

299B (1)(b)(ii)(II)(c) Statement

For a proposed Strategic Housing Development on
lands at Stepside, Co. Dublin

on behalf of McGarrell Reilly Homes Ltd.

July 2022



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1. Introduction

McCutcheon Halley Planning Consultants have been appointed by the Applicant, McGarrell Reilly Homes Ltd, to prepare this statement in accordance with Article 299B (1)(b)(ii)(II)(C) of the Planning and Development Regulations (PDRs) 2001, as amended, in relation to a proposed Strategic Housing Development (SHD) at Stepside, Co. Dublin.

This statement is part of the information provided by the Applicant so that the An Bord Pleanála may complete an examination for the purposes of a screening determination in accordance with Articles 299B and 299C of the PDRs. In particular, it is provided so that the Board may have regard to the “the available results, where relevant, of preliminary verifications or assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive” in accordance with Article 299C(1)(a)(iv) of the Planning Regulations.

1.1 Development Description

McGarrell Reilly Homes Ltd, are applying to An Bord Pleanála for permission for a Strategic Housing Development to deliver 118 residential units and a 2-storey childcare facility on a site of c.1.97 hectares at Stepside, Co. Dublin.

A comprehensive description of the proposed development is set out in the accompanying EIA Screening Report.

Briefly, the proposed development consists of the construction of 118 no. residential units ranging comprising 21 no. houses and 97 no. apartments. A 2-storey childcare facility with a GFA of 156sq.m is also proposed with associated outdoor play area and set down car parking spaces. The scheme includes public and communal open space with a hierarchy of uses providing for active and passive use and children’s play.

Carparking is provided at undercroft and surface level which caters for both cars and motorcycles. Bicycle parking to serve the apartments, visitors and the creche is also proposed. To facilitate permeability, 4 new pedestrian and cycle links to the adjoining Stepside Park residential development are also proposed. Access will be provided *via* a 137m extension to the Clay Farm Loop Road and construction of local access roads to serve the development which will connect with the new section of the Clay Farm Loop Road.

1.2 Strategic Housing Development

Under Section 299B of the PDRs, where an application for a sub-threshold SHD development has been made to An Bord Pleanála, and where a determination as to whether or not an EIA is required has not been given under Section 7 of the 2016 Act, the Board must carry out a screening for EIA of the proposed development.

Section 299B(1)(b) of the Regulations states that;

(i) “The Board shall carry out a preliminary examination of, at the least, the nature, size or location of the development.

(ii) Where the Board concludes, based on such preliminary examination, that—

(1) there is no real likelihood of significant effects on the environment arising from the proposed development, it shall conclude that an EIA is not required,

(II) there is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development, it shall satisfy itself that the applicant has provided to the Board

(A) the information specified in Schedule 7A,

(B) any further relevant information on the characteristics of the proposed development and its likely significant effects on the environment, and

(C) a statement indicating how the available results of other relevant assessments of the effects on the environment pursuant to the European Union Legislation other than the Environmental Impact Assessment Directive have been taken into account.

The EIA Screening Report provides the information required under Schedule 7 and Schedule 7A of The Regulations. Schedule 7 sets out the criteria for determining whether a development would or would not be likely to have significant effects on the environment, and this was transposed directly from Annex III of the 2011 Directive.

In accordance with the provisions of Regulation 299B(1)(b)(ii)(II)(C) of the Planning and Development Regulations 2001, this report provides a '*statement indicating how the available results of other relevant assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive (Directive 2014/52/EU) have been taken into account*'.

2. Statement of Results of Other Environmental Assessments

Table 1: Relevant EIA Directives, Results of Assessments Undertaken & Design Integration

