



PROPOSED LARGE-SCALE RESIDENTIAL DEVELOPMENT AT BELGARD SQUARE EAST, BELGARD ROAD AND OLD BLESSINGTON ROAD, TALLAGHT, DUBLIN 24

Statement in accordance with Article 103(1A)a of the Planning and Development Regulations 2001, as amended

Midsal Homes Limited

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1 INTRODUCTION

1.1 Background

DNV (formerly Enviroguide) was commissioned by Midsal Homes Limited (the Applicant) to prepare a Statement in accordance with Article 103(1A) a of the Planning and Development Regulations 2001, as amended. This Statement is to be read in conjunction with the Environmental Impact Assessment (EIA) Screening Report that was prepared in relation to a Proposed Large-Scale Residential Development (LRD) at Belgard Square East, Belgard Road and Old Blessington Road, Tallaght, Dublin 24 hereafter referred to as 'Proposed Development'.

The purpose of this report is to provide information for the relevant competent authority to carry out the screening for Environmental Impact Assessment and will highlight any significant effects, if any, that may arise as a result of the Proposed Development during the construction and operational phases.

1.2 Author Competency

This Article 103(1A) Statement has been prepared by DNV's EIA team: Lakshmi Priya Mohan, Michelle and Catherine Keogan.

Lakshmi has a Master of Science degree in Environmental Science degree from University College Dublin, Master of Science degree in Zoology from Ethiraj College for Women, India, and Bachelor of Science in Zoology from Madras Christian College India. Lakshmi has worked as an Environmental Consultant with DNV since 2023 and has experience preparing Environmental Impact Assessment (EIA) Screening Reports, Effects Interactions and Mitigation and Monitoring chapters of the EIARs.

This report has been reviewed by Michelle Gaffney Senior EIA consultant with DNV, with over 4 years' experience in environmental consultancy. Michelle holds a B.A (Hons) in Earth Science from Trinity College and is currently advancing expertise through an online part-time MSc in Environmental Sustainability at University College Dublin. Michelle has been involved in the technical input into a range of Environmental Impact Assessment Report Chapters and has been involved in the project management and delivery of a range of chapters for EIARs of a similar scale and nature to the Proposed Development.

This report has been approved by Catherine Keogan, Technical Director and EIA Lead at DNV. Catherine is an environmental consultant with 37 years' experience in consultancy, specialising in EIAs for large-scale residential, commercial developments, pharmaceutical, BESS and solar projects working closely with a range of developers, planning consultants and architects within the public and private sector. Catherine has a B.Sc. (Hons) in Analytical Science and a Post Graduate Diploma in Renewable Energy Technology Systems.

1.3 Screening Objective

The overall objective of the Screening for EIA is to identify and assess the potential for likely significant effects on the environment associated with the Proposed Development and to determine if EIA is required for the Proposed Development. Projects listed in Schedule 5, Part 1, of the Regulations, are subject to mandatory EIA (Article 4(1) of the EIA Directive 2014/52/EU). Thresholds have been set in respect of projects listed in the Schedule 5, Part 2 of the Regulations. Projects which do not meet the specified threshold may still require EIA if the project is likely to have a significant effect on the environment (sub-threshold projects). This 103(a) statement supports the screening objective and assists the local authority to make a decision.

The EIA Screening report documents the methodology employed to complete the screening exercise, having regard to relevant legislation and guidance documents. It also sets out a clear rationale for each decision of this screening exercise. The following documents were consulted:

- Guidelines on the Information to be Contained in Environmental Impact Assessment Reports (EPA May 2022);

- Environmental Impact Assessment of Projects – Guidance on Scoping (Directive 2011/92/EU as amended by 2014/52/EU) (European Union 2017);
- 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);
- European Commission 2017. Environmental Impact Assessment of Projects Guidance on Screening (Directive 2011/92/EU as amended by 2014/52/EU);
- EU Commission Guidance on Interpretation of definitions of project categories of annex I and II of the EIA Directive (2015);
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (Government of Ireland 2018);
- Guidelines for the Assessment of Indirect and Cumulative Impacts as well as Impact Interactions (European Communities 1999);
- Implementation of Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (European Communities 2003); and
- Office of the Planning Regulator (OPR) Environmental Impact Assessment Screening Practice Note (2021).

