	Table of Contents	
Section		Page Number
1	Introduction	
1.1	Introduction	2
1.2	Screening - Requirement for an EIA	5
1.3	Purpose of this EIA	6
1.4	Objectives of this EIA	6
1.5	Scoping	10
1.6	Format and Structure of this EIS	17
1.7	EIA Project Team	19
1.8	EIA Sequence and Programme	20
1.9	Presentation of this EIS and Non-Technical Summary	21
1.10	Links Between EIA and Strategic Environmental Assessment	22
1.11	Links between EIA and Appropriate Assessment	22
1.12	Availability of Documents	22
1.13	Impartiality Statement of Difficulties Encountered	22
1.14	Statement of Difficulties Encountered	22
1.15 1.16	Quotations EIA Quality Control and Review	23 23
1.17	Errors	23
1.17	Liiois	23
2	Description of Proposed Development	
2.1	Introduction	1
2.2	Description of Site Location and Characteristics	1
2.3	Description of the Scheme Evolution and Design Development	9
2.4	Characteristics of the Proposed Development	12
2.5	Alternatives Examined	26
2.6	Vehicular and Pedestrian Access	39
2.7	Description of the Construction Phase	43
2.8	Description of the Operational Phase	45
2.9	Sustainability	47
2.10	Access for the Mobility Impaired	47
2.11	Recycling and Waste Management	47
2.12	Production of Pollution and Nuisances	47
2.13	Risk of Accidents with regard to Substances and Technologies Uses	47
3	Planning Policy Context	
2.4	Introduction	4
3.1 3.2	Introduction	1
	Planning History National and Pagional Planning Policy Contact	1
3.3 3.3.1	National and Regional Planning Policy Context National Spatial Strategy 2002;	6
3.3.1	National Development Plan 2007-2013;	10
3.3.2	Transport 21;	11
3.3.4	The National Sustainable Development Strategy (1997);	14
3.3.5	Sustainable Urban Housing: Design Standards for New Apartments (2007);	14
3.3.6	Sustainable Residential Development in Urban Areas (Draft, 2008)	15
3.3.7	Delivering Homes Sustaining Communities - Statement on Housing Policy	16
0.0.7	Quality Housing in Sustainable Communities – Best Practice Guidelines for Delivering	
3.3.8	Homes, Sustaining Communities (2007);	18
3.3.9	Childcare Facilities: Guidelines for Planning Authorities (2001);	22

3.3.10	Retail Planning Guidelines 2005	25
3.3.11	Regional Planning Guidelines for the Greater Dublin Area 2010 – 2022;	26
3.3.12	Retail Planning Strategy for the Greater Dublin Area 20018 - 2016	27
3.4	Local Planning Policy Context	28
3.4.1	Dublin City Development Plan 2005 – 2011;	28
3.4.2	Draft Dublin City Development Plan 2011 – 2017;	32
3.4.3	Draft Planning Scheme / Planning Framework for Grangegorman	38
3.4.4	Heuston and Environs Framework Development Plan	38
4	Human Beings (Socio-Economic Impact)	
4.1	Introduction	1
4.2	Study Methodology	1
4.3	The Existing Receiving Environment (Baseline Situation)	2
4.4	Characteristics of the Proposed Development	16
4.5	Potential Impact of the Proposed Development	16
4.6	Do Nothing' Impact	20
4.7	Avoidance, Remedial and Mitigation Measures	21
4.8	Predicted Impacts of the Proposed Development	22
4.9	Cumulative Impact	23
4.10	Monitoring	23
4.11	Reinstatement	23
4.12	Interactions	24
4.13	Difficulties Encountered	24
4.13	Difficulties Efficodiffered	24
5	Traffic and Transportation	
	Trans and Transportation	
5.1	Introduction	2
5.1 5.2	Introduction Scope and Methodology	2 2
5.2	Scope and Methodology	2
5.2 5.3	Scope and Methodology Baseline Environment	2
5.2 5.3 5.4	Scope and Methodology Baseline Environment Predicted Impacts of the Proposed Development	2 3 10
5.2 5.3 5.4 5.5	Scope and Methodology Baseline Environment Predicted Impacts of the Proposed Development Other Traffic Matters	2 3 10 23
5.2 5.3 5.4 5.5 5.6	Scope and Methodology Baseline Environment Predicted Impacts of the Proposed Development Other Traffic Matters Mitigation Measures	2 3 10 23 24
