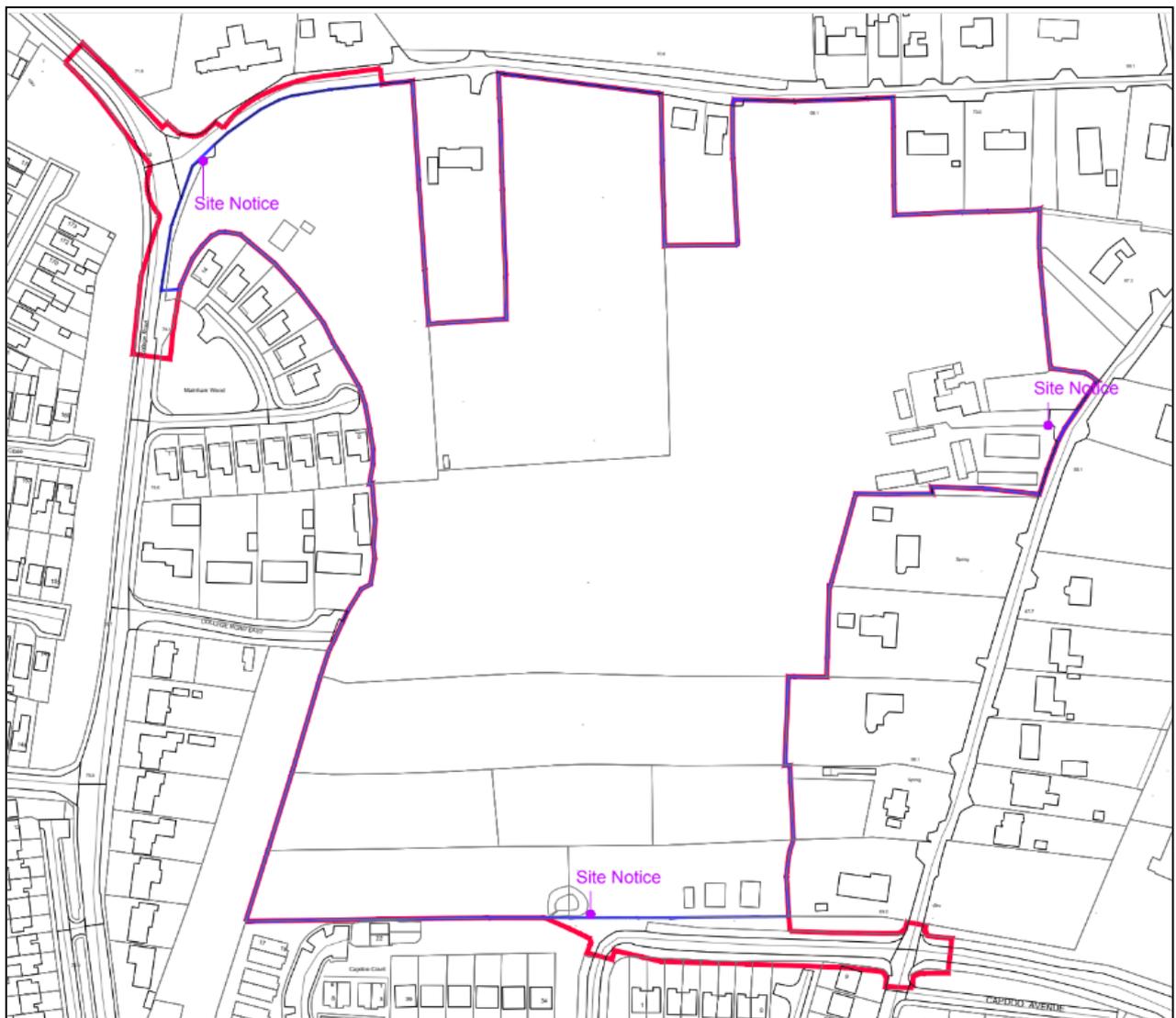


## 1. INTRODUCTION

This Environmental Impact Assessment Report accompanies a planning application lodged by Ardstone Homes Limited for permission for residential development at a site located north of Clane town centre at Capdoo, Clane, Co. Kildare.

