

1 INTRODUCTION AND METHODOLOGY

1.1 Introduction

This Environmental Impact Assessment Report (EIAR) has been prepared by Enviroguide on behalf of Liscove Limited, here in after referred to as the Applicant, who is seeking planning permission for a mixed-use development of 487 residential units on a 14.2-hectare site in Wayside, Enniskerry Road and Glenamuck Road, Kilternan, Dublin 18 (project known as the Kilternan Village LRD).

This EIAR presents the environmental impact assessment process which has been undertaken in accordance with the Planning and Development Regulations 2001 (as amended).

EIA is a process of identifying and evaluating the likely environmental, social and economic effects of a proposed development project, taking into account both adverse and beneficial effects. EIA also involves finding ways and means to reduce adverse effects and enhance beneficial effects. It ensures that planning decisions are made taking into account the environmental effects and with engagement from stakeholders. has been compiled in accordance with all current legislation and good practice guidance.

This chapter describes the methodology by which the Environmental Impact Assessment (EIA) was carried out and the EIAR was completed. The methodology used is broadly consistent across all chapters to ensure the EIAR is clear to navigate for the reader.

1.2 Quality Assurance and Competency of Experts

Under Article 5(3)(a) of Directive 2014/52/EU it is a requirement that:

“the developer shall ensure that the environmental impact assessment report is prepared by competent experts”

This EIAR has been led and coordinated by Enviroguide. Technical chapters have been prepared by a multi-consultancy team of environmental specialists.

Founded in 2010, Enviroguide is an award-winning, multi-disciplinary environmental consultancy specialising in environmental compliance, ecology, planning, waste management, contaminated land, engineering, and sustainability. Providing end to end environmental consultancy services, Enviroguide consultants hold scientific, engineering, and/or legal qualifications with extensive technical knowledge and extensive practical experience within the environmental consultancy and management sectors. Professional memberships include the Chartered Institute of Ecology and Environmental Management, the Chartered Institution of Wastes Management (CIWM), the Irish Environmental Law Association, the Institute of Environmental Management and Assessment (IEMA), Engineers Ireland, the Institute of Geologists of Ireland, and the Royal Town Planning Institute.

This chapter has been prepared by Louise Hewitt, Environmental Consultant. Louise has a Master of Science (Hons) in Environmental Resource Management from University College Dublin and a Bachelor of Science (Hons) in Biology from Maynooth University. Louise has worked as an Environmental Consultant with Enviroguide since 2021 and has 3 years' experience preparing Environmental Impact Assessment (EIA) Screening Reports and a range of chapters for EIARs of a similar scale and nature to the Proposed Development.

This chapter has been reviewed by Harry Parker, Technical Director and EIA Lead at Enviroguide. Harry is an environmental consultant with 17 years' experience in consultancy, specialising in EIAs for large-scale residential and commercial developments, working closely with a range of developers, planning consultants and architects within the public and private sector.

For each chapter of this EIAR, the author, qualifications, and experience of working on other development projects are detailed. The EIAR Project Team are identified in Table 1-1.

Table 1-1 EIAR Project Team

Chapter	Consultant Name	Specialist Area
1.0 Introduction and Methodology and Non-Technical Summary	Enviroguide 3D Core C, The Plaza, Park West, D12F9TN Louise Hewitt	Multidisciplinary Planning and Environmental Consultants
2.0 Project Description and Alternatives Examined		
3.0 Planning and Policy Context	Enviroguide 3D Core C, The Plaza, Park West, D12F9TN Claire Fagan	Multidisciplinary Planning and Environmental Consultants
4.0 Population and Human Health	Enviroguide 3D Core C, The Plaza, Park West, D12F9TN Louise Hewitt	Multidisciplinary Planning and Environmental Consultants
5.0 Biodiversity	Scott Cawley Ltd., College House, 71-73 Rock Road Blackrock, Co Dublin Sorcha Shanley	Ecology Consultancy
6.0 Land and Soils	Enviroguide, 3D Core C, The Plaza, Park West, D12F9TN	Multidisciplinary Planning and Environmental Consultants
7.0 Hydrology	Gareth Carroll	
8.0 Air Quality and Climate	Enviroguide, 3D Core C, The Plaza, Park West, D12F9TN Laura Griffin	Multidisciplinary Planning and Environmental Consultants