5.2 5.3 5.4 5.5 5.6 5.7	Scope and Methodology Baseline Environment Predicted Impacts of the Proposed Development Other Traffic Matters Mitigation Measures Monitoring	2 3 10 23 24 24
5.2 5.3 5.4 5.5 5.6 5.7 5.8	Scope and Methodology Baseline Environment Predicted Impacts of the Proposed Development Other Traffic Matters Mitigation Measures Monitoring Residual Impacts	2 3 10 23 24 24 24
5.2 5.3 5.4 5.5 5.6 5.7	Scope and Methodology Baseline Environment Predicted Impacts of the Proposed Development Other Traffic Matters Mitigation Measures Monitoring	2 3 10 23 24 24
5.2 5.3 5.4 5.5 5.6 5.7 5.8 5.9	Scope and Methodology Baseline Environment Predicted Impacts of the Proposed Development Other Traffic Matters Mitigation Measures Monitoring Residual Impacts Difficulties Encountered	2 3 10 23 24 24 24 25
5.2 5.3 5.4 5.5 5.6 5.7 5.8 5.9	Scope and Methodology Baseline Environment Predicted Impacts of the Proposed Development Other Traffic Matters Mitigation Measures Monitoring Residual Impacts Difficulties Encountered	2 3 10 23 24 24 24 25
5.2 5.3 5.4 5.5 5.6 5.7 5.8 5.9 5.10	Scope and Methodology Baseline Environment Predicted Impacts of the Proposed Development Other Traffic Matters Mitigation Measures Monitoring Residual Impacts Difficulties Encountered Conclusions	2 3 10 23 24 24 24 25
5.2 5.3 5.4 5.5 5.6 5.7 5.8 5.9 5.10	Scope and Methodology Baseline Environment Predicted Impacts of the Proposed Development Other Traffic Matters Mitigation Measures Monitoring Residual Impacts Difficulties Encountered Conclusions	2 3 10 23 24 24 24 25
5.2 5.3 5.4 5.5 5.6 5.7 5.8 5.9 5.10	Scope and Methodology Baseline Environment Predicted Impacts of the Proposed Development Other Traffic Matters Mitigation Measures Monitoring Residual Impacts Difficulties Encountered Conclusions Archaeology	2 3 10 23 24 24 24 25 25
5.2 5.3 5.4 5.5 5.6 5.7 5.8 5.9 5.10	Scope and Methodology Baseline Environment Predicted Impacts of the Proposed Development Other Traffic Matters Mitigation Measures Monitoring Residual Impacts Difficulties Encountered Conclusions Archaeology Introduction	2 3 10 23 24 24 24 25 25
5.2 5.3 5.4 5.5 5.6 5.7 5.8 5.9 5.10 6	Scope and Methodology Baseline Environment Predicted Impacts of the Proposed Development Other Traffic Matters Mitigation Measures Monitoring Residual Impacts Difficulties Encountered Conclusions Archaeology Introduction Study Methodology	2 3 10 23 24 24 24 25 25
5.2 5.3 5.4 5.5 5.6 5.7 5.8 5.9 5.10 6 6.1 6.2 6.3	Scope and Methodology Baseline Environment Predicted Impacts of the Proposed Development Other Traffic Matters Mitigation Measures Monitoring Residual Impacts Difficulties Encountered Conclusions Archaeology Introduction Study Methodology The Existing Receiving Environment (Baseline Environment)	2 3 10 23 24 24 24 25 25 25
5.2 5.3 5.4 5.5 5.6 5.7 5.8 5.9 5.10 6 6.1 6.2 6.3 6.4	Scope and Methodology Baseline Environment Predicted Impacts of the Proposed Development Other Traffic Matters Mitigation Measures Monitoring Residual Impacts Difficulties Encountered Conclusions Archaeology Introduction Study Methodology The Existing Receiving Environment (Baseline Environment) The Subject Site	2 3 10 23 24 24 24 25 25 25
5.2 5.3 5.4 5.5 5.6 5.7 5.8 5.9 5.10 6 6.1 6.2 6.3 6.4 6.5	Scope and Methodology Baseline Environment Predicted Impacts of the Proposed Development Other Traffic Matters Mitigation Measures Monitoring Residual Impacts Difficulties Encountered Conclusions Archaeology Introduction Study Methodology The Existing Receiving Environment (Baseline Environment) The Subject Site Characteristics of the Proposed Development	2 3 10 23 24 24 24 25 25 25
