Declan Brassil + Company

Cunningham House Redevelopment

Environmental Report

To accompany an SHD planning application for

Student Accommodation Development

At

Cunningham House
Trinity Hall
Dartry Road
Dublin 6

Submitted on Behalf of

Trinity College Dublin

March 2020

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1.0 INTRODUCTION

This Report accompanies a planning application by Trinity College Dublin (the Applicant) for permission for a development of student accommodation at a site of approximately 1.07 ha, at a site comprising lands including Cunningham House and Sports Hall, Trinity Hall, Dartry Road, Dublin 6. The application site also includes a small parcel of land located immediately adjacent to the main vehicular entrance to Trinity Hall from Dartry Road and the existing electrical substation located to the north-east of Purser House (a Protected Structure) all within the main Trinity Hall campus.

This Environmental Report Document seeks to provide details of the proposed development, the site context and an assessment of the impact of the proposed development on the subject lands in terms of the potential environmental impacts and effects arising.

1.1 Screening for Environmental Impact Assessment

Screening is the term used to describe the process for determining whether a proposed development is likely to have a significant effect on the environment and if it requires an Environmental Impact Assessment (EIA) by reference to the type and scale of the proposed development and the significance or the environmental sensitivity of the receiving environment.

Annex I and Annex II of Directive 2011/92/EU are incorporated into Schedule 5 of the Planning and Development Regulations 2001 (SI No. 600 2001). Schedule 5 (Part 2) sets out the categories of development and thresholds for activities that require EIA. In this regard, the proposed residential development of 358 no. student accommodation bed spaces and 4 no. residential units is significantly below the threshold for residential development as set out in Class 10 (b)(i) – *'Construction of more than 500 dwelling units'*.

Class 10(b)(iv) provides for '*urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere'*.

The application site is a brownfield site of 1.07ha situated within a suburban area. The site could not reasonably be defined as being within a business district as defined in the Regulations and is more consistent with the 'built up area'. In this regard, the site is significantly below the 10 ha threshold that apply to sites within such areas.

As such, EIA is not mandatory for the proposed project.

1.2 Sub Threshold Development

Section 172(b)(i) and (ii) of the Planning and Development Act 2000, as amended, states that the competent authority can also require an EIA where a project is below the specified threshold due to the likelihood of significant effects on the environment. Article 103(3) of the Planning and Development Regulations, 2001 as amended states that in determining whether a proposed development would or would not be likely to have a significant effect on the environment, regard shall be given to the criteria set out in Schedule 7. In addition, Section 3.2.3 of the Draft EPA Guidelines (2017) states:

> *'Where a project is of a specified type but does not meet, or exceed, the applicable threshold then the likelihood of the project having significant effects on the environment needs to be considered. Both the adverse and beneficial effects are considered. This is done by reference to the criteria specified in Annex III of the amended Directive'*.

The proposed development, and amendments made on foot of pre-application consultation with An Bord Pleanála, have been assessed against Schedule 7 of the Planning and Development Regulations, 2001, as amended, and the Annex III criteria of the amended directive (Directive 2014/52/EU) at Appendix A. This

assessment concludes that an Environmental Impact Assessment of the proposed development is not required.

1.3 Purpose of Environmental Report

This document has been produced to provide environmental information that the competent authorities refer to, to enable an informed determination of whether or not consent should be granted for a proposed development. Notwithstanding the absence of any statutory guidelines over the scope and content of an Environmental Report, it is considered that the following report is the most comprehensive and appropriate manner in which to assess and present the likely environmental impacts associated with the proposed development.

This application is accompanied by the following documents that have informed the preparation of this Report and should be read in conjunction with this Report to obtain a full understanding of all potential impacts associated with the proposed development: Planning and Statement of Consistency Report; Natura Impact Statement (including Appropriate Assessment Screening Report); Ecology Impact Assessment; Archaeology Desktop Study; Architectural Heritage Impact Assessment; Landscape and Visual Impact Assessment; Civil Engineering Infrastructure Report; and, a Noise Impact Assessment.

1.4 Content of the Environmental Report

Experience in the delivery of similar projects has identified relevant and significant planning and environmental matters to be assessed as part of the planning process. This Environmental Report examines each aspect of the environment separate sections, referring to the existing environment, the proposed development, likely impacts and proposed mitigation measures. Where potential environmental effects are likely to occur as a result of the proposed development, the Environmental Report aims to identify the impact and the necessary measures to avoid or mitigate those impacts.

Notwithstanding that an EIA of the project is not required, the preparation of this Environmental Report has had regard to appropriate guidance on the assessment of environmental impacts contained in the Revised Guidelines on the Information to be Contained in Environmental Impact Assessment Reports (Draft), August 2017; the European Commission's Environmental Impact Assessment of Projects Guidance on the preparation of the Environmental Impact Assessment Report 2017; 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.

1.5 Structure of the Environmental Report

The Environmental Report has been prepared in a '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 mitigation measures. The Environmental Report has been systematically drafted to assess the following information 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
- Cultural Heritage: Archaeology and Architectural Heritage

This Report is structured as follows:

- Section 2 - location and context of the subject site;
- Section 3 – overview of the proposed development
- Section 4 – Environmental Assessment
- Section 5 – Conclusions

2.0 SITE LOCATION & CONTEXT

The site is located approximately 3km to the south of Dublin City Centre, in a predominantly residential suburb on the east side of Dartry Road. It is located in the inner suburban area in Rathgar, south of Rathmines town centre (see Figure 2.1 below).

The site forms part of the established Trinity Hall student residences which are located to the south of Palmerston Park, to the east of Dartry Road and north of Temple Road and to the west of Temple Square, a residential development. The subject site measures 1.07 hectares (2.64 acres) and forms part of the wider Trinity Hall student accommodation campus.

Trinity Hall is the main halls of residence for students of Trinity College and comprises of three principal residential blocks, accommodating approximately 925 no. bed spaces and 14 no. staff apartments, within a parkland setting. Blocks 2 & 3 front onto Dartry Road while Block 1 adjoins Oldham House and Purser House, both Protected Structures, in the centre of the site. Residential accommodation is also provided in Cunningham House, providing 70 no. student bed spaces and 8 no. staff apartments, fronting onto Temple Road.

Block 1 is 7 storeys in height and supports a range of services including restaurant, shop, reception, administrative offices with student accommodation on upper floors. Block 2 is 6 storeys in height and is located to the north-west of the site. Block 3 varies from part-3 to part-5 storeys in height and is located to the south west. Cunningham House is 3-storeys in height and is located at the south-east corner of the overall campus.

In addition, the wider site also includes Purser House, Oldham House and Greenane House, all two storey over basement buildings located towards the centre of the site and all are Protected Structures. A Sports Hall adjoins Oldham House to the east. The north-east corner of the site comprises facilities used by the University's Botany Department which includes a botanic garden and associated buildings and structures which accommodate the teaching and research function of the Department.

The Trinity Hall campus has a strong sylvan character, created by large mature trees along the boundaries, and further into the site, including the arboretum of specimen trees that is located between the Botany Department garden and Cunningham House.