Chapter	Consultant Name	Specialist Area
9.0 Noise and Vibration	Enviroguide, 3D Core C, The Plaza, Park West, D12F9TN Laura Griffin RSK Ireland Ltd., Bluebell Business Centre, Old Naas Road, Bluebell, Dublin 12, Ireland James Mangan	Multidisciplinary Planning and Environmental Consultants Multi-Disciplinary Engineering and Environmental Consultancy
10.0 Landscape and Visual Amenity	Enviroguide, 3D Core C, The Plaza, Park West, D12F9TN Dara Hilliard Verified Views 3D Design Bureau, Unit 1, Adelphi House, George's Street Upper, Dún Laoghaire, Dublin. Marcus Sestulis	Multidisciplinary Planning and Environmental Consultants Digital architecture and construction
11.0 Archaeology, Architectural, and Cultural Heritage	IAC Archaeology, Unit G1, Network Enterprise Park, Kilcoole, Co. Wicklow, A63 KT32. Faith Bailey	Archaeological Consultants
12.0 Material Assets: Waste and Utilities	Enviroguide 3D Core C, The Plaza, Park West, D12F9TN Claire Fagan	Multidisciplinary Planning and Environmental Consultants
13.0 Traffic	AtkinsRéalis, Unit 2B, Building 2200, Avenue 2000, Cork Airport Business Park Cork, T12 R279 Peter Foley	Engineering and design company
14.0 Risk Management	Enviroguide 3D Core C, The Plaza, Park West, D12F9TN Louise Hewitt	Multidisciplinary Planning and Environmental Consultants
15.0 Interactions	Enviroguide 3D Core C, The Plaza, Park West, D12F9TN	Multidisciplinary Planning and Environmental Consultants
16.0 Mitigation and Monitoring	Lakshmi Priya Mohan	

1.3 Purpose of the Environmental Impact Assessment and the Environmental Impact Assessment Report

Environment impact assessment (EIA) is a systematic examination of the potential impacts of a proposed development on the environment. In assessing the environmental impacts, this EIAR will review the baseline conditions, describe the proposed development and identify the potential for likely significant environmental effects during construction and operation.

Where likely significant adverse effects are identified, proposed mitigation measures will be presented to avoid, manage and minimise.

Under Schedule 5 of the Planning and Development Regulations 2001, as amended (the Planning Regulations), an EIAR is required to accompany certain planning applications for specified projects as part of the EIA process.

The EIAR describes the outcomes of the iterative EIA process which was progressed in parallel with the project design process. In doing so, it forms the first part of the EIA process that will be completed by Kildare County Council, as the competent authority, which in turn will be required to examine, analyse and evaluate the direct and indirect effects of the development on the various factors listed in Directive 2011/92/EU, as amended by 2014/52/EU (the EIA Directive).¹

Where significant and likely environmental effects are identified that are unacceptable, the EIA process aims to quantify and minimise the effects of the impact that the specified development has on the environment through appropriate mitigation measures and where necessary, subsequent monitoring.

The purpose of the EIAR is to provide the Local Planning Authority with information on the likely and significant effects on the environment. This EIAR was prepared in parallel with the project design process and reflects the potential cumulative impact of other developments.

1.4 EIA Guidance Used

This EIAR has been prepared in accordance with relevant guidance. Topic specific methodology guidance will be set out in the topic chapters. The following general guidance has been used to inform the approach to EIA and present the EIAR chapters.