| EU Legislation | Results of Relevant Assessment | How this has been considered in project design. |
|---|---|--|
| <p>Strategic Environmental Assessment (SEA) Directive</p> <p>The European Directive (2001/42/EC) on the Assessment of the Effects of Certain Plans and Programmes on the Environment (the SEA Directive) was transposed into national legislation by the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. 435 2004) and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436 2004). The legislation requires that the Plan-making Authority must make available an SEA Statement summarising how the SEA and consultations have been considered in the making of the Plan.</p> <p>The objective of this Directive is to provide for a high level of protection of the environment and to contribute to</p> | <p>The National Planning Framework (NPF) and Eastern and Midlands Regional Spatial Economic Strategy (RSES) were both subject to SEA. The SEA Statements highlight that at a broad level, implementation of the NPF and RSES are expected to bring environmental improvements, as they tackle specific environmental pressures arising from urban sprawl, one-off housing, land use change etc. The SEA Statements highlight that the plans have potential for cumulative impacts and the greatest cumulative benefit is anticipated to be in relation to Population and Human Health, as the objectives proposed emphasise coordinated spatial planning, balanced growth, and consolidation/ densification of existing built-up areas, both urban and rural. Consolidation will bring positive cumulative impacts to air quality and climate from increased sustainable transport access and the accommodation of pedestrian and cycle pathways throughout the development site.</p> <p>However, the Statement also indicates there is potential for negative impacts in the wider environment as a result of the implementation of the policies, particularly where infrastructure cannot</p> | <p>The site is zoned Objective A, residential, in the Dún-Laoghaire-Rathdown County Development Plan 2022-2028.</p> <p>The SEA Statements published for the NPF and RSES highlight potential negative impacts notably;</p> <ol style="list-style-type: none"> i. Infrastructure availability and capacity ii. Loss of habitat & disturbance of species iii. Water quality issues associated with inadequate treatment plants iv. Air quality impacts and emissions increases if public transport not available. <p>All of the items above have been considered in the design. With respect to infrastructure availability, Irish Water have confirmed the feasibility of the proposed development. The EclA, Bat Assessment and AA Screening confirm that subject to the implementation of a suite of proven mitigation measures, there would be no likely significant negative effect. Irish Water had no objection to the connection of the site to the Shanganagh WwTP, which is therefore considered that it can accommodate the proposed development and even in the absence of upgrade works it would not give rise to water quality issues.</p> |

| EU Legislation | Results of Relevant Assessment | How this has been considered in project design. |
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| <p>the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that, an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment.</p> <p>The findings of the SEA are included in the EIA Screening Report.</p> | <p>keep up with the growth projected in the cities and towns of Ireland. The potential negative effects relate to loss of habitat and disturbance of species from land use changes, deterioration of air quality and increases in emissions if sufficient public transport options are not in place. Deterioration in water quality where adequate treatment is not available in advance or in parallel to proposed growth, loss, and deterioration of soil quality is another factor.</p> <p>The final SEA Environmental Report prepared for the Dún Laoghaire-Rathdown County Development Plan 2022-2028 plan making process. Additionally, an AA Natura Impact Report was prepared to inform the plan making process. An SEA statement which summarises how environmental considerations have been integrated into the plan has also been reviewed and the information presented here is primarily taken from the published SEA Statement. It identifies that the alternatives available for the Plan are limited by the provisions of higher-level planning objectives, including those of the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES) for the Eastern and Midlands Region.</p> <p>The report highlights that the Plan directs incompatible development away from the most sensitive areas in the County and focuses on</p> | <p>The Statement of Consistency with Local Planning Policy confirms that the proposed development is largely compliant with Development Plans’ policies and objectives. However, there are some clear material contraventions and other non-compliances that are contraventions but may not be considered to be material in nature. Nevertheless, the decision on materiality rests with the decision maker and so they are identified in the Material Contravention Statement.</p> <p>The Material Contravention Statement for the 2022 Plan and Ballyogan and Environs Local Area Plan 2019-2025 (the LAP) identifies the following;</p> <ul style="list-style-type: none"> i. Density ii. Unit Mix iii. External Storage iv. Proposed Transport Linkages <p>As outlined in the Material Contravention Statement there are inconsistencies between policy guidance on these matters at local and national level. The statement outlines the manner in which the proposal is consistent with national and regional policy, such as defined by the National Planning Framework and RSES, which were both subject to SEA. The Material Contravention Statement provides a detailed justification for the proposal to be</p> |