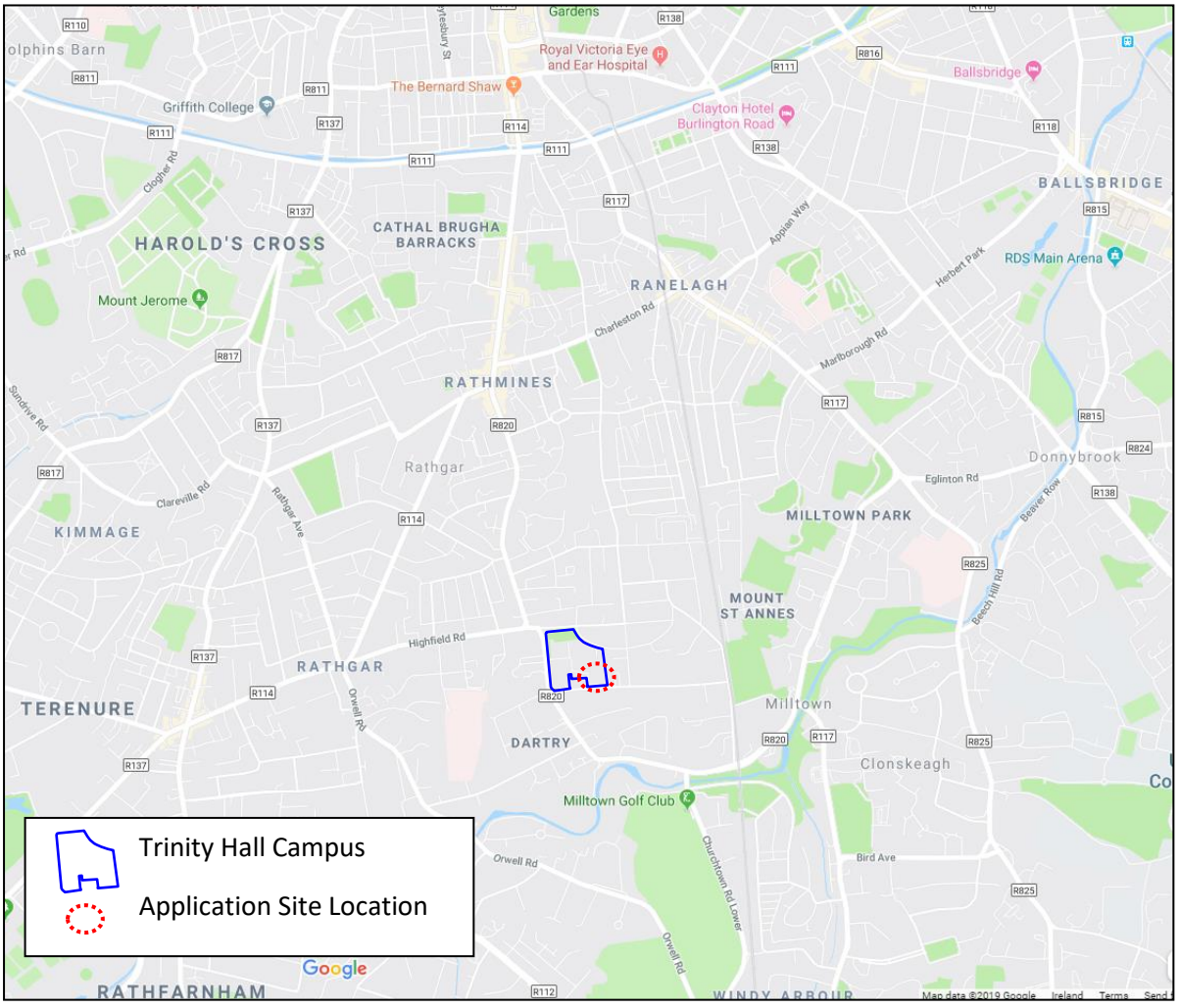
The wider area is prominently residential in character with wide, treeline roads. Residential properties in the vicinity of the subject site consist of a number of detached and semidetached houses. There are a number of

period houses on the Palmerston Park and Dartry Road. With some exceptions the houses on Temple Road in the vicinity of the site are of more recent construction. The property at the south-west corner of the site lies outside the Trinity Hall complex and comprise 'Esterel', a two storey Georgian building, with annex building to the rear, it is currently in use as an Ambassador's residence. Trinity Square, which lies to the east of the application site comprises of two and three storey modern townhouses with a single storey house at the corner with Temple Road.

Access to Trinity Hall is via the primary vehicular entrance on Dartry Road. A secondary gated entrance exists to the south west on Temple Road however this is primarily used for maintenance access and is generally closed to the public. Another vehicular access gate is located to the south east of the site that is currently not in use.

The subject site is currently served by the 140 bus from Cowper Road, the 14, 15, 15a, 15b, and 65b on the Rathgar Road which all stop on Dame Street. The site is located approximately 800m (walking distance) to the Green Luas Line at the Milltown stop which links with a stop on Dawson Street

Figure 2.1 Site Location



2.1 Site Description

The subject site predominantly comprises the south-east corner of the wider Trinity Hall complex. The site also includes a small parcel of land immediately adjacent to the main vehicular entrance to Trinity Hall from Dartry Road and the existing electrical substation to the north-east of Purser House.

The main site is bound to the north by existing, mature trees and planting associated with the Botany Department's Botanic Gardens, to the east by the rear boundaries of properties at Temple Square; to the south by Temple Road and to the west by the rear boundary associated with 'Esterel', a Protected Structure, and the wider Trinity Hall complex.

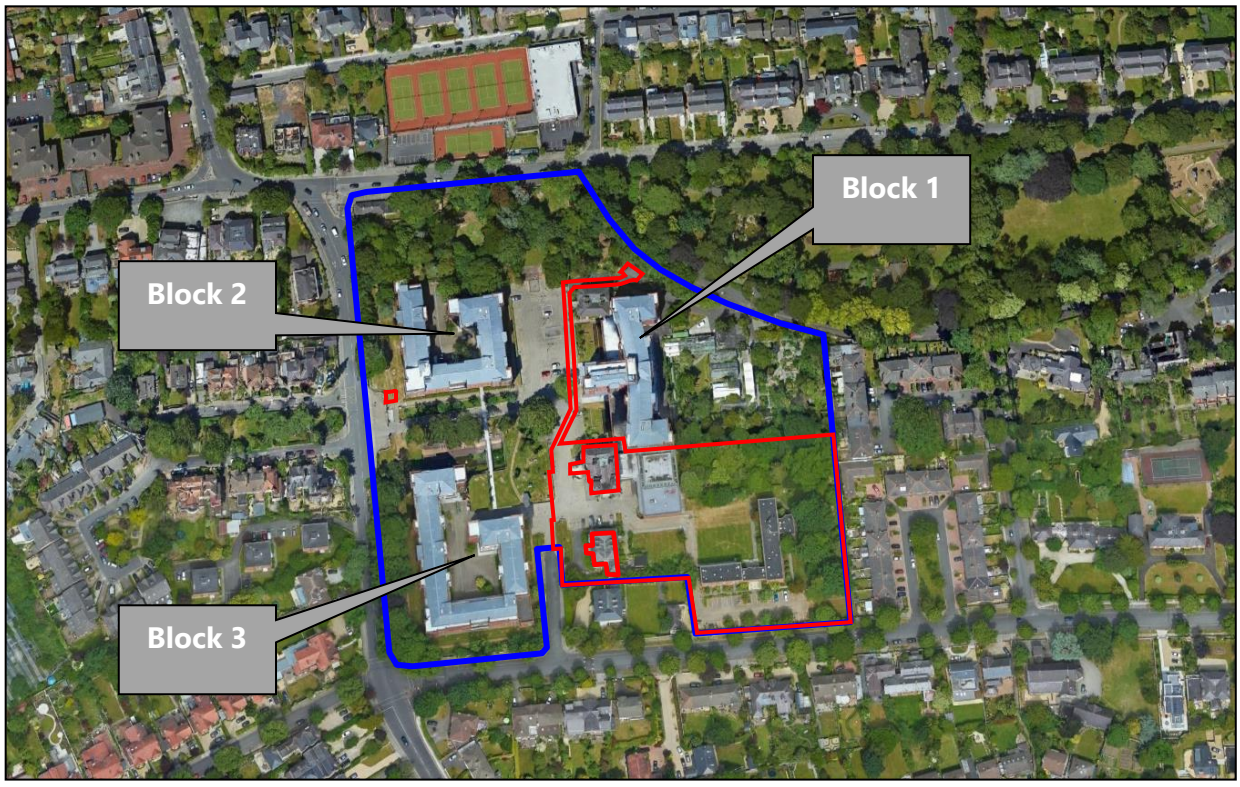
The site includes Cunningham House a three storey 'L' shaped 1970's building which is in use as student residences providing approximately 70 no. bed spaces with 8 no. staff apartments. There are mature trees to east of Cunningham House which provide screening to the properties in Temple Square. There is a high stone wall at the Temple Road frontage at the curtilage of Cunningham House. An existing vehicular access gate is located at the south-east corner of the site providing emergency and maintenance access to Temple Road. There are currently approximately 32 no. car parking spaces located on the part of the site between the boundary wall and Cunningham House..