- Guidelines on the Information to be contained in Environmental Impact Assessment Reports (EPA 2022);
- Environmental Assessments of Plans, Programmes and Projects – Rulings of the Court of Justice of the European Union (European Union 2017);
- Environmental Impact Assessment of Projects – Guidance on Scoping (Directive 2011/92/EU as amended by 2014/52/EU) (European Union 2017);

¹ European Commission (2014) Directive 2014/52/EU (Online) Available at : <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32014L0052&from=EN> (Accessed 23/05/2023)

- Guidance of Integrating Climate Change and Biodiversity into Environmental Impact Assessment (European Union 2013);
- Environmental Impact Assessment of Projects – Guidance on the preparation of the Environmental Impact Assessment Report (European Union 2017);
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (Department of Environment, Community and Local Government 2013);
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (Government of Ireland 2018);
- Key Issues Consultation Paper on the Transposition of 2014 EIA Directive (2014/52/EU) in the Land Use Planning and EPA Licencing Systems; (Department of Housing, Planning, Community and Local Government 2017);
- Circular PL 05/2018 -Transposition into Planning Law of Directive 2014/52/EU amending Directive 2011/92/EU on the effects of certain public and private projects on the environment (the EIA Directive), and Revised Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (Department of Housing, Planning and Local Government 2018);
- Guidelines for the Assessment of Indirect and Cumulative Impacts as well as Impact Interactions (European Communities 1999); and
- Implementation of Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (European Communities 2003).

The EIA Directive defines EIA as a process Article 1(2)(g) states that EIA means:

“(i) the preparation of an environmental impact assessment report by the developer, as referred to in Article 5(1) and (2);

(ii) the carrying out of consultations as referred to in Article 6 and, where relevant, Article 7;

(iii) the examination by the competent authority of the information presented in the environmental impact assessment report and any supplementary information provided, where necessary, by the developer in accordance with Article 5(3), and any relevant information received through the consultations under Articles 6 and 7;

(iv) the reasoned conclusion by the competent authority on the significant effects of the project on the environment, taking into account the results of the examination referred to in point;

(iii) and, where appropriate, its own supplementary examination; and

(v) the integration of the competent authority's reasoned conclusion into any of the decisions referred to in Article 8a”.

The EIA Directive requires the EIAR to identify, describe and assess, in an appropriate manner and in light of each individual case, the direct, indirect and cumulative significant effects of the Proposed Development on factors of the environment including:

- a) population and human health

- b) biodiversity, with particular attention to species and habitats protected under Directive 92/43/EEC and Directive 2009/147/EC (respectively, the Habitats Directive and the Birds Directive)
- c) land, soil, water, air and climate
- d) material assets, cultural heritage and the landscape
- e) the interaction between the factors referred to in points (a) to (d)

1.5 The Need for an EIA

Annex 1 of the EIA Directive requires as mandatory an EIA for all development projects listed therein. Schedule 5, Part 1, of the Planning Regulations transposes Annex 1 of the EIA Directive directly into Irish planning legislation. An EIAR is required to accompany a planning application for development of a class set out in Schedule 5, Part 1 of the Planning Regulations which exceeds a limit, quantity or threshold set for that class of development.

Schedule 5, Part 2 of the Planning Regulations defines projects that are assessed on the basis of set mandatory thresholds for each of the project classes including:

10. Infrastructure projects

(iv) 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.

(In this paragraph, “business district” means a district within a city or town in which the predominant land use is retail or commercial use.)

The Proposed Development does constitute an “urban development” as it is a housing development. According to the Interpretation of Definitions of Project Categories of Annex I and II Document (European Commission, 2015), “Housing developments, in particular, are frequently included in the ‘urban development projects’ category”.

Under the Dún Laoghaire-Rathdown County Development Plan (DLR CDP) 2022-2028 the site is zoned as both “Objective A – To provide residential development and improve residential amenity while protecting the existing residential amenities” and “Objective NC – to protect, provide for and/or improve mixed-use neighbourhood centre facilities”. The Proposed Development is therefore not within a “business district” as defined above. The site is classed as being in “other parts of a built-up area” and the applicable threshold is 10 hectares. The site area of the Proposed Development is 14.2 hectares which is above the 10-hectare threshold for a built-up area and accordingly a mandatory EIAR is required.