1.4 Project Overview

The site is located at Belgard Square East, Belgard Road and Old Blessington Road, Tallaght, Dublin 24 and is approximately 1.19 Ha. The main development site (developable site area of 0.91 hectares) is generally bound: to the north by Old Blessington Road; to the east by Belgard Road (R113); to the south by McDonald's Restaurant property (D24 HW74); and to the west by Belgard Square East. Currently, there are two access points to the site from Belgard Square East with a further access point at the northern end of the site opening onto Old Blessington Road. The site also includes parts of the carriageways and verges of Belgard Square East, Belgard Road and Old Blessington Road (approximately 0.26 Ha) for the provision of landscaping, 2 No. pedestrian crossings, accesses/junctions, minor road and footpath works, and water services infrastructure. The surrounding environment is predominantly urban in nature.

The Proposed Development principally comprises: the demolition and removal of existing boundary walls and railings on the main development site's eastern, western and northern sides; and the construction of a mixed-use development in 2 No. blocks (Block A to the south and Block B to the north) with a gross floor area of 23,540 sq m (excluding basement of 275 sq m) and ranging in height from 1 No. to 7 No. storeys (with mezzanine level) over basement.

The development includes a total of 199 No. residential dwellings (6 No. studios, 47 No. 1-bed, 98 No. 2-bed and 48 No. 3-bed) in the 2 No. blocks, with Block A comprising 49 No. 'senior living' apartment units and Block B comprising 150 No. 'standard' apartment units. The development also includes 2,123 sq m of non-residential floor space, with the following uses proposed: 4 No. retail units (totalling 331 sq m); 4 No. class 1 / class 2 commercial units (totalling 387 sq m); a bicycle sales and repair shop (81 sq m); an off-licence (64 sq m); a bar (151 sq m); a café (87 sq m); a medical centre (210 sq m); a dental practice (72 sq m); a pharmacy (195 sq m); a beauty/health salon (195 sq m); and a crèche (350 sq m) with external play area.

The development also comprises: an undercroft car park accessed via a new entrance/exit at Belgard Square East which provides 58 No. car parking spaces; a gated service lane to the south of Block A, with entrances/exits off Belgard Square East and Belgard Road; 2 No. pedestrian/cycle crossings, at Belgard Square East and Belgard

Road; continuation of the northbound cycle lane from Belgard Road onto Old Blessington Road; alteration to the median and northbound right turn at Belgard Road onto Abberley Square; cycle parking; internal communal amenity spaces for the senior living units; hard and soft landscaping, including public open space, communal amenity space and incidental spaces; private amenity spaces (as balconies and terraces facing all directions); boundary treatments; 2 No. sub-stations; plant/operational rooms; bin stores; public lighting; blue roofs; rooftop PV arrays; lift overruns and rooftop opening vents atop both blocks; 4 No. 0.3 m diameter microwave link dishes mounted on 2 No. steel support poles affixed to the Block B lift overrun, all enclosed in radio-friendly GRP shrouds; and all associated works above and below ground.

1.5 EIA Screening

An EIA Screening Report has been prepared by DNV on behalf of Midsal Homes Limited. The Proposed Development was assessed in accordance with the screening criteria set out in Annex III of the European Union 'EIA Directive'.

It is concluded that, by reason of the nature, scale and location of the Proposed Development site, and the proposed mitigation measures outlined in the other assessments completed for this planning application, the Proposed Development does not require a mandatory Environmental Impact Assessment Report (EIAR).

2 ASSESSMENT OF RELEVANT EU LEGISLATION

2.1 Directive 92/43/EEC (as amended) The Habitats Directive

| Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora | |
|--|--|
| Summary of Relevance | |
| <p>The EU Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Directive 1992) provides protection to designated species and habitats throughout Europe.</p> <p>The Habitats Directive aims to protect approximately 220 habitats and 1000 species throughout Europe. The habitats and species are listed in the Directives annexes, where Annex I covers habitats and Annex II, IV and V cover species. There are 59 Annex I habitats in Ireland and 33 Annex IV species which require strict protection wherever they occur. The Directive requires the designation of Special Areas of Conservation for areas of habitat deemed to be of European interest. The SACs together with the SPAs from the Birds Directive form a network of protected sites called Natura 2000.</p> | |
| Assessment Reports Completed as part of Application Process | |
| 1. | <p>Appropriate Assessment Screening Report (AA) Prepared by: DNV Report Date: November 2025</p> |
| 2. | <p>Ecological Impact Assessment Report (EclA) Prepared by: DNV Report Date: November 2025</p> |
| Conclusions | |
| <p>The AA Screening report concluded that the possibility may be excluded that the Proposed Development will have a significant effect on any of the European sites listed below:</p> <ul style="list-style-type: none"> • North Dublin Bay SAC (000206). • South Dublin Bay SAC (000210). • South Dublin Bay and River Tolka Estuary SPA (004024). • North Bull Island SPA (004006). • North-West Irish Sea SPA (004236). <p>The possibility of any significant effects on the above listed European sites, whether arising from the project itself or in combination with other plans and projects, can be excluded in light of the above listed European sites' conservation objectives.</p> <p>The EclA concluded that, provided the mitigation measures proposed within this report together with all best practice development standards as outlined in the Construction Environmental management Plan (CEMP) are carried out in full, there will be no significant negative impact to any Key Ecological Receptors (KER) habitat, species group or biodiversity as a result of the Proposed Development.</p> | |