The site also includes the Sports Hall located north-west of Cunningham House and adjoining Oldham House. The Sports Hall is a modern building in need of significant repair and is no longer fit for purpose.

The site also includes the area between, and to the front of, Oldham House and Greenane. This area currently comprises predominantly hardstanding with some planting. This part of the site includes 11 no. car parking spaces.

The area to the north is characterised by trees associated with the Botany Departments Garden and arboretum.

Figure 2.2 Site Context



3.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development provides for purpose-built student accommodation on lands currently accommodating student residences on a at Trinity Hall, Dartry Road, Dublin 6. The proposed development provides for the consolidation and expansion of the existing student accommodation use at this site.

The proposed development comprises of the demolition of Cunningham House, the Sports Hall (including the removal of existing part basement of 104sqm), the eastern section of the existing rear boundary wall and associated single storey ancillary sheds within the curtilage of Greenane House (a Protected Structure). The proposed development provides for the construction of student accommodation in a quadrangle form on the cleared site, together with the replacement of the Sports Hall and the provision a covered podium space between Oldham House and Greenane House. The proposed development is generally comprised of 4 no. connected blocks as follows:

- **Block A** is an 'L' shaped block forming the northern and (part) eastern sides of the proposed development with the Botanic Gardens to the north and Temple Square to the east. Block A is 4 storeys along the eastern edge rising in height to 6, and then 8 storeys along the northern boundary. Study spaces/classrooms associated with the Botany Department, together with a student accommodation amenity space, are provided at ground floor level. A three-bed, staff apartment is provided at second floor level. The balance of the floor space is for Student Accommodation uses over ground to seventh floor levels.
- **Block B** is a 'U' shaped building which primarily fronts onto Temple Road and forms the corner with Block A to the east and the rear boundary of 'Esterel' to the west. Block B is 4 storeys in height with student accommodation provided at ground to third floor level. Together Block A and B form a perimeter block, echoing a historic quadrangle arrangement, which contains the proposed student accommodation units and encloses the central courtyard which will provide external amenity space for future residents.
- **Block C** is located to the rear of Greenane House and north of the boundary with 'Esterel'. Block C is 3 storeys in height with a part lower ground and first floor level plant area of 55sqm. Ancillary student accommodation amenity spaces are provided at ground floor level with 3 no. 2 bed, staff apartments provided at second floor level.
- **Forum** is located at the north west corner of the site to the rear of Oldham House. The Forum is single storey in height over an existing, partial basement level. The Forum comprises an indoor court/sports hall and covered podium internal amenity space which connects the proposed student accommodation with the wider Trinity Hall campus and provides for a range of ancillary recreational and amenity spaces. A series of outdoor spaces and terraces are provided at roof level.

Works to Oldham House (a Protected Structure) include works necessary for the demolition and replacement of late 20th century Sports Hall (directly abutting Oldham House); replacement of late 20th century existing doors and window at ground floor level (all on the east elevation only) to facilitate connections to the new Forum amenity space; reinstatement of 2 No. original, historic first floor rear window openings (east elevation only) to match existing adjacent, sash windows and 1 no. new door to provide access to proposed roof terrace; removal of existing sand/cement and gypsum plaster finish to east façade and replacement with lime render; and renovation of porch structure, stairs and first floor door on southern elevation.

A screen wall is to be erected to south of Greenane House (a Protected Structure). The eastern section of the existing rear boundary wall and associated single storey ancillary sheds within the curtilage of Greenane House are to be demolished. No further works are proposed to Greenane House (a Protected Structure).

The proposed development also provides for the reinstatement of gardenesque setting and amenity to the front curtilage of Oldham House and Greenane House (Protected Structures).

The proposed development provides for the minor reposition the existing access gate onto Temple Road, moving it 4.2 m westward to facilitate and maintenance emergency access only.

A Security Hut is proposed at the main entrance to Trinity Hall from Dartry Road. Upgrade works to the existing electrical substation are also proposed

3.1 Description of the Characteristics of the Proposed Development

In accordance with Section 2(a)(i) of S.I No 600 of 2001, a description of the main physical characteristics of the proposed development and the land use requirements during the construction and operation phases is provided below.

3.1.1 Main Characteristics of the Construction Phase

The main characteristics of the construction process and the nature of materials to be used is summarised below.

- The construction process includes the following activities:
  - Demolition of existing buildings on site
  - Pre-construction earth ground works and excavation works;
  - Erection of structures and buildings;
  - Construction of site infrastructure and site works,
  - Fit out of buildings; and
  - Landscaping works.
- Materials required include:
  - Construction materials;
  - Elevational finishes and materials;
  - Internal fit outs and finishes;
  - Paving /surfacing;
  - Piped Infrastructure;
  - Telecommunications connections;
  - Landscaping.

A bill of quantities for the proposed development has not been prepared to date and as such, as is typical for a development of this complexity, it is not possible at this time to determine the quantity of material required. Where feasible, any excavated material will be reused as part of the site development works in order to minimise truck movements to and from the site, however, some excavated soil will have to be removed to an approved landfill.

The sequence and method of construction of the development will be confirmed with the appointed Contractor prior to commencement on site. The Contractor will be required to prepare a detailed Construction Management Plan on foot of these proposals.

3.1.2 Main Characteristics of the Operational Phase

The impacts of the operational phase of the proposed development are addressed as appropriate in the relevant sections of the Environmental Report below.

As demonstrated in the following sections, the operation of the proposed development is not likely to give rise to any significant additional impacts on the environment.

4.0 ENVIRONMENTAL ASSESSMENT

4.1 Population and Human Health

The construction of 358 no. student accommodation bed spaces will increase the number of student beds in the established Trinity Hall residences, from 995 no. bed spaces to 1,283 no. bed spaces, providing critical housing infrastructure for Trinity College Dublin. The proposed development will increase the population on the Trinity Hall campus. This will contribute to a more active, vibrant and inhabited campus, particularly during the evenings, weekends and out-of-term. The spending from the new student community is likely to have moderate positive impacts on the immediate surrounding area.

The student accommodation will potentially make available a small element of the private rental housing market in the city. This will have a positive impact for students and the wider housing rental market.