5.2 5.3 5.4 5.5 5.6 5.7 5.8 5.9 5.10 6 6.1 6.2 6.3 6.4 6.5 6.6	Scope and Methodology Baseline Environment Predicted Impacts of the Proposed Development Other Traffic Matters Mitigation Measures Monitoring Residual Impacts Difficulties Encountered Conclusions Archaeology Introduction Study Methodology The Existing Receiving Environment (Baseline Environment) The Subject Site Characteristics of the Proposed Development Predicted Impacts of the Proposed Development	2 3 10 23 24 24 24 25 25 25
5.2 5.3 5.4 5.5 5.6 5.7 5.8 5.9 5.10 6 6.1 6.2 6.3 6.4 6.5 6.6 6.7	Scope and Methodology Baseline Environment Predicted Impacts of the Proposed Development Other Traffic Matters Mitigation Measures Monitoring Residual Impacts Difficulties Encountered Conclusions Archaeology Introduction Study Methodology The Existing Receiving Environment (Baseline Environment) The Subject Site Characteristics of the Proposed Development Predicted Impacts of the Proposed Development Mitigation Measures	2 3 10 23 24 24 24 25 25 25 1 1 1 5 6 6 8
5.2 5.3 5.4 5.5 5.6 5.7 5.8 5.9 5.10 6 6.1 6.2 6.3 6.4 6.5 6.6 6.7 6.8	Scope and Methodology Baseline Environment Predicted Impacts of the Proposed Development Other Traffic Matters Mitigation Measures Monitoring Residual Impacts Difficulties Encountered Conclusions Archaeology Introduction Study Methodology The Existing Receiving Environment (Baseline Environment) The Subject Site Characteristics of the Proposed Development Predicted Impacts of the Proposed Development Mitigation Measures Monitoring	2 3 10 23 24 24 24 25 25 25 1 1 1 5 6 6 6 8 8
5.2 5.3 5.4 5.5 5.6 5.7 5.8 5.9 5.10 6 6.1 6.2 6.3 6.4 6.5 6.6 6.7 6.8 6.9 6.10	Scope and Methodology Baseline Environment Predicted Impacts of the Proposed Development Other Traffic Matters Mitigation Measures Monitoring Residual Impacts Difficulties Encountered Conclusions Archaeology Introduction Study Methodology The Existing Receiving Environment (Baseline Environment) The Subject Site Characteristics of the Proposed Development Predicted Impacts of the Proposed Development Mitigation Measures Monitoring Reinstatement Bibliography	2 3 10 23 24 24 24 25 25 25 1 1 1 5 6 6 8 8 8
5.2 5.3 5.4 5.5 5.6 5.7 5.8 5.9 5.10 6 6.1 6.2 6.3 6.4 6.5 6.6 6.7 6.8 6.9	Scope and Methodology Baseline Environment Predicted Impacts of the Proposed Development Other Traffic Matters Mitigation Measures Monitoring Residual Impacts Difficulties Encountered Conclusions Archaeology Introduction Study Methodology The Existing Receiving Environment (Baseline Environment) The Subject Site Characteristics of the Proposed Development Predicted Impacts of the Proposed Development Mitigation Measures Monitoring Reinstatement	2 3 10 23 24 24 24 25 25 25 1 1 1 5 6 6 8 8 8
5.2 5.3 5.4 5.5 5.6 5.7 5.8 5.9 5.10 6 6.1 6.2 6.3 6.4 6.5 6.6 6.7 6.8 6.9 6.10	Scope and Methodology Baseline Environment Predicted Impacts of the Proposed Development Other Traffic Matters Mitigation Measures Monitoring Residual Impacts Difficulties Encountered Conclusions Archaeology Introduction Study Methodology The Existing Receiving Environment (Baseline Environment) The Subject Site Characteristics of the Proposed Development Predicted Impacts of the Proposed Development Mitigation Measures Monitoring Reinstatement Bibliography Architectural Heritage	2 3 10 23 24 24 24 25 25 25 1 1 1 5 6 6 8 8 8 8
5.2 5.3 5.4 5.5 5.6 5.7 5.8 5.9 5.10 6 6.1 6.2 6.3 6.4 6.5 6.6 6.7 6.8 6.9 6.10	Scope and Methodology Baseline Environment Predicted Impacts of the Proposed Development Other Traffic Matters Mitigation Measures Monitoring Residual Impacts Difficulties Encountered Conclusions Archaeology Introduction Study Methodology The Existing Receiving Environment (Baseline Environment) The Subject Site Characteristics of the Proposed Development Predicted Impacts of the Proposed Development Mitigation Measures Monitoring Reinstatement Bibliography	2 3 10 23 24 24 24 25 25 25 1 1 1 5 6 6 8 8 8