In summary, the proposed development provides for a residential development of 366 no. residential units, a childcare facility; a new link road connecting the Collage Road/Kilcock Road (R407) to the north, to Capdoo Park and the Celbridge Road (R403) to the south; provision of a new roundabout on the Kilcock Road (R407), provision of two new vehicular access at Local Road L5078 (Capdoo Road) to the north and Capdoo to the south of the site together with all associated and ancillary infrastructure and open space provision.

**Figure 1.1 Site Location**



The application site comprises 11.442ha (net developable area, omitting Link Road, 9.67ha) and generally comprises of former agricultural fields. The site is surrounded on all sides by housing or public roads, with the

northern and eastern boundaries primarily characterised by one-off dwellings, the southern boundary is characterised by Capdoo Park/Capdoo Court residential estate and the western boundary adjoins residential properties on College Road East, Mainham Woods and the R407.

## 1.1 Nature & Extent of Development Proposal

Ardstone Homes Limited is applying to An Bord Pleanála for permission for development comprising the following principal elements:

- Demolition of all existing structures on site, including 1 no. habitable house, agricultural structures and domestic sheds;
- 366 no. new residential dwellings comprising:
  - 28 no. one-bed apartments
  - 82 no. two-bed apartments
  - 36 no. two-bed own door apartments
  - 36 no. three bed own door duplex units
  - 20 no. two-bed houses
  - 75 no. three-bed houses
  - 77 no. four-bed houses
  - 12 no five-bed houses
- Provision of a childcare facility (approximately 316sqm) with capacity for in the order of 49 no. children;
- Provision of a new Link Road connecting the R407 (College Road/Kilcock Road) to Capdoo Park and the R403 (Celbridge Road) beyond, incorporating cycle tracks and footpaths on both sides of the carriageway, together with a new roundabout on the R407 (Kilcock Road) and necessary upgrade to existing junctions and road alignments at both the R407 and Capdoo Park;
- Provision of two new vehicular access to the site, one from the Local Road at Local Road L5078 (Capdoo Road) to the north and at Capdoo Park to the south.
- 2 no. semi-detached dwellings located on the eastern boundary of the site are accessed directly from the adjoining Rural Road (Capdoo Lane);
- Internal roadways and all associated ancillary infrastructure, landscaping, boundary treatments and development works;
- A total of 605 no. car parking spaces, including 587 no. spaces serving the residential units and 18 no. spaces designated for use by the childcare facility.

- Pedestrian/cycle paths and linkages to Local Roads north and east of the site to facilitate potential future pedestrian links;
- Provision of a foul pumping station discharging to the existing 225mm diameter public foul drain located south-east of the site; and
- All associated and ancillary infrastructure, including attenuation areas, and open space provision on a site measuring approx. 11ha in extent.

## 1.2 Need for an Environmental Impact Assessment Report

In accordance with Part X of the Planning & Development Acts 2000-2016 (the Act), where a planning application is made in respect of a development or class of development referred to in the regulations under Section 176, the application shall, in addition to meeting the requirements of the permission regulations, be accompanied by an Environmental Impact Assessment Report.

Under Schedule 5 of the Planning & Development Regulations 2001-2016 (the Regulations), developments for the purposes of Part X are specified. In accordance with item 10 of Part 2 of Schedule 5 of the Regulations, an EIAR is required for infrastructure projects comprising of:

(b) (i) *Construction of more than 500 dwellings units.*

...

(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 requirement for an Environmental Impact Assessment Report was subject to screening with Kildare County Council. Kildare County Council determined that it would be appropriate to carry out an Environmental Impact Assessment for the proposed development with respect to the relevant thresholds, with particular reference to urban development exceeding '10 hectares in the case of other parts of a built-up area' and the potential impacts on the receiving environment.

## 1.3 Scoping of EIAR

Ardstone Homes Limited is committed to ensuring that the development of the lands at Capdoo takes place in an environmentally responsible and sustainable manner.