The proposed student accommodation offers a range of benefits including increasing the supply of housing, making a more efficient use of serviced land within the built-up area to deliver purpose-built accommodation for which there is identified demand, providing safe managed housing for students, and having a positive economic impact on the surrounding area.

Students will continue to be housed subject to a license to reside to ensure all students are aware of their resident and community obligations. This will lead to a neutral impact in terms of disruption or nuisance to neighbouring communities.

The additional recreational facilities including the Sports Hall and Forum Area, together with improved classroom spaces for the Botany Department, will broaden amenity and teaching facilities available, bringing a moderate positive Impact to the existing student population and university community.

Trinity Hall is well resourced by Public Transport including Dublin Bus and Luas services. It is considered that the modest increase in student numbers, and the off-peak nature of many of the associated trips, will have a negligible impact on those services.

The proposed development is unlikely to result in any significant adverse impacts on human health and safety considerations once completed and operational. Environmental impacts of the proposed development (operational phase) and their relationship to human health is dealt with under the relevant noise and vibration, air and climate and traffic sections.

At construction stage, there is likely to be some slight, temporary, negative impacts on local residents. These impacts are likely to result from construction traffic movements to and from the site, together with other possible impacts associated with construction access requirements, dust, noise and littering. Secondary impacts may result from increased construction traffic hauling building materials to and from the proposed development site which are likely to affect humans in a variety of potential locations distant from the proposed development site, such as residents near aggregate sources and landfill sites.

The construction stage may also result in short term moderate positive impacts from the creation of employment opportunities and local spending.

Proposed mitigation measures are centred on the potential for short-term negative impacts on the existing community during the construction phase. These impacts will be minimised by the implementation of a Construction and Environmental Management Plan, a Construction Phase Traffic Management Plan and the mitigation measures described in the other sections.

4.2 Soil and Geology

The proposed development site is situated within an established urban environment. Published geological mapping indicate the superficial deposits underlying the site comprise Glacial Till. These deposits are underlain by limestone and shales of the Lucan Formation. Site investigations undertaken on the site have determined that the ground generally consists of made ground (fill) to a depth of approximately 1.7m. This is followed by a lower stratum of glacial till consisting of sandy gravelly clay, frequently with low cobble content, typically firm or stiff in upper horizons, becoming very stiff with increasing depth, commonly described as Dublin Boulder Clay.

Groundwater was encountered in a number of trial pit and borehole locations across the site with water levels varying from 1.05m to 5.7m below ground level.

Across many parts of the application site soils have already been removed to make way for existing structures, roadways and car parking areas. There will be permanent removal of soils as part of site preparation. Excess soil shall be removed off-site and re-used.

Site development works will include stripping the topsoil layer and excavation of subsoil layers to allow foundation excavation and services installation. Where feasible, excavated material will be reused as part of the site development works (e.g. use as fill material).

Potential impacts of the proposed development during the construction phase include the following:

- Removal of the existing concrete slab resulting in exposure of the underlying layers to the effects of weather, construction traffic and the generation of sediment laden runoff.
- Accidental spills and leaks (e.g. storage of oils and fuels on site, use of cement and concrete during construction works).

A Preliminary Construction Environmental Management Plan (CEMP) has been prepared by Barrett Mahony, Consulting Engineers in order to mitigate against potential impacts that may arise during the construction phase. Implementation of the measures outlined in the CEMP will ensure that the potential impacts of the proposed development on soils and the geological environment do not occur during the construction phase and that any residual impacts will be short term. The primary residual impact is the removal of material. This impact is unavoidable given the nature of the proposed development.

4.3 Water, Drainage, Hydrology and Hydrogeology

No watercourses were identified within the proposed development site. The nearest watercourse is the Dodder River, approximately 310m to the south of the development boundary. Surface water from the proposed development will enter the public network which discharges to the River Dodder approximately 5.2km upstream of Dublin Bay. The watercourse is buffered from the development by existing residential estates.

The Civil Engineering Infrastructure Report prepared by Barrett Mahony concludes that there is no history of flooding on site or in the surrounding area. The assessment concluded that there is no significant flood risk to the site form pluvial, fluvial or tidal sources. The site drainage system incorporates SUDS measures including rain harvesting and attenuation tanks and ensure that there is no increased in flood risk to the relevant catchment.

The application site is currently served to the south a by a 450mm diameter public surface water sewer along Temple Road. Attenuation is provided by a StormTech attenuation tank system along the site's southern

boundary and discharge to the public sewer is controlled by means of a Hydrobrake flow control device. Surface water from the site discharges to the public network which ultimately discharges to the River Dodder approximately 5.2km upstream of Dublin Bay.

The StormTech system will be removed from the proposed development and alternative of Sustainable Drainage Systems (SuDS) measures introduced as follows. An extensive sedum green roof will be provided on the flat roof area over the proposed sports hall and the student residences. Surface water from approximately 45% of flat roof areas will initially be intercepted by the sedum green roof which subsequently discharges to a number of rain gardens throughout the development, providing two stage treatment prior to discharge to the public sewer. The rain gardens have been provided over the proposed sports hall, central courtyard areas and to the south of the site. The rain gardens provide interception storage, attenuation volume and surface water conveyance. A rainwater harvesting tank has also been provided with a storage volume of 101m^3.

The proposed development site will have extensive permeable paving coverage, providing interception storage and is linked to the numerous rain gardens, thus providing two stage treatment prior to outfall to the public sewer. Discharge from the site to the public surface water network will be limited to 2l/s by means of a vortex flow control device contained within the final outfall manhole from the site.

The site is currently served by an existing 800mm combined public sewer to the south along Temple Road. The construction of the new student accommodation will increase student numbers on this part of the site. A 150m diameter pipe will be provided to serve the new student residences. The pipe has a capacity of 12 l/s which is adequate for the total flow from the campus.

There is an existing 4-inch cast iron watermain located along Temple Road to the south of the site to which it is proposed to connect.

A Pre-Connection Enquiry Form has been issued to Irish Water, with their response confirming that the proposed connections for water and wastewater can be facilitated is included in Appendix 3 of the Civil Engineering Infrastructure Report for Planning document prepared by Barrett Mahony, Consulting Engineers.

Potential impacts of the proposed development during the construction phase include surface water runoff containing increased silt levels or pollutants such as concrete runoff or oils and fuels.

There may be some groundwater table drawdown effects local to the excavation (<5m perimeter) during the temporary pumping to facilitate the proposed works, however long term changes in water table levels would not be expected once pumping is ceased, and the radius of influence of the pumping will be limited by the relatively low permeability of these soils. The mechanism for settlement due to groundwater drawdown is not plausible in Dublin Boulder Clay due to the very high strength, over consolidated nature of the glacial deposits. There is no known history of this occurring in Dublin Boulder Clay. No long-term effects on the neighbouring trees is expected as typically roots absorb water from rainfall falling within the upper 300mm of soil. Groundwater was observed at a max level of 1.05m below ground, and as such, is not within the primary root absorption zone.

A CEMP has been prepared in order to mitigate against potential impacts that may arise during the construction phase. Construction operations will adopt best working practices and the early establishment of temporary construction drainage facilities to reduce the risk of pollution during construction. Implementation of the measures outlined in the CEMP will ensure that the potential impacts of the proposed development on surface water and the hydrogeological environment do not occur during the construction phase.

Potential impacts of the proposed development during the operational phase may arise as the development of the site will result in increased paved and impermeable areas that could create pressure on the receiving environment and existing infrastructure due to the generation of increased run-off. To avoid this, the proposed development will be designed in accordance with the principles of Sustainable Drainage Systems (SuDS) as embodied in the recommendations of the Greater Dublin Strategic Drainage Study (GDSDS).

