that the predicted effects will occur – so that the CA can take a view of the balance of risk over advantage when making a decision.</i>	<p><b>Likely Effects</b></p> <p>The effects that can reasonably be expected to occur because of the planned project if all mitigation measures are properly implemented.</p> <p><b>Unlikely Effects</b></p> <p>The effects that can reasonably be expected not to occur because of the planned project if all mitigation measures are properly implemented.</p>
<b>Describing the Duration and Frequency of Effects</b>  <i>'Duration' is a concept that can have different meanings for different topics – in the absence of specific definitions for different topics the following definitions may be useful.</i>	<p><b>Momentary Effects</b></p> <p>Effects lasting from seconds to minutes</p> <p><b>Brief Effects</b></p> <p>Effects lasting less than a day</p> <p><b>Temporary Effects</b></p> <p>Effects lasting less than a year</p> <p><b>Short-term Effects</b></p> <p>Effects lasting one to seven years.</p> <p><b>Medium-term Effects</b></p> <p>Effects lasting seven to fifteen years.</p> <p><b>Long-term Effects</b></p> <p>Effects lasting fifteen to sixty years.</p> <p><b>Permanent Effects</b></p> <p>Effects lasting over sixty years</p> <p><b>Reversible Effects</b></p> <p>Effects that can be undone, for example through remediation or restoration</p> <p><b>Frequency of Effects</b></p> <p>Describe how often the effect will occur. (once, rarely, occasionally, frequently, constantly – or hourly, daily, weekly, monthly, annually)</p>

Table 2.1 - Descriptions of Effects

#### 2.4.2 Indirect, Secondary and/or Cumulative Effects

This EIAR considers the cumulation of effects with other existing or approved developments in the immediate environs of the proposed project in terms of traffic.

#### 2.4.3 Transboundary Effects

No transboundary effects have been identified.

#### **2.5 Competency of Experts**

The 2001 Regulations (as amended)<sup>7</sup> require the EIAR to contain a list of the experts who contributed to the preparation of the EIAR, identifying for each such expert-

- i. The part or parts of the report which he or she is responsible for or to which he or she contributed,
- ii. His or her competence and experience including relevant qualifications, if any, in relation to such parts, and
- iii. Such additional information in relation to his or her experience that the person or persons preparing the EIAR consider demonstrates the expert's competence in the preparation of the report and ensures its completeness and quality.

Table 2.2 provides details of the experts and the sections of the EIAR they contributed to with full details of the experts and their competency below.

<b>Chapter</b>	<b>Aspect of the Environment Assessed</b>	<b>Contributor</b>	<b>Contact Name</b>
1	Non-technical Summary	Stephen Ward Town Planning & Development Consultants Limited	Judith Horgan
2	Introduction and Regulatory Matters		Stephen Ward
3	Introduction to Site and Context		
4	Population and Human Health	Stephen Ward Town Planning & Development Consultants Limited	Judith Horgan Stephen Ward
5	Biodiversity	Whitehall Environmental	Noreen McLoughlin
6	Land, Soils and Geology	Talamh Ireland	Robbie Meehan
7	Hydrology, Hydrogeology & Drainage	Talamh Ireland	Robbie Meehan
8	Air Quality and Climate	Traynor Environmental	Nevin Traynor
9	Noise and Vibration	Traynor Environmental	Nevin Traynor

<sup>7</sup> Article 94 (e)

Chapter	Aspect of the Environment Assessed	Contributor	Contact Name
10	Material Assets – Traffic	Waterman Moylan Consulting Engineers	Emma Caulwell
11	Material Assets – Build Services	Waterman Moylan Consulting Engineers	Niall Coughlan
11	Material Assets – Waste Management	Traynor Environmental	Angela McDermott
12	Cultural Heritage including Archaeology	IAC	Faith Bailey
13	Landscape and Visual	Macroworks	Richard Barker
14	Summary of Impacts and Interactions	Stephen Ward Town Planning & Development Consultants Limited	Judith Horgan Stephen Ward
15	Mitigation, Monitoring and residual impacts (if any)	Stephen Ward Town Planning & Development Consultants Limited	Judith Horgan Stephen Ward

