



# Environmental Impact Assessment Report

## Student Accommodation Complex

at

University College Dublin  
Belfield  
Dublin 4

on behalf of  
University College Dublin

**Declan Brassil  
& Company Ltd**  
chartered planning consultants

September 2017

# Environmental Impact Assessment Report

September 2017

In respect of development within the Administrative Area of:

**Dun Laoghaire Rathdown County Council**

For

## Development of a Student Accommodation Complex

Provision of 3,006 Student Bedspaces in 7 no. Blocks together with a Student Facilities Building comprising a total 98,275 sqm GFA above ground level; Basement level (including underground Car Parking comprising 637 no. spaces and ancillary plant and storage areas), 3 no. ESB Substations, New Bicycle parking for c. 2,104 no. spaces, New surface level Car Parking (within a net increase of 315 no. surface spaces); Demolition of existing buildings 5,291sqm and all associated site & development works

At

**University College Dublin Campus  
Belfield, Dublin 4**

On behalf of:

**University College Dublin**

Prepared by:

**Declan Brassil & Co. Ltd  
Reddy Architecture + Urbanism  
Future Analytics  
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TMS Environment Ltd.  
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ARUP  
Archer Heritage Planning Ltd.  
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- Appendix 13.B: Foul Flow Monitoring Results – June 2016 & September 2016

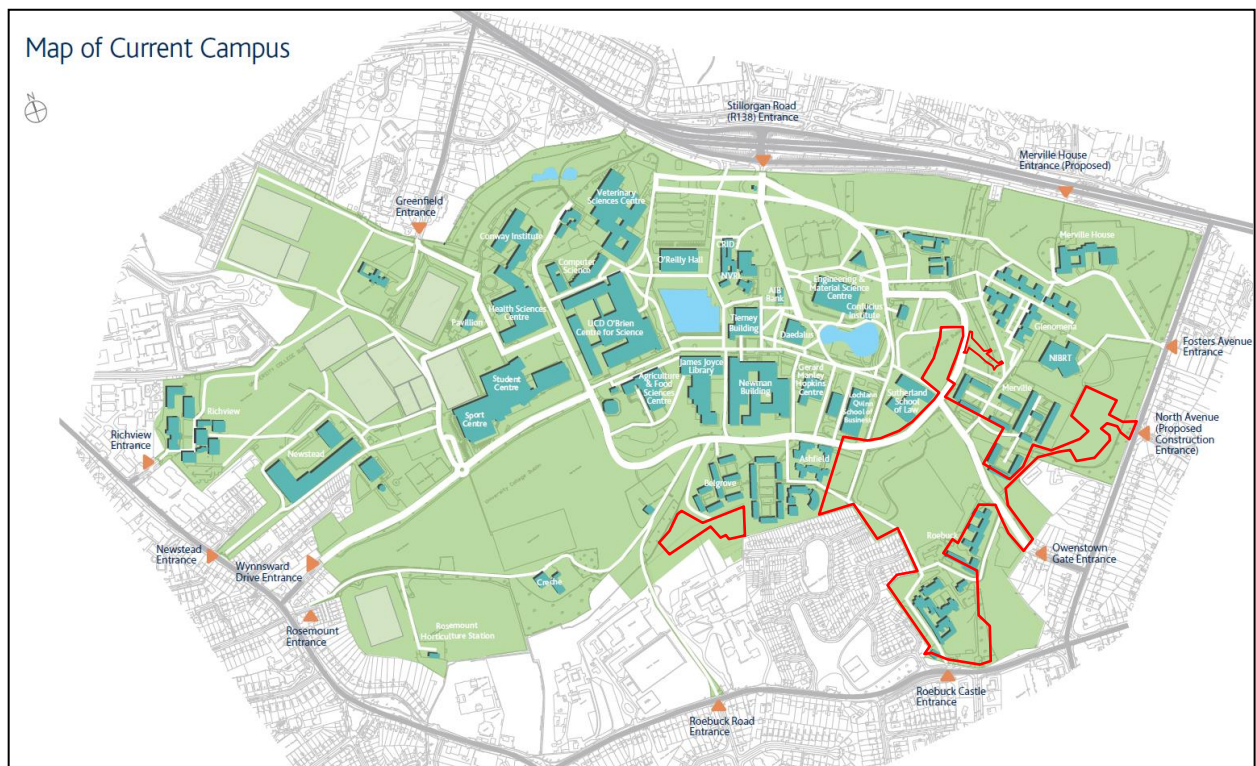
## 1. INTRODUCTION

This Environmental Impact Assessment Report (EIAR) accompanies a planning application lodged by University College Dublin for planning permission for a Student Accommodation Complex at a site within the University College Dublin (UCD) Belfield Campus.

UCD currently has a student residential accommodation portfolio which extends to approximately 3,179 no. bedspaces on the campus. The proposed development will increase student residential accommodation by 3,006 no. bedspaces, and provide ancillary and complementary facilities to create a living campus community in a new residential village connected to and integrated with the existing residential villages.

The application site comprises 12.95 ha and generally comprises of surface parking to the north; centrally located training pitches and open space; surface car parking to the south associated with Roebuck Hall Residences; and, a buildings centred on Roebuck Castle (a Protected Structure) to the south.