Potential impacts to the hydrological and hydrogeological environment have been assessed, and appropriate mitigation measures have been presented. There are no likely significant impacts on the hydrological or hydrogeological environment associated with the proposed development of the site.

4.4 Noise and Vibration

The nearest noise sensitive locations relate to existing onsite student residences in Block A which is located immediately north of the proposed replacement Sports Hall. The nearest offsite noise sensitive locations to the development are houses on Temple Square located approximately12 metres to the east (from the closest proposed façade to rear property boundary).

The existing noise and vibration environment is typical of an urban area, primarily characterised by passing traffic along the surrounding road network.

During the demolition and construction phase of the project, there is the potential for some impact due to noise emissions from site activities, depending on the proximity of works to the nearest sensitive properties. Some activities during the construction phase will have the potential to generate ground vibrations. A schedule of noise and vibration mitigation measures including construction working hours and noise/vibration limits will be employed to ensure any noise impacts during this phase will not exceed recommended limit values. The temporary nature of noise impacts associated with construction activity are not expected to be significant and can be appropriately controlled through planning conditions and the CEMP, details of which will be agreed with the Planning Authority.

With reference to the operational phase, there is potential for noise associated with mechanical and electrical plant, noise breakout from amenity spaces and the replacement gym. It is considered that any outward noise impact associated with the residential use will be limited.

The majority of building services plant serving the development is located internally, where the enclosed nature of the plantrooms will control noise transfer to the local environment. Some plant will be located externally at roof level. Quite plant, with proprietary acoustic enclosures, will be selected to ensure that cumulative plant noise emissions will be no greater than the existing background noise.

During the operational phase, the outward noise impact to the surrounding environment will be limited. A detailed Student Accommodation Management Plan prepared by the Applicant accompanies this application and sets out the key principles, methods and working practices that will be adopted by the Applicant in the overall management of the Student Accommodation element of the proposed development to ensure minimal impact on the surrounding urban environment. Furthermore, the absence, and overall reduction, of dedicated car parking on site will result in a minimal reduction in noise associated with traffic movements. It is considered that the proposed development will not have a significant adverse impact on the existing urban environment.

It is considered that the operational phase of the proposed development will not generate any additional, perceptible, vibration emissions on the receiving environment.

4.5 Air, Dust and Climatic Factors

The proposed development is not expected to cause any likely significant impact on ambient air quality.

There may be a minor localised increase in dust levels and degradation of air quality during certain parts of the construction process associated with demolition, excavation work and construction traffic. These increases will be short-term and will remain insignificant due to appropriate management and mitigation measures to be employed on site through the implementation of appropriate CEMP mitigation measures, details of which will be agreed with the Planning Authority prior to commencement on site.

The only predicted air quality impacts associated with operation of the development are emissions to atmosphere from heating sources. There will be no adverse impacts on ambient air quality predicted as a result of the Operation Phase of the proposed development.

It is considered that there will be no negative impact on the climate that would be likely to have a significant effect on the environment.

4.6 Biodiversity

An Ecological Impact Assessment Report has been prepared by MKO, Planning and Environmental Consultants and accompanies this application. This section should be read in conjunction with the submitted Ecological Impact Assessment Report for further detail on surveys undertaken and findings.

The habitats within the proposed development site are highly modified. The site consists of a number of buildings, sheds and paved surfaces classified as buildings and artificial surfaces. These were surrounded by amenity grassland characterised by species including daisy (*Bellis perennis*), ribwort plantain (*Plantago lanceolata*), dandelion (*Taraxacum officinale agg.*), creeping buttercup (*Ranunculus repens*) and yarrow (*Achillea millefolium*), Scattered trees and parkland planted with mostly non-native mature and semi-mature trees and Flower beds and borders. Other habitats present include low-growing fragmented ornamental Hedgerows and short scattered Treelines.

No watercourses were identified within the proposed development site. The nearest watercourse is the Dodder River, approximately 310m to the south of the development boundary.

No Annex I listed habitats, supporting habitat for Annex II plants species, Red Listed vascular plants or Flora Protection Order species were identified on-site during the site visit

A dedicated bat survey was undertaken in April 2019. No evidence of roosting bats was recorded within the development site, including buildings schedule for demolition or mature trees. The linear landscape features, including mature trees, within the site are likely to be utilised by a bat population of Local importance. Bird species recorded within the site boundaries are common and considered to represent local populations of no greater than local importance. The field visit found no evidence of the site of the proposed development providing significant habitat for any other protected faunal taxa.

The development footprint will result in the permanent loss of buildings and artificial surfaces, amenity grassland, ornamental hedgerows and flower beds and borders. These habitats are modified habitats, common in a local, national and international context and the loss is considered to constitute a permanent slight negative impact. The development has been designed to minimise the loss of trees within the development boundary. However, the development footprint will result in the loss of 23 no. mature, semi-mature and immature native and non-native trees in scattered trees and parkland habitat and short scattered treelines.

The development has been designed to minimise the loss of trees. A landscape plan has been prepared for the development which provides for the planting of an additional 69 no. native and non-native tree species, both within the development site boundary and the wider campus area. This will ameliorate and compensate for tree loss within the development site. The landscape plan also provides for the creation of additional green spaces including herbaceous lawns, hedgerow, rain gardens and green walls. The construction area within the site will be fenced off at the outset of construction. There will be no construction activities, access or storage of materials in the area outside the defined construction site. Trees to be retained will be protected in accordance with BS: 5837 (Trees in relation to Construction).

Very little faunal activity was recorded during the site visit and the site of the proposed development does not provide significant habitat for any rare or protected species.

Very little bat activity was recorded during the bat survey undertaken in April 2019. Scattered trees and parkland and treeline habitats provide the most suitable foraging/commuting habitat for bat species within the development boundary. Prior to any works being carried out, a pre-construction survey for bats will be undertaken by a fully qualified ecologist to identify any changes to the baseline condition of the site. If bats are found to have taken up residence within any trees to be felled or buildings to be demolished the works shall only proceed following the grant of a derogation license from the National Parks and Wildlife Service (NPWS). A landscape plan has been prepared for the proposed development which provides for the planting of additional native and non-native trees within the development boundary and wider campus area to ameliorate tree loss within the site and maintain connectivity with the wider landscape. The landscape plan also provides for the erection of bat boxes on trees and the integration of swift bricks into the walls of new buildings during the construction stage to provide roosting and nesting opportunities within the development site.

There will be no significant impacts on biodiversity given the nature, scale and design of the proposal. No significant residual effects on surface water quality were identified.

The potential residual impacts on ecological receptors will not be significant and no potential for the proposed development to contribute to any cumulative impacts on biodiversity when considered in combination with other plans and projects was identified.

Provided that the proposed development is constructed and operated in accordance with the design described within this application, significant effects on biodiversity are not anticipated at any geographic scale.

4.7 Landscape and Visual Impact

Trinity Hall is a residential campus for students which originally consisting of three large houses and their grounds. The campus is located on Dartry Road to the west, Temple Road to the south and Palmerston Park (street and open space) to the north. These boundaries are well defined and formed by stone walls, sometimes with railings, or varying height. The eastern boundary is adjacent to the back gardens, separated by a high stone wall.