2.2 Directive 2000/60/EC (as amended) EU Water Framework Directive

Directive 2000/60/EC of the European Parliament and of the Council of 23 October 2000 establishing a framework for Community action in the field of water policy

Summary of Relevance

The EU Water Framework Directive (WFD) 2000/60/EC aims to protect and improve water quality. It applies to rivers, lakes, groundwater, estuaries, and coastal waters. The Directive requires that management plans be prepared on a river basin basis and specifies a structured method for developing these plans. River Basin Management Plans (RBMPs) are plans to protect and improve the water environment and are prepared and reviewed every six years. The Water Framework Directive was agreed by all individual EU member states in 2000, and its first RBMP ran from 2010 – 2015. The second cycle plan ran from 2018 – 2021. The 3rd cycle of River Basin Management Plan for the period of 2022-2027 is currently being prepared by Department of Housing, Local Government and Heritage (DHLGH) in line with the EU Water Framework Directive (WFD) (2000/60/EC).

The aim of the WFD is to prevent any deterioration in the existing status of water quality, including the protection of good and high-water quality status where it exists. The WFD requires member states to manage their water resources on an integrated basis to achieve at least 'good' ecological status, through River Basin Management Plans (RBMP), by 2027.

Assessment Reports Completed as part of Application Process

| | |
|-----------|---|
| 1. | Engineering Services Report Prepared by: Torque Consulting Engineers Report Date: November 2025 |
| 2. | Construction Environmental Management Plan Prepared by: Awn Consulting Report Date: October 2025 |
| 3. | Appropriate Assessment Screening Report Prepared by: DNV Report Date: November 2025 |
| 4. | Environmental Impact Assessment Screening Report Prepared by: DNV Report Date: November 2025 |

Conclusions

According to the reports referenced above which were prepared for the Proposed Development, it is concluded that provided the proposed surface water management and discharge measures are undertaken, no significant impacts will arise on the surrounding hydrological environment.

Best practice will be implemented at all times in relation to all construction activities to avoid any accidental pollution events occurring to the nearby water courses. Appropriate surface water management and discharge measures will be employed to ensure that no significant impacts arise.

It is concluded that there will be no adverse impacts to groundwater or any watercourses in the vicinity of the Proposed Development due to adherence to appropriate control measures, as outlined in the above reports.

2.3 Directive 2001/42/EC, SEA Directive

Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (SEA Directive)

Summary of Relevance

The SEA Directive pertains to a broad range of public plans and programmes. The public plans and programmes covered by the Strategic Environmental Assessment (SEA) Directive are subject to an environmental assessment during their preparation prior to their adoption. The SEA Directive seeks to ensure a high level of environmental protection. The aim is to ensure that environmental considerations are regarded in the preparation, adoption and implementation of such plans.

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

The content of the core strategy of the Development Plan has been informed by Strategic Environmental Assessment (SEA).

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

Assessment Reports Completed as part of Application Process

1. South Dublin County Development Plan 2022-2028

Prepared by: South Dublin County Council
Report Date: 2022

2. Eastern Midlands Regional Waste Management Plan 2015-2021

Prepared by: South Dublin County Council
Report date: 2015

Conclusions

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

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

No further assessment is required.