| EU Legislation | Results of Relevant Assessment | How this has been considered in project design. |
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| | <p>directing compact, sustainable development within and adjacent to the existing built-up footprint; and sustainable development elsewhere, including in the rural area of the County. Development of areas within and adjacent to the existing built-up footprint, which are more robust, better serviced and better connected, will contribute towards environmental protection and sustainable development, including climate mitigation and adaptation.</p> <p>The overall conclusion of the SEA Environmental Report states; <i>“Taking into account, inter alia, the detailed mitigation which has been integrated into the Plan (including that which is identified at Section 9), it has been determined that significant residual adverse environmental effects will not occur.”</i></p> | <p>granted permission despite contravening the County Development Plan and Local Area Plan.</p> <p>No further assessment was considered to be required to demonstrate compliance with the SEA Directive. The results of the assessments mean that no further changes to the proposed development were required.</p> |
| <p>Birds and Habitats Directives</p> <p>The EIA Screening Report has been relied upon and adopted the conclusions of the project specific AA Screening when determining the likelihood of significant effects on the environment arising from the proposed development with particular attention to potential impacts on European Sites.</p> | <p>The Birds Directive (Directive 2009/147/EC) and Habitats Directive (Council Directive 92/43/EEC) are the main EU legislation resulting in the legal protection of species in Ireland.</p> <p>The proposed development has taken into account the requirements of the objectives of the Habitats Directive and the Birds Directive through:</p> <ul style="list-style-type: none"> • Appropriate Assessment (AA) Screening - Altamar Marine and Environmental | <p>The design of the proposed development has been informed and, where applicable, complies with the objectives and policies set out in the CDP in respect of the protection of European sites.</p> <p>While no bats or bat roosts were found on site nor were there trees of bat roosting potential that were noted on the site, the Bat Assessment report sets out mitigation measures to reduce the impact of the proposed development on local bat populations. The measures generally relate to the external lighting plan.</p> |

| EU Legislation | Results of Relevant Assessment | How this has been considered in project design. |
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| <p>The conclusions of the EclA have been adopted within the EIA Screening Report when determining the likelihood of significant effects on the environment arising from the proposed development in respect of Biodiversity, with particular attention to species and habitats protected under the Habitats Directive and the Birds Directive.</p> <p>The conclusions of the Bat Assessment have been adopted within the EIA Screening Report when determining the likelihood of significant effects on the environment (with specific reference to bats), arising from the proposed development in respect of Biodiversity, with particular attention to species and habitats protected under the Habitats Directive and the Birds Directive.</p> | <p>Consultancy Bat Assessment – Altemar Marine and Environmental Consultancy</p> <ul style="list-style-type: none"> Ecological Impact Assessment (EclA) - Altemar Marine and Environmental Consultancy <p>The AA Screening concludes; <i>“No Natura 2000 sites are within the zone of influence of the proposed development. Having taken into consideration surface water drainage from the proposed works, the distance between the proposed development to designated conservation sites, lack of direct hydrological pathway or biodiversity corridor link to conservation sites and the dilution effect with other effluent and surface runoff, it is concluded that the proposed development would not give rise to any significant effects to designated sites. The construction and operation of the proposed development will not impact on the conservation objectives of qualifying interests of Natura 2000 sites”.</i></p> <p><i>The following should also be noted:</i></p> <ul style="list-style-type: none"> The project is not located within any European Site and therefore there will be no loss or alteration of habitat as a result of the Proposed Development/project. | <p>The lighting strategy will be developed in conjunction with the project ecologist to ensure that it is appropriate.</p> <p>No further assessment was considered to be required to demonstrate compliance with the Birds Directive (Directive 2009/147/EC) and Habitats Directive (Council Directive 92/43/EEC).</p> |

| EU Legislation | Results of Relevant Assessment | How this has been considered in project design. |
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| | <ul style="list-style-type: none"> The Proposed Development does not have the capacity to cause any significant changes in the population density of any species within any European Site. <p>The Bat Assessment outlined that the proposed development will not have a significant impact on local bat populations:</p> <p><i>“The present survey found no evidence of roosting bats in any onsite tree or nearby structure therefore the proposed development will not result in the loss of any bat roost as no bats are roosting onsite. The proposed development will change the local environment as existing buildings are to be demolished and vegetation removed. There would be expected to be a short to medium term reduction in foraging until the landscaping and in particular the trees within the landscaping proposal mature. Based on the small number of common species found using the site the displacement from this site it will not have any significant effect on local bat populations, and that any such effect will be only significant at the local level. The external lighting for this development has been designed to achieve the performance requirements as set out in the Bats and Lighting–Guidance Notes for Planners, Engineers, Architects and Developers (Bat Conservation Ireland, 2010) and Bats and Lighting in the UK–Bats and the Built</i></p> | |