The campus has a strong sylvan character, created by large mature trees along the boundaries, and further into the site, including an arboretum of specimen trees that is focused in the eastern area, south of the Botany Department garden. There are also younger trees associated with the residential buildings built at the end of the twentieth century. These trees are important to the character of the site, particularly seen from the public realm. They are also a rich amenity for the residents of the campus, which combine with ponds, and open grassy spaces to create a pleasant and distinct place to live

The surrounding area is traditionally low rise residential in character apart from the student accommodation established on site. The site forms part of the established Trinity Hall student residences located to the south of Palmerston Park, to the east of Dartry Road and north of Temple Road, and to the west of Temple Square, a residential development. Trinity Hall is the main halls of residence for students of Trinity College and comprises of three principal residential blocks, accommodating approximately 925 no. bed spaces, together with 14 no. staff apartments, within a parkland setting. Blocks 2 & 3 (predominantly 5 to 6 storeys in height) front onto Dartry Road while Block 1 (7 storeys in height) adjoins Oldham House and Purser House, both Protected Structures, in the centre of the site. Residential accommodation is also provided in Cunningham House, comprising 70 no. bed spaces and 8 no. staff apartments, fronting onto Temple Road

The wider area is prominently residential in character with wide, treelined roads. Residential properties in the vicinity of the site consist of a number of detached and semidetached houses. There are a number of period houses on Palmerston Park and Dartry Road. With some exceptions, the houses on Temple Road in the vicinity of the site are of more recent construction. The property at the south-west corner of the site lies outside the Trinity Hall complex and comprise 'Esterel', a two storey Georgian building, with annex building to the rear, and is the Brazilian Ambassador's residence and a Protected Structure. Trinity Square, which lies to the east of the application site comprises of two and three storey modern townhouses with a single storey house at the corner with Temple Road.

The main potential impact of the scheme relates to the height, scale and massing of its built elements and their potential visibility/prominence from a range of vantage points around the site. Potential landscape impacts include aspects of the relationship between existing development and the proposed and include social and cultural factors.

The proposed development will result in the insertion of new student accommodation arranged in Blocks of predominantly 4 storeys rising to 8 no. storeys to the north-west corner of the site together with a single storey Forum Building between Greenane and Oldham Houses replacing the existing Sports Hall and forming a new amenity space. The landscape treatments include replacement of trees lost with three times as many, green roofs, and ground levels SUDS. The proposed development will not be out of context in terms of the character of more recent development of the Campus. However, there is a potential impact relating to the evolution of the former historic landscape from which the Trinity Hall campus is derived and the proposed development which will consolidate the transition to the surrounding low density, residential character of the immediate surrounding area.

The sensitivity to these impacts will fall in to two categories; one being when the development is experienced within the campus by the those who are familiar with the landscape context; and the other where the development is viewed from outside of the campus. The second category stems predominately from locations on the southern perimeter of the development site where the development will be experienced in the context of the neighbouring residences and Temple Road.

The presence in the locality of more recent 6 and 7 storey high rise student residences at Trinity Hall provides a precedent for higher built development in this area and means that the proposed development will not be uncharacteristic within the existing landscape and streetscape setting.

The development will involve the removal of trees located at the northern and western part of the site. The impact of this will be substantially ameliorated by the replanting of three times as many native and locally occurring species within the landscape of the proposed development and the wider Campus, which will be fundamental in enhancing the existing and creating a new appropriate green structure.

Verified Views have been prepared for 21 views, and are submitted as part of this application, taken from within the campus, at the perimeter of the campus, and from further away outside the campus. Whilst the longer distance views show obscured and partial views scheme in the context of the wider Dartry area, the scale of the development generates moderate and significant views in the area immediately fronting onto Temple Road and within the Trinity Hall campus. Please refer to detailed Landscape & Visual Impact Assessment carried out by Mitchell + Associates and submitted as part of the planning application documentation.

The LVIA identifies a surprising lack of visibility in the wider landscape. The presence of many trees in the streetscape and within the site serve to mitigate the effects and increase the capacity of the receiving landscape. The visual impact of the proposed scheme is determined to be moderate to significant at close viewpoints along Temple Road but are considerably mitigated by intelligent adaption of scale, considered architectural distribution, language and materiality.

The proposed development is a logical extension of existing student residential fabric of this area. The proposed scheme has been well conceived and designed to integrate within its landscape context and to create a cohesive student residential campus.

4.8 Traffic and Transport

The site is currently accessed via a primary entrance on Dartry Road to the West of Trinity Hall. A secondary gated entrance exists to the south west on Temple Road however this is primarily used for maintenance access and is generally closed to the public. Another vehicular access gate is located to the south east of the site however this is currently not in use.

The works associated with the new development will result in additional construction related traffic on the road network associated with the removal of excavated material, demolition waste etc. and the delivery of new materials, concrete trucks etc. The total duration of construction activities is estimated to be up to three-years from initial bulk excavations to final completions.

It is proposed that construction traffic will access the site via the western entrance to the Trinity Hall campus on Temple Road (adjacent to Greenane House) and via the existing access to Cunningham House also in Temple Road). These shall be the main construction access to the site. Vehicular (non-construction related) access to the wider site will be via the existing main entrance from Dartry Road. Temporary modifications to the existing pedestrian access from Temple Road (adjacent to Greenane House) will be put in place with the pedestrian entrance relocated to the western side and hoarding instated to separate Trinity Hall pedestrians from the constriction access. This access will be reinstated as per the existing arrangement once construction has been completed.

It is expected that peak construction traffic will occur during the initial period of bulk excavations and demolition. It is estimated that 5,868m^3 of bulk excavations and waste material will be generated during demolition and construction. Using 4-axle trucks with a 25-tonne capacity (15m^3) this equates to approximately 391 truck movements. Assuming that peak HGV movements would occur during the period of lower ground (plant area) excavation, estimated at 224m^3, this would result in approximately 15 truck movements over a period of 2 day period, assuming no below ground obstacles are encountered.

The total construction traffic volumes per hour are not significant in terms of the overall existing traffic flows. These flows are not expected to significantly impact on the capacity of surrounding road network or of the adjacent junctions. A detailed Traffic Management Plan will be developed and agreed with the Transport Department prior to development commencing on site. the intention of the Traffic Management Plan is to

control and manage the flow of traffic, pedestrians entering the site during construction works and to minimise the impact of the constriction traffic on the neighbouring environment.

The proposed development, including landscaping, is to be positioned over the 43 no. existing car parking spaces which will not be reinstated. As such, it is expected that there will be a reduction in overall car usage to and from the subject site. As the majority of residents will be travelling to and from Trinity College Dublin, where no on site student parking is available, car usage is expected to be at a minimum. A cross-campus transportation survey was undertaken which demonstrates that cars are currently not used as a means of student travel to and from the campus. As such, the removal of all delineated parking spaces within the subject site is deemed appropriate and sustainable for the proposed development.

No car parking is being provided as part of the proposed residential development. As such, the development will not generate any additional vehicular demand and will not impact on the surrounding road network.

Arrivals and departures for students at the start and end of term are managed through the students being provided a specific window where they can move in/out.

4.9 Archaeology, Architecture and Cultural Heritage

An Archaeological Impact Assessment has been carried out by Richard Crumlish, Consultant Archaeologist and is submitted with this application.

The site of Rathmines Castle (RMP No. DU022-087) is located adjacent to the north-east of the proposed development site. There is no surface trace of the monument which is described in the National Monuments Archive as *'House known as the "Orchards" off Palmerston Park occupies the site of a 17th century mansion built by Sir George Radcliffe called "Rathmines Castle"'*.

Archaeological monitoring of the excavation of trial pits, which were part of the baseline site investigation undertaken, was carried out. The monitoring of the trial pits revealed evidence associated with the modern use of the site. Nothing of archaeological significance was uncovered during the monitoring. Nothing uncovered pre-dated the 19th century.