1.6 Scope of the EIAR

The content of this EIAR was informed by a scoping process carried out by the applicant, design team and EIAR consultants to identify the core issues likely to be most important during the EIA process.

The contents and structure of the EIAR have been set out to comply with the requirements of the EU Directive and set out in Table 1-2.

Table 1-2 Structure of the EIAR

Chapter	Title	Content
1	Introduction and General Methodology	Chapter 1 sets out the introduction, the site description, the general methodology and approach to the EIAR.
2	Description of the Proposed Development and Assessment of Alternatives	As required under Article 5(1)(a) of the EIA Directive, Chapter 2 provides a description of the site, design and scale of Proposed Development, and, as required under Article 5(d), an evaluation of the reasonable alternative design approaches.
3	Planning and Development Context	Chapter 3 sets the national, regional and local policy framework for the Proposed Development.
4	Population and Human Health	Chapter 4 covers the requirement for assessment on potentially significant effects to population and human health as required under Article 3(1)(a) of the EIA Directive.
5	Biodiversity	Chapter 5 covers the requirement of Article 3(1)(b) to assess potentially significant effects on biodiversity (which previously referred only to 'fauna and flora'), having particular attention to species and habitats protected under the Habitats Directive and the Birds Directive.
6	Land and Soils	Chapter 6 covers the requirement under Article 3(1)(c) of the EIA Directive on Land and Soil to assess the type of soil and geology in the area of the Proposed Development and identifies any potentially significant effects.
7	Hydrology and Hydrogeology	Chapter 7 covers the requirement under Article 3(1)(c) of the EIA Directive to assess potentially significant effects to water quality arising from the Proposed Development. This chapter will assess any potential effects from pollution and discharges to surface water.
8	Air Quality and Climate	Chapter 8 covers the requirement under Article 3(1)(c) of the EIA Directive on Air and Climate to assess potentially significant effects to air quality in the surrounding environment.
9	Noise and Vibration	Chapter 9 covers the requirement to assess potentially significant effects from airborne noise and vibration as required under Article 3(1)(a) of the EIA Directive on Human Health.
10	Landscape and Visual	Chapter 10 covers the requirement under Article 3(1)(d) of the EIA Directive to assess potentially significant effects on the landscape. This chapter will assess any potential visual impacts to landscape caused by the Proposed Development.
11	Archaeology and Cultural Heritage	Chapter 11 covers the requirement under Article 3(1)(d) of the EIA Directive to assess potentially significant effects on cultural heritage.
12	Material Assets, Utilities and Waste Management	Chapter 12 covers the requirement under Article 3(1)(d) of the EIA Directive to assess potentially significant effects on material assets. This chapter will identify impacts to existing utilities and infrastructure from the development of the Proposed Development. Article 5(1), Annex IV, point 1(d) requires estimates of quantities and types of waste produced during construction and operation phase. Chapter 13 will also present an assessment of how resources and waste will be managed for the Proposed Development.
13	Traffic and Transport	Chapter 13 will cover the traffic and transport assessment.

Chapter	Title	Content
14	Risk Management	Chapter 14 covers the requirement under Article 3(2) of the EIA Directive, to include the expected effects deriving from the vulnerability of the Proposed Development to risks of major accidents and/or disasters.
15	Interactions	As required under Article 3(1)(e) of the EIA Directive, Chapter 15 provides an assessment of the interaction between all of the environmental aspects referred to in this EIAR.
16	Mitigation and Monitoring	Chapter 16 describes mitigation and monitoring as required under Article 5(1) of the EIA Directive in order to avoid, prevent, reduce, or if possible, offset any identified significant adverse effects on the environment and, where appropriate, describes any proposed monitoring arrangements.

1.7 General Approach and Methodology

Table 1-3 sets out the general approach that each technical chapter will follow.