| EU Legislation | Results of Relevant Assessment | How this has been considered in project design. |
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| | <p><i>Environment Series (Institute of Lighting Professionals, September 2018). All lighting is set at 2700oK in compliance with bat lighting guidelines. In the medium-long term bat foraging would be expected to continue on site and no significant effect would be foreseen”.</i></p> | |
| <p>Water Framework Directive The Water Framework Directive (WFD) (Directive 2000/60/EC) requires ‘Good Water Status’ for all European waters to be achieved through a system of river basin management planning and extensive monitoring by 2015 or, at the least, by 2027. ‘Good status’ means both ‘Good Ecological Status’ and ‘Good Chemical Status.’</p> <p>The WFD does not require site specific assessments to be undertaken by a developer.</p> | <p>The objectives of the WFD are (i) to prevent the deterioration of water bodies and to protect, enhance and restore them with the aim of achieving at least good status and (II) to achieve compliance with the requirements for designated protected areas.</p> | <p>Implementing SuDS contributes to achieving the objectives of the WFD by effectively managing water to control both quantity and quality. The benefits include stormwater control, prevention of flooding, removal of pollutants and provision of amenities to communities.</p> <p>The SUDS Management train for the proposed development is as follows;</p> <ul style="list-style-type: none"> • Green Roofs • Green Podium • Permeable paving • Attenuation storage • Rain gardens <p>The proposed development will not affect surface or groundwater status and, importantly, will not cause any deterioration of the status of any water bodies.</p> |

| EU Legislation | Results of Relevant Assessment | How this has been considered in project design. |
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| <p>Marine Strategy Framework Directive</p> <p>The Marine Strategy Directive is aimed at conserving and protecting Europe's seas while allowing for the sustainable use of natural marine resources.</p> | <p>The Directive requires the State to reach good environmental status (GES) in the marine environment by the year 2020. Good environmental status in the marine environment means that the seas are clean, healthy, and productive and that human use of the marine environment is kept at a sustainable level.</p> <p>In 2020 Ireland updated its environmental targets from 2013 to describe what a healthy sea should look like. These environmental targets form part of the National Marine Planning Framework and through its implementation aim to ensure that human activity is at sustainable levels and that the ecosystem is protected.</p> <p>While this Directive is not directly relevant to the type of development proposed, the AA assesses any items of specific relevance in terms of outfalls to Killiney Bay.</p> | <p>The design of separate surface water and foul water infrastructure together with the implementation of mitigation measures proposed in the AA Screening Report and CEMP means there will be no significant impacts to Dublin Bay. The AA Screening concludes the following: <i>There is no direct hydrological pathway from the proposed works site to a Natura 2000 site. There is an indirect hydrological connection to marine-based Natura 2000 sites. Foul wastewater will be directed to an existing foul network located within a residential development to the west of the subject site. This network ultimately discharges foul wastewater to Shanganagh WwTP for treatment. Surface water drainage will be directed to an existing surface water network constructed as part of the Stepside Park development. This network outfalls to the Ballyogan Stream, which in turn outfalls to Carrickmines Stream, then outfalls to Shanganagh River, and ultimately outfalls to the marine environment at Killiney Bay. In the absence of mitigation, any silt or pollutants will settle, be dispersed or diluted within the marine environment and will not significantly impact on the qualifying interests of any Natura2000 site. No specific mitigation is required to prevent impacts on Natura 2000 sites'.</i></p> |
| <p>Clean Air for Europe (CAFE) Directive</p> <p>The CAFE Directive 2008/50/EC is the prevailing legislation to improve the quality of air in Europe and limit exposure to air pollution.</p> | <p>The proposed development is not located within an area has an identified exceedance in the EU air quality limits; therefore, there are no specific assessments under the CAFE Directive relevant to the proposed development at this location.</p> | <p>Noting the contribution that transportation emissions have on air quality, a significant quantum of cycle parking is proposed, in excess of DLRCC standards. The scheme also provides EV charging spaces. Permeability is promoted to facilitate a modal shift and promote active</p> |