Although there is no surface trace visible of the one recorded monument in the vicinity (RMP No. DU022-087), as yet unknown sub-surface deposits/features and/or artefacts associated with the 17th century Rathmines Castle may survive at this location, given its proximity to the monument and the uncertainty over the exact location of the monument. As a result, any development in this area could result in the removal/destruction of late medieval archaeological deposits, features and/or artefacts.

All topsoil stripping of previously undisturbed areas will be monitored by a suitably qualified archaeologist. If any features of archaeological potential are discovered during the course of the works further archaeological mitigation may be required, such as preservation in-situ or by record. Any further mitigation will require approval from the National Monuments Service of the DoCHG.

There are three Protected Structures on the Trinity Hall Campus: Purser House, Oldham House and Greenane. 'Esterel' House is also a Protected Structure which lies outside the Campus to the south-west corner of the application site. The Protected Structures are detailed in Table 4.1 below.

Table 4.1 List of Protected Structures

RPS No.	House No.	Address
2243	43-44	Oldham Hall House (formerly Glen na Smoil)
2244		Sarah Purser House (formerly Palmerston House)
2245		Greenane (an Grainan) House
8041	3	'Esterel', Temple Road, Dublin 6,

The proposed works are to be in the curtilage of a Protected Structures, Oldham House (RPS Ref.2243), Greenane House (RPS Ref.2245), 'Esterel' House (RPS Ref.8401).

The new proposal represents a continuation of the significant change in the recent physical and social character of this Campus first defined by the construction of Cunningham House and then greatly intensified by the early 2000's development. Oldham and Greenane Houses lie outside the proposed site area and no works are proposed except to rear abutment at Oldham. Their current ancillary uses will be unaffected by the new development. Esterel House is in separate ownership and will not be directly affected.

The massing and scale of the new buildings reflects that of the recent multi-storey development to the west which generates a more urban character. Inherent in this is a campus defined by the juxtaposition of an urban scale against a lower, earlier suburban one.

The proposal significantly enhances the setting of Oldham and Greenane Houses when viewed from the west and serves to re-establish the historic north-south relationship between these houses. The reduction in the historic garden to Greenane and associated removal of eastern boundary will have a significant impact on the setting of this house. This impact is mitigated by the creation of a landscaped space to the rear of Greenane which serves to maintain and emphasise the building's continued spatial independence

The proposal retains the existing mature trees, central to the character of the campus, and adds new ones to the south and west perimeters which integrates the new development into the existing site and provides screening to adjacent sites

Generally, the visual impact of the proposed scheme is determined to be moderate to significant but considerably mitigated by intelligent adaption of scale, considered architectural distribution, language and materiality.

An Architectural Heritage Impact Assessment prepared by Mullarkey Pederson Architects has been provided with this application.

5.0 CONCLUSION

The proposed development proposes the intensification and consolidation of an existing student accommodation use in an inner suburban location proximate to high capacity public transportation links and within walking and cycling distance of Trinity College Dublin. The proposed development will assist in meeting demand for student accommodation currently experienced in Dublin City and the wider region.

All of the effects of a development on the environment impinge upon human beings, directly and indirectly, positively and negatively. Direct effects include such matters as air and water quality, noise and landscape quality. Indirect effects pertain to such matters as biodiversity, services and road traffic. The assessments undertaken as part of this Environmental Report has revealed that the proposal will not result in any significant adverse effects on the environment either directly or indirectly. Mitigation measures have been proposed to avoid, remedy or reduce identified impacts, particularly in relation to the construction phase of the development.

APPENDIX A

Assessment of proposed development for significant likely effects

Schedule 7 of the Planning and Development Regulations 2001

The details of the proposed development are assessed against the Schedule 7 of the Planning and Development Regulations 2001, as amended, in Tables 1, 2 and 3 below:

Table 1.0 Characteristics of the Proposed Development

Criteria	Assessment
The size of the proposed development	The proposed development is sub-threshold for an EIA, consisting of 358 no. student accommodation bed spaces and 4 no. staff at a city-suburban location with a site area of 1.07 ha.
The culmination of other proposed development	The proposed development is located at a city-suburban location and forms part of an overall student residence campus which was developed in the early 2000's. The immediately surrounding area is characterised by mature residential development. Any cumulative impacts have been identified as part of the assessment of the proposed development.
The nature of any associated demolition works	The proposed development comprises of the demolition of Cunningham House, the Sports Hall including removal of existing part basement of 104sqm, a shed and part of existing random rubble wall to the rear of Greenane House. Total demolition works relate to approximately 2,864 sqm of existing floor area.
The use of natural resources, in particular land, soil, water and biodiversity.	The proposed development does not include the extraction of materials or groundwater from local sources. Excavation will be required to facilitate the proposed development. The construction phase of the proposed development will use natural resources including aggregate, cement, wood and water, sourced off site. These are secondary impacts associated with off-site activities, such as quarrying, which are the subject of separate consenting procedures, which consider the impacts arising at those locations. The habitats within the proposed development site are highly modified. Any habitat lost will be replaced. There will be no significant impacts on biodiversity given the nature, scale and design of the proposal. No significant residual effects on surface water quality were identified

	No significant adverse impacts are expected to occur on the site or in the vicinity of the site through the use of natural resources.
The production of waste	Any waste produced as part of the proposed development during the construction phase will be stored and disposed in a sustainable manner and in accordance with all relevant environmental guidance and policy documents. No potential significant impacts are envisaged on the site or in the vicinity of the site as a result of the production of any waste associated with the proposed development.
Pollution and nuisances	Potential impacts of the proposed development relating to pollution and nuisances include air, water and soil pollution and noise. Pollution impacts could potentially occur through the creation of dust and spillage of materials from the construction phase, and emissions from additional traffic and the heating of buildings during operation phase. The proposed development is not expected to cause any likely significant impact on ambient air quality. Dust levels are likely to increase in localised areas during construction but these increases will be short-term and will remain insignificant due to appropriate management and mitigation measures to be employed on site through the implementation of appropriate Construction Management Plans. The existing noise environment is typical of an urban area, characterized by passing traffic along the surrounding road network. Noise impacts may occur due to construction activities on a temporary basis, and through operation activities, such as changes in traffic levels. The temporary nature of noise impacts associated with construction activity are not expected to be significant and can be appropriately controlled through planning conditions and Construction Management Plans. Similarly, increased traffic movements during the operational phase are not expected to have a significant adverse impact.