2.4 Directive 2002/49/EC, Environmental Noise Directive

| Directive 2002/49/EC on the assessment and management of environmental noise | |
|---|---|
| Summary of Relevance | |
| <p>The Environmental Noise Directive relates to the assessment and management of environmental noise. These Regulations apply to environmental noise to which people are exposed, in particular in built up areas, in public parks or other quiet areas in an agglomeration, in quiet areas in open country, near schools, near hospitals, and near other noise-sensitive buildings and areas. They are intended to avoid, prevent, or reduce on a prioritised basis the harmful effects, including annoyance, due to exposure to environmental noise.</p> | |
| Assessment Reports Completed as part of Application Process | |
| 1. | <p>Construction Environmental Management Plan Prepared by: AWN Consulting Report Date: October 2025</p> |
| 3. | <p>Acoustic Design Statement Prepared by: Wave Dynamics Acoustics Consultants Report Date: November 2025</p> |
| 4. | <p>EIA Screening Report Prepared by: DNV Report Date: November 2025</p> |
| Conclusions | |
| <p>There will be an increase in noise and vibration levels during the construction phase. However, these impacts will be localized, intermittent, and last only for the duration of this phase.</p> <p>The CEMP has outlined noise mitigation measures. The contractor will be required to conduct construction noise predictions prior to works taking place and put in place the most appropriate noise control measures depending on the level of noise reduction required at any one location. Best practice noise and vibration control measures will be employed by the contractor and screening provided to adjoining properties.</p> <p>Based on the measures that will be carried out as outlined in the CEMP, it is therefore concluded that the Proposed Development will not result in significant adverse noise and vibration related impacts.</p> | |

2.5 Directive 2008/50/EC (as amended) on ambient air quality and cleaner air for Europe

Directive 2008/50/EC of the European Parliament and of the Council of 21 May 2008 on ambient air quality and cleaner air for Europe

Summary of Relevance

The ambient air quality and Cleaner Air For Europe (CAFE) Directive establishes air quality objectives and merges most of the existing air quality legislation into a single directive. The Directive includes certain limits or target values specified by the five published directives that apply limits to specific air pollutants for the improvement of human health and environmental quality. The Directive outlines assessment methodologies and provides corrective actions if the standards are not met. The CAFE Directive has been transposed into Irish legislation by the Air Quality Standards Regulations 2022.

Assessment Reports Completed as part of Application Process

1. Construction Environmental Management Plan

Prepared by: AWN Consulting
Report Date: October 2025

2. EIA Screening Report

Prepared by: DNV
Report Date: November 2025

Conclusions

The construction phase of the Proposed Development could give rise to short-lived nuisances (noise or dust). However, it is not predicted that these impacts will be significant, as they will only be temporary short-term in duration. Adequate dust mitigation measures will be put in place for the duration of the construction phase of the Proposed Development as outlined within the CEMP.

2.6 Directive 2007/60/EC on the assessment and management of flood risks

Directive 2007/60/EC of the European Parliament and of the Council of 23 October 2007 on the assessment and management of flood risks

Summary of Relevance

The Directive on the assessment and management of flood risks establishes a framework for measures to reduce the risk of floods within the EU and requires EU countries to assess the risk of flooding in coastal regions and river basins by collecting historical data and defining the natural / physical environment. EU countries must also establish flood-risk management plans that are coordinated at the level of the river basin or coastal districts. These plans establish objectives for the management of flood risks, focusing mainly on prevention (e.g., avoiding construction in areas that may flood), protection (measures to reduce the likelihood of floods in a specific place) and preparedness (informing the public about flood risks and what do to in the event of flooding).

The Directive was transposed into Irish legislation by the European Communities (Assessment and Management of Flood Risks) Regulations 2010.

Assessment Reports Completed as part of Application Process

| | |
|-----------|--|
| 1. | <p>Flood Risk Assessment Prepared by: Torque Consulting Engineers Report Date: November 2025</p> |
| 2. | <p>Environmental Impact Screening Report Prepared by: DNV Report Date: November 2025</p> |
| 3. | <p>Construction Environmental Management Plan Prepared by: Awn Consulting, 2025 Report Date: October 2025</p> |

Conclusions

Flood Risk Assessment (FRA) was carried out which concluded the Proposed Development falls outside the 0.1% AEP fluvial, pluvial and coastal flood zone which thus indicates the subject site can be classified as Zone C (low probability of flooding). The subject site falls within a moderate area of vulnerability for groundwater flooding and overlays an existing gravel aquifer. Best practice will be implemented at all times in relation to all construction activities to avoid any accidental pollution events occurring to the nearby water courses. Appropriate surface water management and discharge measures will be employed to ensure that no significant impacts arise.