The proposed development has been subject to several pre-planning meetings with various Departments of Kildare County Council and an informal scoping process to identify the issues that are likely to be most important during the Environmental Impact Assessment process for the proposed development has been carried out. This approach is consistent with the Environmental Protection Agency's 'Guidelines on the

*information to be contained in Environmental Impact Assessment Reports'* which provides that formal scoping, as per section 173(2)(a) of the Act, is not mandatory.

This EIAR has sought to comprehensively address the issues listed in Sixth Schedule of the Regulations having regard to the requirements of the Directive EIA (2014/52/EU). The following issues have been assessed in the context of the proposed development:

- Population & Human Health
- Soil and Geology
- Water: Hydrogeology & Hydrology
- Noise and Vibration
- Air, Dust and Climatic Factors
- Biodiversity: Flora and Fauna
- Landscape & Visual Impact Assessment
- Material Asset: Traffic & Transport
- Material Asset: Water Supply, Drainage & Utilities
- Architecture & Cultural Heritage
- Archaeology and Cultural Heritage

The scoping process undertaken has directed what information should be contained in the EIAR and the most appropriate mechanisms to gather and assess that information to ensure that all potential impacts are adequately identified and appropriately mitigated against where necessary.

#### **1.4 Structure & Content of EIAR**

This EIAR has been prepared in accordance with the requirements of the following Statutory Instruments:

- Environmental Impact Assessment (EIA) Directive (2014/52/EU)
- European Communities (Environmental Impact Assessment) Regulations, 1989 (S.I. No. 349 of 1989), as amended
- Planning and Development Regulations 2001 (SI No. 600 of 2001), as amended
- European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018)

The content of the EIAR has had regard to the information requirements specified in the Sixth Schedule of the 2001 Regulations (as amended).

The preparation of the EIAR has been informed by the Environmental Protection Agency's Guidelines On The Information To Be Contained In Environmental Impact Assessment Reports 2002 and Advice Notes On Current Practice In The Preparation Of Environmental Impact Assessment Reports (September 2003).

The content of this EIAR has also had regard to the Revised Guidelines on the Information to be Contained in Environmental Impact Assessment Reports (Draft), August 2017; the Advice Notice for Preparing Environmental Impact Assessment Reports (Draft), September 2015 and the Consultation Paper on Transposition of 2014 EIA Directive (2014/52/EU) in the Land Use Planning and EPA Licencing Systems. These documents are currently Consultation Drafts and it was considered appropriate that regard was had to them on the basis they take account of the revised EIA Directive (2014/52/EU).

The preparation of the EIAR has also been informed by the European Commission Impact Assessment Guidelines, 2009, and the Department of Housing, Planning and Local Government (DoECLG) Guidelines for Planning Authorities & An Bord Pleanála on carrying out Environmental Impact Assessment, August 2018.

The EIAR has been prepared in the 'Grouped Format' structure, which examines each aspect of the environment as a separate section referring to the existing environment, the proposed development, likely impacts, and proposed mitigation measures. The EIAR has been systematically organised to provide the following information:

Section 2	A description of the existing environment.
Section 3	A description of the project.
Section 4	Provides a Consideration of Alternatives
Sections 5-14	Identification of likely significant adverse impacts during conduction and operation of the proposed development.  A description of the measures envisaged in order to avoid, reduce and, if possible, remedy significant adverse impacts.  Alternatives area examine by reference to locations, designs and processes, as appropriate.
Section 15	An assessment of the interactions and interrelationships of the different environmental factors / impacts that may occur as a result of the proposed development.
Section 16	A summary of all mitigation measures forming part of the proposed development.

Impacts arising from the existence of the proposed development, the use of natural resources, the emission of pollutants, the creation of nuisances and the elimination of waste are described as direct, indirect, secondary, cumulative, short, medium and long-term, permanent and temporary, positive and negative as appropriate.

An assessment of the environmental sensitivity of geographical areas likely to be affected, as set out in the Seventh Schedule of SI No. 600 of 2001, has also been undertaken. In this regard, particular consideration has been given to the cumulative impact of the development given its proximity to other developments in

the area. No part of the site is situated in or adjacent to areas which would be defined or designated as wetlands; coastal zones; mountain and forest areas; nature reserves and parks; areas classified or protected under legislation, areas in which the environmental quality standards laid down in the legislation of the EU have already been exceeded; or densely populated areas.