	Contamination and pollution to water bodies, which in turn could also affect aquatic habitats and biodiversity are potential impacts of the proposed development associated with ground and construction works. The implementation of construction management and mitigation measures will ensure that the impacts are not significant. The proposed development has also been subject to Natura Impact Assessment which concludes that the proposed development will not result in any residual adverse effects on any European Site, their integrity or their conservation objectives either on its own or in-combination with others. In addition, the potential impact of spillage of potentially polluting materials during construction will be minimised and mitigated by appropriate management measures to be incorporated on site during construction. Subject to the implementation of an appropriate Construction Management Plans, and conditions attached to any grant of planning permission, it is envisaged that any likely environmental impacts would be appropriately avoided and mitigated.
The risk of accidents, having regard to substances or technologies used. (Annex III - The risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge.)	The proposed development is a typical student accommodation development, utilising established building materials and technologies typical of the nature and scale of such a residential development. No potential significant impacts are envisaged as a result of the materials or technologies used. The risk of accidents/major disasters is similar for other residential developments of this scale and nature.
Annex III - The risks to human health (for example due to water contamination or air pollution)	Potential impacts of the proposed development which may be relevant to human health relate to factors previously detailed, such as noise, water and air pollution. Pollution impacts could potentially occur through the creation of dust and spillage of materials from the construction phase, and emissions from additional traffic and the heating of buildings during operation phase. The proposed development is not expected to cause any likely significant impact on ambient air quality. Dust levels are likely to increase in localised areas during

	construction but these increases will be short-term and will remain insignificant due to appropriate management and mitigation measures to be employed on site through the implementation of appropriate Construction Management Plans. The existing noise environment is typical of an urban area, characterized by passing traffic along the surrounding road network. Noise impacts may occur due to construction activities on a temporary basis, and through operation activities, such as changes in traffic levels. The temporary nature of noise impacts associated with construction activity are not expected to be significant and can be appropriately controlled through planning conditions and Construction and Environment Management Plans. Similarly, increased traffic movements during the operational phase are not expected to have a significant adverse impact. Contamination and pollution to water bodies, which in turn could also affect aquatic habitats and biodiversity are potential impacts of the proposed development associated with ground and construction works. The implementation of construction management and mitigation measures will ensure that the impacts are not significant. The proposed development has been subjected to Appropriate Assessment Screening and a Natura Impact Assessment carried out. In addition, the possible impact of spillage of potentially polluting materials during construction will be minimised and mitigated by appropriate management measures to be incorporated on site during construction. Subject to the implementation of an appropriate Construction Environmental Management Plan, and conditions attached to any grant of planning permission, it is envisaged that any likely environmental impacts would be appropriately avoided and mitigated.

Table 2.0: Location of the Proposed Development

Criteria	Assessment
The existing and approved land use	The proposed development site comprises the south-east corner of the wider Trinity Hall complex. The site includes Cunningham House, a three storey L shaped 1970's building which is in use as student residences providing approximately 70 no. bed spaces and 8 no. staff apartments. The accommodation provided in Cunningham House is dated and no longer meets modern standards for student accommodation. The site also includes the Sports Hall located north-west of Cunningham House and adjoining Oldham House. The Sports Hall is a modern building in need of significant repair and is no longer fit for purpose. The site also includes the area between, and to the front of, Oldham House and Greenane. This area currently comprises predominantly hardstanding with some planting. The entire site is zoned Objective Z1 Sustainable Residential Neighbourhoods which seek to '*To protect, provide and improve residential amenities*'. The proposed development is consistent with the statutory planning framework for the site and will result in positive economic, employment and social effects for the immediate area Dublin. The consolidation of underutilised, inner suburban development sites will contribute towards increasing student residential accommodation within the urban area in accordance with National planning policy to consolidate development within existing urban areas and increase housing supply. As such, no potential significant adverse impacts are envisaged.
The relative abundance, quality and regenerative capacity of natural (including soil, land, water and biodiversity) resources in the area.	The habitats within the proposed development site are highly modified. The site consists of buildings, sheds and paved surfaces. No watercourses were identified within the proposed development site. The nearest watercourse is the Dodder River, approximately 310m to the south of the development boundary.

	The development footprint will result in the permanent loss of buildings and artificial surfaces, amenity grassland, ornamental hedgerows and flower beds and borders. These habitats are modified habitats, common in a local, national and international context and the loss is considered to constitute a permanent slight negative impact. The development has been designed to minimise the loss of trees within the development boundary. However, the development footprint will result in the loss of approximately 23 no. mature, semi-mature and immature native and non-native trees in scattered trees and parkland habitat and short scattered treelines. A landscape plan has been prepared for the development which provides for the planting of an additional 69 no. native and non-native tree species, both within the development site boundary and the wider campus area. This will ameliorate and compensate for tree loss within the development site. The open space will be appropriately landscaped to enhance the biodiversity quality of the site. A Natura Impact Statement has been prepared in respect of the proposed development. The proposed development has been designed to comply with the recommendations of the Greater Dublin Sustainable Drainage Study, including the provision of Sustainable Urban Drainage Systems and is therefore unlikely to have any residual impacts in terms of the impact on surface water drainage. It is considered that the proposed development will not have any significant impact on the underlying bedrock, geology or hydrogeology of the site, either during the construction or operational phases of development.
The absorption capacity of the natural environment, paying particular attention to: • Wetlands, riparian areas, river mouths, • Costal zones and the marine environment, • Mountain and forest areas,	The proposed development site is not adjacent to any wetlands, riparian areas, river mouths, costal zones (marine environment), mountains, forested areas or nature parks/reserves. The proposed development site is not located within or adjacent to any areas classified or protected under legislation.

• Nature reserves and parks, • Areas classified or protected under legislation • Areas in which the environmental quality standards laid down in legislation of the EU have already been exceeded (Annex III – Areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure), • Densely populated areas, • Landscapes of historical, cultural or archaeological significance.	Approximately 3km to the east of the proposed development site are two protected areas South Dublin Bay and River Tolka Estuary SPA (004024) and South Dublin Bay SAC (site code 000210). The boundaries of these two designated sites overlap considerably. An additional protected site, North Dublin Bay SAC (site code 000206) is located approximately 7.5 km north east at the Bull Wall. None of the designations extend to the proposed development. They are indirectly connected to the site via the River Dodder. Surface water from the development will discharge to the public network which in turn discharges to the River Dodder approximately 5.2km upstream of Dublin Bay. The proposed development has been subject to a Natura Impact Assessment and a Natura Impact Statement is submitted as part of the application. The site of Rathmines Castle (RMP No. DU022-087) is located adjacent to the north-east of the proposed development site. Although there is no surface trace visible of the one recorded monument by way of mitigation, archaeological monitoring under licence will take place of topsoil stripping of previously undisturbed areas. There are three Protected Structures on the Trinity Hall Campus, Purser, Oldham and Greenane Houses, while 'Esterel' House, also a Protected Structure, lies outside the Campus to the south-west corner of the application site. It is considered that the receiving environment has sufficient capacity to absorb the proposed development.

Table 3.0: Type and Characteristics of Potential Impacts

Criteria	Assessment
The magnitude and spatial extent of the impact (geographical area and size of the affected population)	Potential environmental impacts during the construction and operational phase of the proposed residential development will be localised to the site and immediate surroundings. It is expected that the proposed development will not have any environmental impact beyond its immediate environs.

The nature of the impact	The potential likely impacts arising from the development will be typically those associated with a student accommodation, urban development. The nature of the impacts expected will be of a magnitude that is not considered to be significant, adverse or permanent.
The transfrontier/transboundary nature of the impact	The proposed development will not give rise to any impacts that are transfrontier or transboundary in nature.
The magnitude (intensity) and complexity of the impact	The potential impacts are not considered to be complex in nature or of a magnitude/intensity/scale to be of significance.
The probability of the impact	Having regard to the nature and extent of the impacts identified in Tables 2.0 and 3.0, no significant adverse impacts with a high probability of occurring have been identified.
The expected onset, duration, frequency and reversibility of the impact	Having regard to the nature and extent of the impacts identified in Tables 2.0 and 3.0, and the brownfield nature of the site, no significant adverse impacts with a high frequency of occurrence have been identified.

In conclusion, having regard to the criteria specified in Schedule 7 of the Planning and Development Regulations, 2001; the context and character of the site and the receiving environment; the nature, extent, form and character of the proposed development; this Screening Assessment concludes that an Environmental Impact Assessment of the proposed development is not required.