Table 2.2 – Chapter Responsibility

<b>Stephen Ward - B.A.Mod (Hons),MRUP,MIPI</b> <b>Stephen Ward Town Planning &amp; Development Consultants Limited</b>  Stephen Ward has over 30 years' experience working in planning and development gained within the public and private sectors in Ireland and the UK. Prior to establishing Stephen Ward Planning Consultants in 1997 Stephen held the position of Senior Planner in Dundalk Town Council. He has an in-depth understanding and knowledge of the planning system. Stephen has worked in conjunction with national and international architects, urban designers and other built environment professionals on the preparation of Local area Plans, Framework Plans and Master Plans on behalf of local authorities across Ireland.
<b>Judith Horgan - B.A. Mod (Hons), MRUP, MIPI</b> <b>Stephen Ward Town Planning &amp; Development Consultants Limited</b>  Judith Horgan graduated in 2005 with a Masters in Regional and Urban Planning from University College Dublin and has significant experience in development management and design elements of planning applications. Judith has been responsible for coordinating a range of residential and commercial developments on both greenfield and brownfield sites in both Ireland and the UK. Judith has also managed, co-ordinated and complied Environmental Impact Assessment Reports.
<b>Noreen McLoughlin – Whitehill Environmental</b>  Noreen is the owner and main ecologist at Whitehill Environmental. Noreen holds a BA (Hons) in Natural Science (Mod) Zoology and an MSc in freshwater ecology (TCD, Dublin). She has been a full member of the CIEEM (Chartered Institute of Ecology and Environmental Management) for over 19 years. Noreen has over 21 years' experience as a professional ecologist in Ireland. Noreen has recently completed an Advanced Diploma in Environmental and Planning Law from the King's Inns, Dublin (2024).

**Robbie Meehan - Talamh**

Robert Meehan (B.A., Ph. D, PGeo., EurGeol.) is an Environmental Geologist / Hydrogeologist with over 30 years' environmental consultancy experience in Ireland. Robert initially worked for Geological Survey Ireland (GSI, 1993 – 1998) on the initiation of Groundwater Protection Schemes across the country, and then worked for Teagasc between 1998 and 2006 completing the first countrywide mapping of subsoil (and related soils) coverage, which is still used today in all Environmental Impact Assessments across the country. Since beginning life as a consultant while with Teagasc in 2003, Robert has completed numerous hydrological and hydrogeological impact assessments of various types of development in Ireland. He has also worked for GSI on their National Groundwater Protection Scheme, as well as Irish Geological Heritage Audits of all counties across Ireland. Robert acts as a consultant to the EPA on on-site waste water treatment systems, and was a co-author of the current Code of Practice (Domestic Waste Water Treatment Systems, 2021). Robert has been a lead trainer on the (formerly FAS, now Water Services Training Group) course on 'Site Assessment for On-Site Waste Water Treatment Systems' since its inception in 1998. Robert has managed the geological and hydrogeological aspects of EIAR assessments for infrastructure projects and private residential and commercial developments.

**Nevin Traynor – Traynor Environmental**

Nevin Traynor is a Senior Environmental Scientist with Traynor Environmental ; with over 20 years' experience in the environmental sector. His project experience includes the management and productions of Environmental Impact Statements (EISs)/EIARs, particularly within the Commercial/Industrial and Housing Sector.

**Angela McDermott – Traynor Environmental**

Angela is an environmental consultant with over 15 years' experience in the commercial sector where she has undertaken extensive site surveys, watching briefs and report writing. She holds a PG.Dip. in Environmental Science

**Faith Baily - IAC**

The assessment was undertaken by Faith Bailey (MA, BA (Hons), MIAI, MCIfA) of IAC Archaeology. Faith is a senior archaeologist at IAC and have been with the company since 2003 responsible for the production of pre-planning reports, including EIA and advise on planning issues relating to the discipline. As a licenced eligible archaeologist Faith carries out fieldwork on a regular basis and is involved in projects nationwide, in both the private and commercial sectors.