The methodology will outline the methods used to describe the baseline environmental conditions as well as predict the likely impacts on the environment of the Proposed Development. The data and survey requirements for each chapter will vary depending on the environmental topic and will be chosen by the particular specialist based on relevant legislation, best practice guidance, policy requirements, and professional judgement. Similarly, the study area is also defined for each environmental topic based on professional judgement and experience.

All environmental topics require desktop reviews of all relevant data at a minimum. These desktop studies are then supplemented by field studies and consultations with relevant stakeholders, for example interested parties, statutory bodies and local authorities, as required for each environmental topic.

An outline of the methodology employed consistently in each chapter of the EIAR to examine each environmental topic is provided below:

Table 1-3 Methodology Employed to Produce each EIAR Chapter

Chapter	Methodology and Approach
Introduction	Provides an overview of the specialist area and specifies the specialist who prepared the assessment.
Study methodology	This chapter outlines the method by which the relevant impact assessment has been conducted within that chapter.
The existing receiving environment (baseline situation)	This section will describe and assess the receiving environment, the context, character, significance and sensitivity of the baseline receiving environment into which the Proposed Development will fit. This analysis also takes account of any other proposed developments that are likely to proceed in the immediate surroundings.

Chapter	Methodology and Approach
Characteristics of the Proposed Development	Consideration of the ' <i>Characteristics of the Proposed Development</i> ' allows for a projection of the ' <i>level of impact</i> ' on any particular aspect of the environment that could arise. For each chapter those characteristics of the Proposed Development which are relevant to the area of study are described; for example, the chapter on landscape and visual impact addresses issues such as height, design and impact on the surrounding landscape.
Potential impacts of the Proposed Development	This section provides a description of the specific, direct and indirect, effects that the Proposed Development may have. This analysis is provided with reference to both the Existing Receiving Environment and Characteristics of the Proposed Development sections, while also referring to the: (i) magnitude and intensity, (ii) integrity, (iii) duration and (iv) probability of impacts. The assessment addresses whether the impacts are direct, indirect, secondary or cumulative in nature. It also looks at the timescale of such impacts e.g. are they short, medium, long-term, and are they of a temporary, permanent, continuous or intermittent nature, and are they positive or negative impacts. The impact interactions are also addressed.
Avoidance, remedial and mitigation measures	This section of each chapter describes the mitigation measures which are required. The requirement to describe mitigation measures is laid out in the EIA Directive, as implemented by the Planning Act and the Planning Regulations. Avoidance, remedial and mitigation measures describe any corrective or mitigative measures that are either practicable or reasonable, having regard to the potential impacts of the Proposed Development. This includes avoidance, reduction and remedy measures as set out in Section 4.7 of the Development Management Guidelines 2007, to reduce or eliminate any significant adverse impacts identified.
Residual effects of the Proposed Development	This section allows for a qualitative description of the resultant specific direct, indirect, secondary, cumulative, short, medium and long-term, temporary, permanent, continuous, or intermittent, positive and negative effects as well as impact interactions which the Proposed Development may have, assuming all mitigation measures are fully and successfully applied.
Do nothing impact	In order to provide a qualitative and equitable assessment of the Proposed Development, this section considers the Proposed Development in the context of the impacts upon the receiving environment should the Proposed Development not take place.
Monitoring	This involves a description of monitoring in a post-development phase, if required. This section addresses the effects that require monitoring, along with the methods and the agencies that are responsible for such monitoring.
Effect interactions	This section provides a description of impact interactions together with potential indirect, secondary and cumulative impacts.
Difficulties encountered in compiling information	The EIA Directive requires that the EIAR includes ' <i>details of difficulties (for example technical deficiencies or lack of knowledge) encountered compiling the required information, and the main uncertainties involved</i> ' (EIA Directive, Annex IV, Part 6). Each chapter that contains an environmental baseline and assessment contains a section outlining any difficulties encountered in compiling that chapter.