It is concluded that there will be no significant effects to groundwater or any watercourses in the vicinity of the Proposed Development due to adherence to appropriate control measures, as outlined in the above reports

2.7 International Conventions

2.7.1 Bern and Bonn Convention

| Convention on the Conservation of European Wildlife and Natural Habitats - Bern Convention Convention on the Conservation of Migratory Species of Wild Animals – Bonn Convention | |
|---|---|
| Summary of Relevance | |
| <p>The Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention 1982) was enacted to conserve all species and their habitats. The Convention on the Conservation of Migratory Species of Wild Animals (Bonn Convention 1979, enacted 1983) was introduced to give protection to migratory species across borders in Europe.</p> | |
| Assessment Reports Completed as part of Application Process | |
| 1. | <p>AA Screening Report Prepared by: DNV Report Date: November 2025</p> |
| 2. | <p>Ecological Impact Assessment Report Prepared by: DNV Report Date: November 2025</p> |
| Conclusions | |
| <p>The Appropriate Assessment Screening Report has assessed the potential of likely significant effects on European designated sites. The Appropriate Assessment Screening Report concludes that the Proposed Development does not have the potential to result in significant negative effects on nationally designated areas for nature conservation, whether considered on its own or cumulatively with any other plans or projects including those listed under the Bern and Bonn Convention.</p> | |

2.7.2 Ramsar Convention

| The Ramsar Convention on Wetlands of International Importance Especially as Waterfowl Habitat | |
|---|---|
| Summary of Relevance | |
| <p>The Ramsar Convention on Wetlands is an intergovernmental treaty signed in Ramsar, Iran, in 1971. The treaty is a commitment for national action and international cooperation for the conservation of wetlands and their resources. In Ireland there are currently 45 Ramsar sites which cover a total area of 66,994 Ha.</p> | |
| Assessment Reports Completed as part of Application Process | |
| 1. | <p>Appropriate Assessment Screening Report Prepared by: DNV Report Date: November 2025</p> |
| 2. | <p>Ecological Impact Assessment Report Prepared by: DNV Report Date: November 2025</p> |
| Conclusions | |
| <p>The Appropriate Assessment Screening Report concluded that the possibility of any significant effects on listed European sites, whether arising from the project itself or in combination with other plans and projects, can be excluded in light of the European sites' conservation objectives.</p> <p>The EclA concluded that, provided the mitigation measures proposed within this report together with all best practice development standards as outlined in the Construction Environmental management Plan (CEMP) are carried out in full, there will be no significant negative impact to any Key Ecological Receptors (KER) habitat, species group or biodiversity as a result of the Proposed Development.</p> <p>As the Ramsar Site are located within European sites, this conclusion also applies to the Ramsar Sites.</p> | |

2.8 Other Relevant EU Legislation

2.8.1 Directive 2006/21/EC on the management of waste from extractive industries

Directive 2006/21/EC of the European Parliament and of the Council of 15 March 2006 on the management of waste from extractive industries and amending Directive 2004/35/EC

Summary of Relevance

The management of waste from extractive industries Directive was introduced in 2006 and is transposed into Irish Legislation through S.I. No. 566/2009 - Waste Management (Management of Waste From the Extractive Industries) Regulations 2009.

The purpose of this Directive and subordinate regulations is to provide for measures, procedures and guidance to prevent or reduce as far as possible any adverse effects on the environment arising from the management of waste from extractive industries. The regulations focus in particular on the impact on water, air, soil, fauna and flora and landscape, and any resultant risks to human health.

Assessment Reports Completed as part of Application Process

1. Directive not relevant to the Proposed Development.
No reports have been prepared.

Conclusions

Not relevant to the Proposed Development.

2.8.2 Directive (EU) 2018/850 on the landfill of waste

Directive (EU) 2018/850 of the European Parliament and of the Council of 30 May 2018 amending Directive 1999/31/EC on the landfill of waste

Summary of Relevance

Directive 1999/31/EC has applied since July 1999. Amending Directive (EU) 2018/850 was introduced in 2018 and was transposed into Irish legislation by the European Union (Landfill) Regulations 2020

This Directive and relevant amendments, aims to prevent, or reduce as much as possible, any negative impact from landfill on surface water, groundwater, soil, air or human health.