**Richard Barker - Macroworks**

Richard Barker (MLA MILI), Director at Macro Works Ltd a consultancy firm specialising in Landscape / Townscape and Visual Assessment and associated maps and graphics. Richards' relevant experience includes LVIA and TVIA for a broad range of infrastructural, industrial and commercial projects in Ireland over a 20 year period, including numerous urban, residential, renewable energy and mixed-use development projects.

## **2.6 EIA Portal**

Section 172A of the Planning and Development Act 2000 (as amended) introduces the operation of the EIA Portal. Under Section 172B an applicant for consent for proposed development shall, within the period of 2 weeks before the making of an application for such consent which is to be accompanied by an environmental impact assessment report, provide the prescribed information in electronic form to the EIA portal in the manner set out on the portal. Article 22 (2) (ga) requires that where the application is accompanied by an EIAR, a copy of the confirmation notice issued by the DHPLG acknowledging receipt of the required information on to the Portal. Please find the confirmation notice for the subject planning application and EIAR attached at Appendix 2.1.

This EIAR accompanies a planning application for Large Scale Residential development (LRD). As such, an electronic copy of this EIAR is available for public viewing on a website produced by the applicant [www.ballycullenLRD.com](http://www.ballycullenLRD.com)

## **2.7 Errors**

This EIAR has been prepared by experienced and competent environmental specialists to ensure the EIAR is robust and objective. No difficulties were encountered in compiling any of the specialist information contained in this EIAR. Where any specific difficulties were encountered these are stated in the relevant chapter. While every effort has been made to ensure that the content of this EIAR document is error free and consistent there may be instances in this document where typographical errors and/or minor inconsistencies do occur. These typographical errors and/or minor inconsistencies are unlikely to have any material impact on the overall findings and assessment contained in this EIAR.

**References**

- 'Environmental Impact Assessment of Projects – Guidance on Screening'(EU, 2017).
- Environmental Impact Assessment of Projects-Guidance on the preparation of the environmental impact assessment report (EU,2017).
- Guidance on EIA Scoping (EC,2017).
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (Department of Housing, Planning and Local Government (2018)).
- Environmental Impact Assessment Screening – OPR Practce Note PN02 (June 2021).
- Guidelines on the Information to be Contained in Environmental Impact Assessment Reports (EPA, 2022).
- Planning and Development Act 2000 (as amended).
- Planning and Development Regulations 2001 (as amended).
- The European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018.

**APPENDIX 2.1**

EIA Portal Confirmation



## Fw: EIA Application Confirmation Number: 2025067

**From** O'Brien, Cara <Cara.O'Brien@LaganHomes.com>

**Date** Tue 22/04/2025 16:27

**To** O'Brien, Cara <Cara.O'Brien@LaganHomes.com>

**From:** Housing Eiportal <EIAPortal@housing.gov.ie>

**Sent:** Tuesday 22 April 2025 15:32

**To:** Claire McManus <Claire@jfocarchitects.com>

**Subject:** EIA Application Confirmation Number: 2025067

Dear Claire,

An EIA Portal notification was received on 22/04/2025 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 22/04/2025 under EIA Portal ID number 2025067 and is available to view at <http://housinggov.ie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

**Portal ID:** 2025067

**Competent Authority:** South Dublin County Council

**Applicant Name:** Lagan Homes Ballycullen Limited

**Location:** Woodtown, Ballycullen, Dublin 16. The lands are located to the east of Abbots Grove Park, south-east of Abbots Grove Avenue, south of Stocking Avenue and Stocking Wood estate, and west of White Pines Park.

**Description:** The proposed development will consist of inter alia 502 no. residential units, a creche, public open space, car & bicycle parking and bin stores.

**Linear Development:** No

**Date Uploaded to Portal:** 22/04/2025

Kindest Regards,

Hugh Wogan,

EIA Portal team

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**An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta**  
Department of Housing, Local Government and Heritage

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**An Roinn Tithíochta,  
Rialtais Áitiúil agus Oidhreachta**  
Department of Housing,  
Local Government and Heritage