| EU Legislation | Results of Relevant Assessment | How this has been considered in project design. |
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| <p>Overall, the main objective of the CAFE Directive is to reduce human and environmental exposure to air pollutants and ensure that the limits of values and thresholds are not exceeded. The CAFE Directive was transposed into Irish legislation by S.I. No. 180/2011 - Air Quality Standards Regulations 2011.</p> | | <p>travel and encourage public transport use given the site's proximity to the Luas Greenline. All these measures contribute positively to air quality.</p> |
| <p>Waste Framework Directive</p> <p>The Waste Framework Directive 2008/98/EC is the European Union's primary piece of legislation governing waste management.</p> <p>The European Communities (Waste Directive) Regulations 2011 (S.I. No. 126 of 2011) as amended gives effect to EU Directive 2008/98/EC.</p> <p>The measures set out in the Resource and Waste Management Plan and Operational Waste Management Plan have been adopted within the EIA Screening Report in the examination of</p> | <p>One of the major relevant aspects of the Waste Directive in relation to construction sites is Article 5 that is transposed into Irish legislation by Article 27 of the Waste Directive Regulations. The Waste Directive provides a formal mechanism by which a substance or object, which is production residue, could be determined not be a waste but instead a by-product. In relation to construction, uncontaminated excavated soil and other naturally occurring materials can potentially be considered as a by-product rather than as a waste when being imported or exported between separate sites. In short, surplus soil or stone being imported or exported from a site, could be categorised as a by-product, and be reused for the development of sites, instead of being taken for disposal as a waste at a licensed waste facility.</p> | <p>The principal objective of the Resource Management Plan is to avoid, minimise and control adverse environmental impacts associated with the proposed development and to ensure the proper management of all demolition and construction waste on the site, including allowance for the re-use and/or the recovery or disposal of this waste to authorised facilities by authorised collectors.</p> <p>Excavated soils required to be exported off-site shall be tested to determine their classification as hazardous or non-hazardous and may be declared as a by-product in accordance with Article 27. This assessment shall be undertaken prior to the export of excess soils or stones from the site.</p> <p>An objective of the OWMP is to maximise the quantity of waste recycled by providing sufficient waste recycling</p> |

| EU Legislation | Results of Relevant Assessment | How this has been considered in project design. |
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| <p>the likelihood of significant effects on the environment arising from the proposed development in respect of material assets and waste.</p> | <p>The application is supported by a Resource Waste Management Plan and Operational Waste Management Plan (OWMP). Site investigations were undertaken by DBFL Consulting Engineers and submitted for environmental testing by Jones Environmental Laboratory in August 2015. Of the eight (8 no.) samples sent for environmental testing, all were of acceptable limits to be accepted as inert material by an Irish landfill. In addition, the in-situ soils do not present a health hazard.</p> | <p>infrastructure, waste reduction initiatives and waste collection and waste management information to the residents of the development. A 3-bin system will be implemented on site to facilitate source segregation of household waste.</p> |
| <p>Industrial Emissions Directive The Industrial Emissions Directive (2010/75/EU) was transposed into national legislation by the Environmental Protection Agency (Industrial Emissions) (Licensing) Regulations 2013 (S.I. 137 2013). The Directive lays down rules on integrated prevention and control of pollution arising from industrial activities.</p> | <p>The proposed development is for residential led development (SHD) and does not relate to an industrial activity.</p> | <p>No action required.</p> |
| <p>Seveso Directive The Seveso Directive (Directive 82/501/EEC, Directive 96/82/EC, Directive 2012/18/EU) was developed by the EU after a series of catastrophic accidents involving major industrial sites and dangerous substances. Such accidents can give rise to serious injury</p> | <p>The EIA Screening establishes that the proposed development site is not proximate to a designated Seveso site and does not fall within any consultation zone. This was confirmed through a desktop review of sources inc. the development plan(s) and the health and safety authority website.</p> | <p>No action required.</p> |