#### **1.4.1 Land**

It is noted that the 'Land' has been introduced as a prescribed environmental factor by Directive 2014/52/EU amending the EIA Directive. Recital 9 of the Directive outlines the reasons for its inclusion and references *'the need to address the unsustainable increase of settlement areas over time ('land take')*. Recital 9 goes on to state that *'public and private projects should therefore consider and limit their impact on land, particularly as regards land take, and on soil, including as regards organic matter, erosion, compaction and sealing: appropriate land use plans and policies at national, regional and local level are also relevant in this regard'*.

The proposed development provides for the development on lands that are located within the Local Area Plan (LAP) boundary for Clane (Clane LAP 2017). The site is zoned for residential development and is identified as a Key Development Area (KDA) to deliver future population growth for the settlement. The lands are located on the edge of the existing urban area.

In this respect, the proposal is developing on infill land in the town of Clane and makes efficient use of lands zoned for new residential infill development. Given the urban context, the proposed development provides for the urban consolidation of Clane necessary to meet housing targets. While the proposed development may result in a small loss of rural lands, it will not have any meaningful reduction in the agricultural capacity of the area. The proposed development will result in the sustainable consolidation of settlement areas over time.

Matters relating to impacts on soil have been considered as relevant in the context of Soil and Geology (Chapter 6) and Hydrogeology (Chapter 7) Sections of this EIAR.

### **1.5 Difficulties in Compiling the Specified Information**

No major difficulties were encountered in compiling the specified information as set out in Schedule 6 of SI 600 of 2001. Any relevant difficulties encountered have been identified in the respective sections of the EIAR, as appropriate.

### **1.6 Specialist Contributors**

The EIAR has been prepared and co-ordinated by Declan Brassil & Company. Specialist Inputs have been provided by the following competent experts:

Table 1.1 Specialist Inputs

Specialist Consultants	Aspect of Environment
<b>McCrossan O'Rourke Manning Architects</b> Mr. Stephen Manning	Project Architect <ul style="list-style-type: none"> <li>– Description of Development</li> <li>– Consideration of Alternatives</li> </ul>
<b>Declan Brassil &amp; Company Ltd</b> Mr. Declan Brassil	Human Beings
<b>Dermot Foley, Landscape Architects</b> Mr. Luke Byrne	Landscape & Visual Impact Assessment <ul style="list-style-type: none"> <li>– Landscape Plan</li> </ul>
<b>Openfield Ecological Services</b> Mr. Padraic Fogarty	Flora & Fauna Appropriate Assessment Screening
<b>TMS Environment Ltd</b> Dr. Imelda Shanahan Mr. Tom Ryan	Air & Climate Noise & Vibration
<b>DBFL Consulting Engineers</b> Mr. Brendan Keogh Emma Daly Patrick McGeough	Soil & Geology Water: Hydrogeology & Hydrology <ul style="list-style-type: none"> <li>– Surface Water</li> <li>– Groundwater</li> </ul> Material Assets <ul style="list-style-type: none"> <li>– Traffic &amp; Transportation</li> <li>– Surface Drainage</li> <li>– Foul Drainage</li> <li>– Utilities</li> </ul>
<b>Archer Heritage Planning Ltd</b> Mr. Liam Coen	Archaeology

All experts involved in the preparation of environmental impact assessment reports are qualified and competent in their respective aspect of the environment. Details of qualifications, expertise and experience have been provided in Appendix 1.A.