Assessment Reports Completed as part of Application Process

2. Operational Waste Management Plan

Prepared by: AWN Consulting
Report Date: October 2025

3. Resource and Waste Management Plan

Prepared by: Waterman Moylan Consulting Engineers Limited
Report Date: November 2025

Conclusions

There will be an increase in construction and operational waste during the construction and operational phases of the Proposed Development. A Resource Waste Management Plan (RWMP) and an Operational Waste Management Plan (OWMP) has been prepared for the Proposed Development. The waste management objective for the RWMP and OWMP will be to prevent waste arising in the first place, and to re-use, recycle or recover waste materials where possible.

2.8.3 Directive 2008/98/EC on waste and repealing certain Directives

| Directive 2008/98/EC on waste and repealing certain Directives as amended by Directive 2018/851/EU | |
|--|---|
| Summary of Relevance | |
| <p>Directive 2008/98/EC has applied since December 2010 and Amending Directive 2018/851/EU has applied since July 2020. This Directive establishes a legal framework for treating waste in the EU and is designed to protect the environment and human health by emphasising the importance of proper waste management, recovery and recycling techniques to reduce pressure on resources and improve their use.</p> | |
| Assessment Reports Completed as part of Application Process | |
| 2. | <p>Operational Waste Management Plan Prepared by: AWN Consulting Report Date: October 2025</p> |
| 3. | <p>Resource and Waste Management Plan Prepared by: Waterman Moylan Consulting Engineers Limited Report Date: November 2025</p> |
| Conclusions | |
| <p>There will be an increase in construction and operational waste during the construction and operational phase of the Proposed Development. A RWMP has been prepared for the Proposed Development. The waste management objective for the RWMP will be to prevent waste arising in the first place, and to re-use, recycle or recover waste materials where possible. The Operational Waste Management Plan has also estimated the volume of waste that will be produced and demonstrated sufficient storage capacity to serve the Proposed Development.</p> | |

2.8.4 Directive 2010/75/EU on Industrial Emissions

| Directive 2010/75/EU on Industrial Emissions | |
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| Summary of Relevance | |
| <p>Directive 2010/75/EU has been applied since 2011. The Directive implements rules for the prevention or, where this is not practical, the reduction of industrial emissions to air, water, and land and to prevent the generation of waste, in order to achieve a high level of protection.</p> <p>This legislation covers industrial activities in sectors such as: energy, metal production and processing, minerals, chemicals, and others. All installations covered by the directive must prevent and reduce pollution by applying the best available techniques (BATs) and address efficient energy use, waste prevention and management and measures to prevent accidents and limit their consequences.</p> | |
| Assessment Reports Completed as part of Application Process | |
| 1. | <p>Directive is not relevant to the Proposed Development. No reports have been prepared.</p> |
| Conclusions | |
| <p>Not relevant to the Proposed Development.</p> | |

2.8.5 Regulation (EC) No 166/2006 concerning the establishment of a European Pollutant Release and Transfer Register

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| <p>Regulation (EC) No 166/2006 of the European Parliament and of the Council of 18 January 2006 concerning the establishment of a European Pollutant Release and Transfer Register and amending Council Directives 91/689/EEC and 96/61/EC</p> | |
| <p>Summary of Relevance</p> | |
| <p>This Regulation establishes the European Pollutant Release and Transfer Register which is a publicly available electronic database of key environmental data from industrial facilities in Europe. The register contains information on releases of pollutants to air, water and land, as well as off-site transfers of pollutants present in wastewater and waste.</p> | |
| <p>Assessment Reports Completed as part of Application Process</p> | |
| <p>1.</p> | <p>Directive is not relevant to the Proposed Development. No reports have been prepared.</p> |
| <p>Conclusions</p> | |
| <p>Not relevant to the Proposed Development.</p> | |

2.8.6 Directive 2000/14/EC (as amended) on noise emission in the environment by equipment for use outdoors

Directive 2000/14/EC of the European Parliament and of the Council of 8 May 2000 on the approximation of the laws of the Member States relating to the noise emission in the environment by equipment for use outdoors

Summary of Relevance

This Directive aims to improve the control of noise emissions by 57 types of equipment used outdoors, such as compressors, excavator-loaders, various saws, mixers. The Directive further aims to improve the health and wellbeing of citizens by reducing the noise emitted by outdoor equipment. This Directive was transposed into Irish law by European Communities (Noise Emission by Equipment for use Outdoors) Regulations 2001 S.I. no. 632 of 2001 and has been amended by S.I. No. 241/2006 - European Communities (Noise Emission by Equipment for Use Outdoors) (Amendment) Regulations 2006.