1.8 Determining effect significance

Each topic chapter describes any relevant legislation, guidance and methodology approached that has underpinned the assessment. The significance criteria follow that as defined in the EPA 'Guidelines on the Information to be Contained in Environmental Impact Assessment Reports' 2022.²

Table 1-4 Description of Effects

Category	Description
Quality of effects	Positive effects 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).
	Neutral effects No effects or effects that are imperceptible, within normal bounds of variation or within the margin of forecasting error.
	Negative or adverse effects 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).
Describing the significance of effects	Imperceptible An effect capable of measurement but without significant consequences.
	Not significant An effect which causes noticeable changes in the character of the environment but without significant consequences.
	Slight effects An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.
	Moderate effects An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.
	Significant effects An effect which, by its character, magnitude, duration or intensity, alters a sensitive aspect of the environment.
	Very significant An effect which, by its character, magnitude, duration or intensity, significantly alters most of a sensitive aspect of the environment.
	Profound effects An effect which obliterates sensitive characteristics.
Describing the extent and context of effects	Extent Describe the size of the area, the number of sites and the proportion of a population affected by an effect.
	Context Describe whether the extent, duration or frequency will conform or contrast with established (baseline) conditions.
	Likely effects The effects that can reasonably be expected to occur because of the planned project if all mitigation measures are properly implemented.

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https://www.epa.ie/publications/monitoring--assessment/assessment/EIAR_Guidelines_2022_Web.pdf

Category	Description
	Unlikely effects The effects that can reasonably be expected not to occur because of the planned project if all mitigation measures are properly implemented.
Describing the probability of effects	Likely effects The effects that can reasonably be expected to occur because of the planned project if all mitigation measures are properly implemented.
	Unlikely effects The effects that can reasonably be expected not to occur because of the planned project if all mitigation measures are properly implemented.
Describing the duration and frequency of effects	Momentary effects Effects lasting from seconds to minutes.
	Brief effects Effects lasting less than a day.
	Temporary effects Effects lasting less than a year.
	Short-term effects Effects lasting one to seven years.
	Medium-term effects Effects lasting seven to fifteen years.
	Long-term effects Effects lasting fifteen to sixty years.
	Permanent effects Effects lasting for duration of operation.
	Reversible effects Effects that can be undone, for example through remediation or restoration.
	Frequency of effects Describe how often the effect will occur (once, rarely, occasionally, frequently, constantly – or hourly, daily, weekly, monthly, annually).
Describing the types of effects	Indirect effects Effects on the environment, which are not a direct result of the project, often produced away from the project site or because of a complex pathway.
	Cumulative effects The addition of many minor or insignificant effects, including effects of other projects, to create larger, more significant effects.
	Do-nothing effects The environment as it would be in the future should the subject project not be carried out.
	Worst-case effects The effects arising from a project in the case where effects are unmitigated or mitigation measures substantially fail.
	Indeterminable effects When the full consequences of a change in the environment cannot be described.
	Irreversible effects When the character, distinctiveness, diversity or reproductive capacity of an environment is permanently lost.
	Residual effects The degree of environmental change that will occur after the proposed mitigation measures have taken effect.
	Synergistic effects Where the resultant effect is of greater significance than the sum of its constituents.