**Figure 1.1 Site Location**



### 1.1 Nature & Extent of Development Proposal

UCD is seeking a 10-year permission for development comprising the following principal elements:

- 3,006 no. bedspaces comprising a mix of student accommodation typologies.
- The proposed accommodation is arranged in 7 no. Blocks which vary in height from 5 to 10 storeys.

- Generally, the proposed Student Residence Blocks are arranged in a courtyard format. The courtyards are linked visually and by a continuous pedestrian route to ensure integration between the proposed villages and to facilitate linkages between the proposed accommodation and the existing student accommodation.
- Activity Hubs are provided within the blocks with lounge, function and study spaces which are integral to the student accommodation use.
- A student facility centre, (Fulcrum Building), comprising of a function hall, gym and a health & wellbeing centre, with studio accommodation above and, supporting shops and services (bank, convenience store, café's, shops etc.)
- No works are proposed to Roebuck Castle (a Protected Structure) save for the demolition of modern extensions and buildings in the vicinity of the site.
- A range of student amenity and common spaces are provided and comprise a mix of outdoors spaces within the courtyards and immediately adjacent to the respective Blocks, and internal spaces within each Block and at Roebuck Castle.
- A multi-use external court and outdoor active and passive amenity area on the eastern part of the site.
- 994 no. car parking spaces, including a basement level car park and two surface car parks. Approximately 679 no. existing spaces will be displaced due to the development, with an additional 305 no. spaces to be decommissioned across campus by the time the project is completed, subject to achieving the targets proposed in the draft UCD Travel Plan.
- Approximately 2,104 cycle parking spaces.
- Retention of the existing woodland walk and all other associated landscaping works.
- Provision of a new, temporary construction access and associated construction parking area onto Fosters Avenue for the duration of the proposed development.
- Widening of the footpath on Roebuck Road including for the removal of the existing boundary wall and provision of a new plinth wall with railing on top (overall height unchanged at c.2 m), and enhanced public realm landscaping within the curtilage of the site.

## 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 Planning & Development Regulations 2001-2015, an EIAR is required for infrastructure projects comprising of:

*(b) (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 application site measures some 12.95 ha and accordingly is of a nature and scale that exceeds the statutory threshold, of urban development of 10 hectares in the built-up area, for which an Environmental Impact Assessment Report is required. It is for this reason that an EIAR has been prepared in respect of the proposed development.

### 1.3 Scoping of EIAR

UCD is committed to ensuring that the further development of the Belfield Campus takes place in an environmentally responsible and sustainable manner.

The proposed development has been subject to several pre-planning meetings with various Departments of Dun Laoghaire Rathdown 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
- Material Asset: 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.

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

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), May 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) that has yet to be transposed into Irish law.

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

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 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 5-16	Identification of likely significant adverse impacts during construction 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 examined by reference to locations, designs and processes, as appropriate.
Section 17	An assessment of the interactions and interrelationships of the different environmental factors / impacts that may occur as a result of the proposed development.

Section 18 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 of Student Accommodation on lands that are located within an existing university campus and are appropriately zoned, under the Dun Laoghaire Rathdown Development Plan 2016-2022, Objective LIW which seeks to *'facilitate, support and enhance the development of third level education institutions'*. The lands are located within an urban context.

In this respect, the proposal is maintaining lands within third level institution campus use and does not lead to the loss of rural lands or the reduction of agricultural capacity of the area. Given the urban context, the proposed development will not result in the unsustainable increase of settlement areas over time, and therefore land take has not been considered further in this EIAR.

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 EIS.

### 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 Consultants:

**Table 1.1 Specialist Inputs**

<b>Specialist Consultants</b>	<b>Aspect of Environment</b>
<b>Reddy Architecture + Urbanism</b> Mr. Rob Keane	Project Architect <ul style="list-style-type: none"> <li>- Description of Development</li> <li>- Consideration of Alternatives</li> </ul>
<b>Future Analytics</b> Mr. Stephen Purcell	Population & Human Health
<b>Mitchell &amp; Associates</b> Mr. Feargus McGarvey	Landscape & Visual Impact Assessment <ul style="list-style-type: none"> <li>- Landscape Plan</li> </ul>
<b>Openfield Ecological Services</b> Mr. Padraic Fogarty	Biodiversity Appropriate Assessment Screening
<b>TMS Environment Ltd.</b> Dr. Imelda Shanahan	Air & Climate Noise & Vibration
<b>Envirologic Ltd</b> Dr. Colin O'Reilly	Soil & Geology Water: Hydrogeology & Hydrology <ul style="list-style-type: none"> <li>- Surface Water</li> <li>- Groundwater</li> </ul>
<b>Barret Mahony Consulting Engineers</b> Mr. Brian Mahony	Material Assets: Water <ul style="list-style-type: none"> <li>- Surface Drainage</li> <li>- Foul Drainage</li> </ul>
<b>ARUP</b> Mr. Tiago Oliveira	Traffic & Transportation
<b>Archer Heritage Planning Ltd</b> Mr. Aidan O'Connell	Archaeology
<b>Robin Mandle Architect</b> Mr. Robin Mandle	Cultural Heritage

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