Assessment Reports Completed as part of Application Process

1. Construction Environmental Management Plan

Prepared by: AWN Consulting
Report Date: October 2025

2. Acoustic Design Statement

Prepared by: Wave Dynamics Acoustics Consultants
Report Date: November 2025

Conclusions

In accordance with the Construction Environmental Management Plan, the construction phase of the Proposed Development will comply with best practice control measures for construction sites for noise and vibration. Mitigation measures have been detailed in the CEMP which will reduce the potential impact of noise and ensure there is no significant adverse impact on surrounding receptors.

2.8.7 Directive 2012/27/EU on energy efficiency

Directive 2012/27/EU of the European Parliament and of the Council of 25 October 2012 on energy efficiency, amending Directives 2009/125/EC and 2010/30/EU and repealing Directives 2004/8/EC and 2006/32/EC

Summary of Relevance

The Directive on energy efficiency aimed to improve energy efficiency by 20% by 2020 compared to 1990 levels. All EU countries were required to set national energy efficiency targets to achieve this. It employs a common framework of measures across the EU which cover every stage of the energy chain, from generation to distribution and final consumption.

This directive, as revised by Directive (EU) 2018/2002, along with the revised Renewable Energy directive and a new Governance Regulation are part of the Clean Energy for All Europeans package. Directive 2012/27/EU, together with its amendment, aims to adapt EU energy law in line with the 2030 energy efficiency and climate goals and contribute towards the Energy Union strategy which involves reducing dependence on imported energy, cutting emissions, driving jobs and growth, strengthening consumer rights, and alleviating energy poverty.

Assessment Reports Completed as part of Application Process

1. An Energy Efficiency and Climate Change Adaptation Design Statement

Prepared by: Renaissance Engineering
Report Date: November 2025

2. Telecommunications Report

Prepared by: Independent Site Management Limited
Report Date: October 2025

Conclusions

The purpose of Energy Efficiency and Climate Change Adaptation Design Statement is to demonstrate how low carbon energy and heating solutions, as well as demolition and adaptation strategies have been considered as part of the overall design and planning of the Proposed Development.

A Telecommunications report assesses the two wireless Telecommunication Channels or networks of Telecommunication Channels that may be affected by the height and scale of the Proposed Development, Radio Frequency links & Microwave Transmission links.

Therefore, it is concluded that the Proposed Development will have no adverse effect on telecommunications infrastructure and meets the required energy efficiency and climate adaptation considerations.

2.8.8 Directive 2003/87/EC (as amended) establishing a system for greenhouse gas emission allowance trading within the EU

Directive 2003/87/EC of the European Parliament and of the Council of 13 October 2003 establishing a scheme for greenhouse gas emission allowance trading within the Community and amending Council Directive 96/61/EC

Summary of Relevance

The aim of this Directive is to establish the EU emissions trading system (ETS) which is the cornerstone of the EU's policy to tackle climate change by reducing greenhouse gas emissions in a cost-effective and economically efficient way. The third phase of the EU ETS was in place from 2013 to 2020 and applied to emissions from power plants, energy-intensive industrial sectors, and aircraft (flying between EU airports, Norway and Iceland).

Directive (EU) 2018/410 (amending Directive 2003/87/EC) enhances cost-effective emission reductions and low-carbon investments. The revised EU ETS Directive entered into force on 8 April 2018 and sets the framework for the fourth trading period from 2021 to 2030.

On 14 July 2021, the European Commission proposed the revision of the EU ETS Directive under the "Fit for 55" package of legislative proposals, in view to achieve climate neutrality in the EU by 2050, including the intermediate target of an at least 55% net reduction in greenhouse gas emissions by 2030.

Assessment Reports Completed as part of Application Process

1. Directive is not relevant to Proposed Development.
No reports have been prepared.

Conclusions

Not relevant to the Proposed Development.

2.8.9 Regulation (EU) 2018/842 on binding annual greenhouse gas emission reductions by Member States from 2021 to 2030 contributing to climate action to meet commitments under the Paris Agreement and amending Regulation (EU) No 525/2013

Regulation (EU) 2018/842 of the European Parliament and of the Council of 30 May 2018 on binding annual greenhouse gas emission reductions by Member States from 2021 to 2030 contributing to climate action to meet commitments under the Paris Agreement and amending Regulation (EU) No 525/2013

Summary of Relevance

This Regulation applies obligations to Member States in relation to their minimum contributions for the period 2021-2030 in fulfilling the EU target of reducing its greenhouse gas emissions by 30% below 2005 levels in 2030 from IPCC source categories of energy, industrial processes and product use, agriculture and waste, and contributing towards achieving the objectives of the Paris Agreement. This Regulation also lays down rules on determining annual emission allocations and for the evaluation of Member States' progress towards meeting their minimum contribution.