| EU Legislation | Results of Relevant Assessment | How this has been considered in project design. |
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| <p>to people or serious damage to the environment, both on and off the site of the accident.</p> | <p>There are no substances to be stored as part of the proposed development that would be controlled under the Seveso Directive of COMAH Regulations.</p> | |
| <p>Trans-European Networks in Transport, Energy and Telecommunication Regulation Regulation (EU) 1315/2013 on Union guidelines for the development of the trans-European network and repealing Decision 661/2010/EU was adopted on 11 December 2013. The policy addresses the implementation and development of a Europe-wide network of railway lines, roads, inland waterways, maritime shipping routes, ports, airports, and railroad terminals. The objective is improved use of infrastructure, reduced environmental impact of transport, enhanced energy efficiency and increased safety.</p> | <p>Not relevant as the proposed project comprises a strategic housing development.</p> | <p>No action required.</p> |
| <p>Flood Directive The Floods Directive (Directive 2007/60/EC) establishes a framework for the assessment and management of flood risks, with the aim to reduce the</p> | <p>A Site-Specific Flood Risk Assessment is included with this application. The SSFRA confirms that the subject site is located within Flood Zone 'C', i.e. low flood risk and suitable</p> | <p>A climate change allowance has been incorporated into the stormwater design calculations. The design incorporates SuDS as established under the Water Framework Directive section above.</p> |

| EU Legislation | Results of Relevant Assessment | How this has been considered in project design. |
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| <p>adverse consequences on human health, the environment and material assets.</p> <p>The Floods Directive must be implemented in tandem with the WFD.</p> <p>The results of the Site-Specific FRA have been adopted within the EIA Screening Report in the examination of the likelihood of significant effects on the environment arising from the proposed development as a consequence of flooding, which has the potential to affect human health and material assets.</p> | <p>for all types of land use, including the proposed 'highly vulnerable' residential development.</p> | <p>The proposed development will not increase run-off rate when compared with the existing site and satisfies the requirement of the SFRA to reduce flooding and improve water quality. SUDS features are incorporated into the drainage design for the scheme where feasible to manage surface water runoff from the development in accordance with the recommendations of the GSDSDS and the requirements of Dun Laoghaire Rathdown County Council.</p> |
| <p>Bathing Water Directive</p> <p>In 2008, Ireland transposed the revised Bathing Water Directive (2006/7/EC) into Irish legislation as S.I. No. 79 of 2008. These new Regulations set the criteria for the bacteriological quality of bathing waters together with strong focus on the management of pollution sources with the aim of reducing the risk to public health from bathing waters.</p> | <p>The EIAR Screening Report considers the likely impact of construction and operation impacts from the proposed development on water quality and overall water body status within the Dublin.</p> <p>It is the responsibility of Irish Water to provide adequate treatment of foul water, and to assess any potential impacts that it may have on the Natura 2000 network.</p> <p>Notwithstanding this, the AA outlines that "there is an indirect hydrological connection to marine-based Natura 2000 sites. Foul wastewater will be directed</p> | <p>The separation of surface water from foul water ensures that the development will therefore have no measurable impact on the water quality in any overflow situation from the Shanganagh WwTP.</p> |

| EU Legislation | Results of Relevant Assessment | How this has been considered in project design. |
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| | <p>to an existing foul network located within a residential development to the west of the subject site. This network ultimately discharges foul wastewater to Shanganagh WwTP for treatment. Surface water drainage will be directed to an existing surface water network constructed as part of the Stepside Park development. This network outfalls to the Ballyogan Stream, which in turn outfalls to Carrickmines Stream, then outfalls to Shanganagh River, and ultimately outfalls to the marine environment at Killiney Bay. In the absence of mitigation, any silt or pollutants will settle, be dispersed or diluted within the marine environment and will not significantly impact on the qualifying interests of any Natura2000 site".</p> <p>Irish Water (IW) reviewed a pre-connection enquiry and advised that there is capacity currently available and the proposed connection to the Irish Water network can be facilitated, and it is evident that there is sufficient capacity to cater for the proposed development.</p> | |

3. Conclusion

This statement should be read in conjunction with the Environmental Impact Assessment Screening Report prepared by McCutcheon Halley Planning and submitted under separate cover.

This statement sets out how the available results of relevant assessments of the effects on the environment carried out pursuant to European Union legislation that is relevant to the proposed development, other than the Environmental Impact Assessment Directive have been taken into account in this proposed Strategic Housing Development at Stepside, Co. Dublin.

This statement, in particular, is provided so that the Board may have regard to the “the available results, where relevant, of preliminary verifications or assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive” in accordance with Article 299C(1)(a)(iv) of the Planning and Development Regulations 2001, as amended.

This statement supports the conclusion in the Environmental Impact Assessment Screening Report, submitted under separate cover that concludes sub-threshold EIA is not required for the proposed development.