## APPENDIX 1.A Competency of Experts

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Expert	Company	Aspect of Environment	Qualifications	Summary of Professional Expertise
Mr. Declan Brassil	Declan Brassil & Co.	EIAR Co-Ordination & Compilation Population & Human Health	BA (Hons) NUI Maynooth 1990 Masters of Regional and Urban Planning, University College Dublin 1992	Declan is a Chartered Town Planner with over 25 years' experience and is the Principal in Declan Brassil & Company. During this time he has worked in the private sector and as an Inspector with An Bord Pleanála. Declan has extensive experience in leading multi-disciplinary teams in the preparation of Environmental Impact Statements, Local Area Plans, Masterplans and planning applications for large scale mixed use developments throughout the country. He has also advised on statutory planning processes and policy development and analysis on behalf of state agencies and private clients and acted as planning expert witness at oral hearings
Mr. Patrick McNabola	McCrosson O'Rourke Manning	Description of Development & Consideration of Alternatives	Dip Arch, B Arch Sc, Dip PM, MRIAI	Patrick McNabola is a registered Architect working with MCORM since 2015 with 21 years post RIAI qualification experience. He has worked on numerous projects ranging from small to large-scale residential commercial/refurbishment and third level educational projects. He has particular experience in developing low energy architectural design solutions. Patrick worked for 21 years with Reddy Architecture

				as an Associate Director. His skills include Residential, Educational, Mixed-Use Design, Masterplanning and Residential and Commercial Projects.
Mr. Luke Byrne	Dermot Foley Landscape Architects	Landscape & Visual Impact Assessment	BAgrSc Landscape Architecture MILI	9 years professional experience post qualification
Mr. Padraic Fogarty	Openfield Ecological Services	Biodiversity Appropriate Assessment Screening	MSc MIEMA	<p>Pádraic Fogarty, has an MSc in Environmental Protection (Sligo IT), a BSc in Analytical Science (DCU), and diplomas in Geography &amp; Environment (OU) and Field Ecology (UCC). He has nearly 20 years experience in industry and consultancy. As a full member of the Institute for Environmental Management &amp; Assessment (IEMA) OPENFIELD is bound by that organisation's code of practice. Pádraic has an in-depth knowledge of environmental issues and was chairman of the Irish Wildlife</p> <p>Trust from 2009 – 2012. He continues to edit the quarterly wildlife publication 'Irish Wildlife'</p>
Brendan Keogh	DBFL	Soils, Geology & Hydrogeology Hydrology (Flood Risk) Material Assets (Water)	BA BAI MIEI CEng	Qualified in Civil Structural and Environmental Engineering with 15 years' experience in design and construction civil engineering works.

		Material Assets (Utilities)		
Emma Daly	DBFL	Soils, Geology & Hydrogeology Hydrology (Flood Risk) Material Assets (Water) Material Assets (Utilities)	MSc MSc BEng MIEI	Qualified Structural Engineer with Dual Masters in Sustainability Innovation and Technology and 5 years' experience in engineering disciplines
Dr Imelda Shanahan	TMS Environment Ltd	Air Quality & Climate Noise & Vibration	BSc (1980) University College Dublin; PhD (1984) University College Dublin  Chartered Chemist, Fellow of the Royal Society of Chemistry, Fellow of the Institute of Chemistry of Ireland	Imelda Shanahan has over 30 years of experience in noise and vibration, air quality, climate and odour impact assessment and control. As Managing Director of TMS Environment Ltd since 1994, she has led a broad range of projects relating to environmental analysis, monitoring, consultancy and environmental impact assessment and control services.
Tom Ryan	TMS Environment Ltd	Air Quality & Climate Noise & Vibration	MSc Environmental Science, University College Cork (1995) BSc (Chemistry), University College Cork (1993) Certificate of Competency in the measurement and assessment of Occupational Noise (2000)	Tom Ryan has over 20 years combined experience in environmental monitoring and consultancy. As a Senior Consultant, Tom specialises in Noise and Vibration Impact Assessment and also works in Environmental Risk Assessment, Waste Management and Air Quality Impact Assessment.
Patrick McGeough	DBFL	Traffic & Transport	MEng MIEI	Qualified Structural Engineer with Dual Masters in Sustainability Innovation and

				Technology and 5 years' experience in engineering disciplines.
Mr. Liam Coen	Archer Heritage Planning Ltd	Archaeology & Cultural Heritage	BA in History & Archaeology	B.A. in History & Archaeology from N.U.I.G. (2003-06). Post-graduate Certificate in Geographical Information Systems from L.I.T. (2013-14)