Assessment Reports Completed as part of Application Process

- 1. An Energy Efficiency and Climate Change Adaptation Design Statement**
 Prepared by: Renaissance Engineering
 Report Date: November 2025

Conclusions

The Energy Efficiency and Climate Change Adaptation Design Statement demonstrates how low carbon energy and heating solutions, as well as demolition and adaptation strategies have been considered as part of the overall design and planning of the Proposed Development.
 Therefore, it is considered that the Proposed Development will make a positive contribution towards fulfilling the EU target of a 30% reduction in GHG emissions from 2005 levels by 2030.

2.8.10 Regulation (EU) 2018/841 on the inclusion of greenhouse gas emissions and removals from land use, land use change and forestry in the 2030 climate and energy framework, and amending Regulation (EU) No 525/2013 and Decision No 529/2013/EU

Regulation (EU) 2018/841 of the European Parliament and of the Council of 30 May 2018 on the inclusion of greenhouse gas emissions and removals from land use, land use change and forestry in the 2030 climate and energy framework, and amending Regulation (EU) No 525/2013 and Decision No 529/2013/EU

Summary of Relevance

This Regulation sets out commitments of Member States for the IPCC Sector of land use, land use change and forestry (“LULUCF”) which contributes to achieving the objectives of the Paris Agreement and meeting the GHG emission reduction target of the EU for the period 2021 to 2030. The rules for accounting of emissions and removals from LULUCF and for checking compliance of Member States with those commitments are also laid down within this Regulation.

Assessment Reports Completed as part of Application Process

1. Directive is not relevant to Proposed Development.
No reports have been prepared.

Conclusions

Not relevant to the Proposed Development.

2.8.11 Directive (EU) 2018/2001 on the promotion of the use of energy from renewable sources

Directive (EU) 2018/2001 of the European Parliament and of the Council of 11 December 2018 on the promotion of the use of energy from renewable sources

Summary of Relevance

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

Assessment Reports Completed as part of Application Process

1 An Energy Efficiency and Climate Change Adaptation Design Statement

Prepared by: Renaissance Engineering
Report Date: November 2025

Conclusions

The Energy Efficiency and Climate Change Adaptation Design Statement sets out a number of sustainable energy technologies which will be incorporated into the Proposed Development design in order to aid in the reduction of energy consumption, carbon emissions, and costs throughout the building lifecycle. The following on-site renewable energy generation systems were considered for this development in terms of capital costs, energy performance, maintenance requirements & Part L Compliance:

- Solar photovoltaic panels
- Small-scale wind power

Therefore, it is considered that the Proposed Development will make a positive contribution towards the increased use of energy from renewable sources.

2.8.12 Regulation (EU) No 517/2014 on fluorinated greenhouse gases

Regulation (EU) No 517/2014 of the European Parliament and of the Council of 16 April 2014 on fluorinated greenhouse gases and repealing Regulation (EC) No 842/2006

Summary of Relevance

This Regulation has been designed to assist in mitigating climate change and protecting the environment by reducing emissions of fluorinated greenhouse gases (F-Gases). The Regulation prohibits the intentional release of F-Gases (unless technically necessary) and provides an obligation for operators of equipment containing F-Gases to take every precaution to avoid any leakage. It aims to cut F-Gases by two thirds of today's levels by 2030.

Assessment Reports Completed as part of Application Process

1

Directive is not relevant to Proposed Development.
No reports have been prepared.

Conclusions

Not relevant to the Proposed Development.

2.8.13 Directive 2012/18/EU on the control of major-accident hazards involving dangerous substances, amending and subsequently repealing Council Directive 96/82/EC

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

Summary of Relevance

This Directive aims to control major accidents hazards involving dangerous substances, especially chemicals and has amended legislation to give the public stronger rights and provide them with better access to information surrounding the risks which may occur from nearby industrial installations and how to react in the event of an accident.

Assessment Reports Completed as part of Application Process

- 1. Directive not relevant to Proposed Development.
No reports have been prepared.

Conclusions

Not relevant to the Proposed Development.

3 CONCLUSIONS

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

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