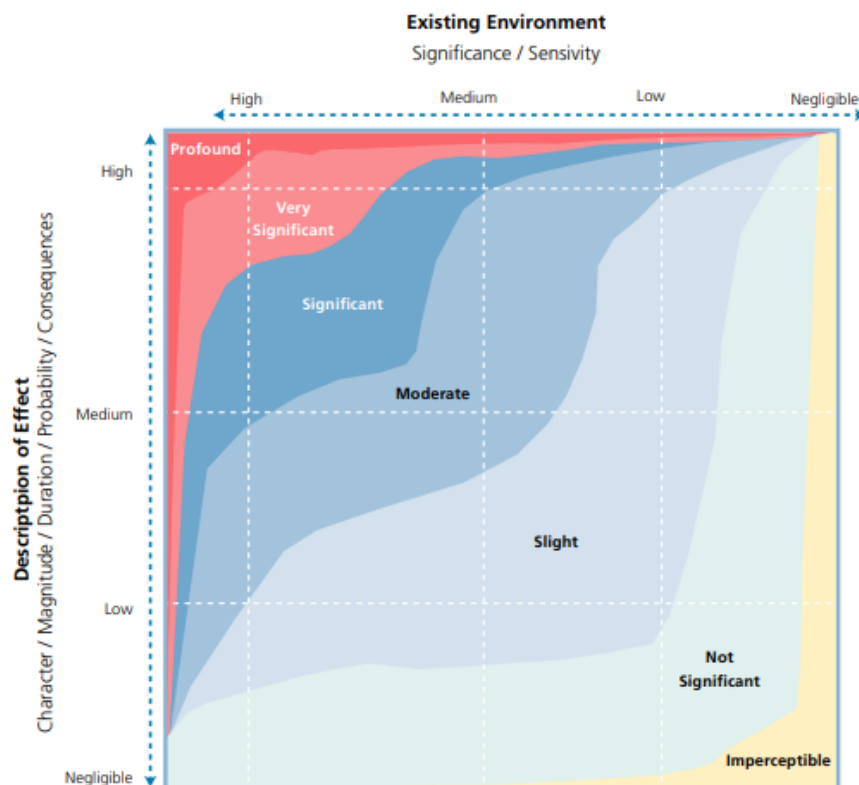


Figure 1-1 :Determining the significance of the effect (EPA 2022)

This approach employs standard descriptive methods, replicable prediction techniques and standardised impact descriptions to provide an appropriate evaluation of each environmental topic under consideration.

1.9 Non-Technical Summary

A non-technical summary of the EIAR has also been prepared. The EIA Directive states that one of the objectives of the EIA process is to ensure that the public are fully aware of the environmental implications of any decisions. EPA Guidelines note that the non-technical summary of the EIAR should facilitate the dissemination of the information contained in the EIAR and that the core objective is to ensure that the public is made as fully aware as possible of the likely environmental impacts of projects prior to a decision being made by Dun Laoghaire-Rathdown County Council. A Non-Technical Summary of the EIAR has therefore been prepared which summarises the key environmental impacts and is provided as a separately bound document.

1.10 Links between EIAR and Appropriate Assessment

A Screening Report for Appropriate Assessment has been carried out for the Proposed Development to determine if there is a risk of effects to any Natura 2000 site. As the Appropriate Assessment screening report screened out potential impacts on any Natura 2000 sites, a full Natura Impact Statement (NIS) was not required. While an Appropriate Assessment is required by the proposer of any plan or project likely to have an adverse effect on a Natura 2000 site, statutory EIA is required for projects listed in Annex I of the EIA

Directive. The requirement for EIA relative to projects listed in Annex II of the EIA Directive is determined on a case by case. While these two different types of assessment are independent and are required by separate legislation, namely the Birds and Habitat Directives (i.e. AA) and the EIA Directive (i.e. EIAR) there is a degree of overlap, particularly in the biodiversity chapter of the EIAR.

1.11 Availability of EIAR Documents

A copy of this EIAR document and non-technical summary is available to view or for purchase at the offices of Dun Laoghaire-Rathdown County Council at a fee not exceeding the reasonable cost of reproducing the document.

1.12 Statement of Difficulties Encountered

No exceptional difficulties were experienced in compiling the necessary information for the Proposed Development. Where any specific difficulties were encountered these are outlined in the relevant chapter of the EIAR.

The application is also accompanied by a Non-Technical Summary of the EIAR, which is laid out in a similar, but condensed format to the main EIAR. The structure, presentation and the non-technical summary of the EIAR all facilitate the dissemination of the information contained in the EIAR. The core objective is to ensure that the public and local community are aware of the likely environmental impacts of the Proposed Development prior to the granting of consent.

The EIA Regulations require that difficulties such as technical deficiencies, lack of information or knowledge encountered in compiling any specified information for the EIAR be described. There were no such difficulties encountered in the production of this EIAR.