Page ii

7.3	Baseline Environment	4
7.4	Characteristics of the Proposed Development	17
7.5	Predicated Impact of the Proposed Development	17
7.6	Predicted Impact of the Proposed Development on Views and Vistas	18
7.7	Mitigation Measures	19
7.8	Monitoring	20
7.9	References and Sources	20
0	Flore and Forms	
8	Flora and Fauna	
8.1	Introduction	1
8.2	Methodology	1
8.3	The Baseline Environment	2
8.4	Characteristics of the Proposed Development	16
8.5	Predicted Impacts of the Proposed Development	16
8.6	Mitigation Measures	17
8.7	Monitoring	19
8.8	Reinstatement	20
8.9	References and Sources	21
9	Landscape and Visual Impact	
9.1	Introduction	2
9.1	Introduction	2
9.2	Methodology Baseline Environment	4
9.4	Characteristics of the Proposed Development	8
9.5	Potential Impact of the Proposed Development	10
9.6	Do Nothing' Impact	13
9.7	Cumulative Impact	13
9.8	Avoidance, Remedial and Mitigation Measures	14
9.9	Predicated Residual impacts	16
9.10	Monitoring	20
9.11	Reinstatement	21
9.12	Interactions	21
9.13	Difficulties Encountered	21
9.14	References and Sources	21
10	Soils, Water, Hydrology and Hydrogeology	
10.1	Introduction	1
10.2	Study Methodology	1
10.3 10.4	Receiving Environment Characteristics of the Proposals	7
10.4	Characteristics of the Proposals	7
10.5	Potential Impact of the Proposed Development	10
10.6	Do Nothing Impact Remedial or Reductive Measures	10
10.7	Residual Impact and Monitoring	12
10.9	Interactions	12
10.3	moradiona	14
11	Air Quality and Climate	
11.1	Introduction	1
11.2	Methodology	1
11.3	The Baseline Environment	4
11 4	Characteristics of the Proposed Development	a

Page iii

11.5	Predicted Impacts of the Proposed Development	10
11.6	Mitigation Measures	14
11.7	Monitoring	19
11.8	Reinstatement	22
11.9	References and Sources	22
12	Noise and Vibration	
12.1	Introduction	2
12.2	Methodology	2
12.3	The Baseline Environment	4
12.4	Characteristics of the Proposed Development	8
12.5	Predicted Impacts of the Proposed Development	10
12.6	Mitigation Measures	17
12.7	Monitoring	21
12.8	Reinstatement	22
12.9	References and Sources	23
40		
13	Daylight and Sunlight Impact Assessment	
40.4	Inter-dentities	4
13.1 13.2	Introduction	1
	Methodology Recoling Equironment	
13.3 13.4	Baseline Environment Sunlight and Skylight Access Study on Surrounding Buildings	5 5
13.4	Sunlight Access Within Open Space Areas	8
13.6	Internal Daylight Analysis	10
13.7	Cumulative Impacts	13
13.8	Mitigation Measures and Residual Impact	14
13.9	Reinstatement	14
13.10	Difficulties Encountered	14
14	Material Assets	
14.1	Introduction	2
14.2	Study Methodology	2
14.3	Receiving Environment	2
14.4	Characteristics of the Proposals	4
14.5	Potential Impact of the Proposed Development	7
14.6	Do Nothing mpact	11
14.7	Remedial or Reductive Measures	12
14.8	Residual Impact & Monitoring	14
14.9	Remediation	14
15	Internactions of the Foregoing	
15.1	Introduction	1
15.2	Discussion of Impacts	3
15.2.1	Human Beings	3
15.2.2	Cultural Heritage (Archaeological and Architectural Heritage)	5
15.2.3	Flora and Fauna	6 7
15.2.4	Soil, Water, Hydrology and Hydrogeology	8
15.2.5 15.2.6	Air Quality and Climate Noise and Vibration	9
15.2.7	Landscape and Visual Impact	10
15.2.7	Material Assets	11
. 0.2.0	1	' '

15.2.9	Daylight and Sunlight Impact	12
16	Principle Mitigation Measures	
16.1	Introduction	1
16.2	Mitigation Strategies	1
16.3	Human Beings (Socio-Economic Impact)	2
16.4	Traffic and Transportation	3
16.5	Archaeological Heritage	3
16.6	Architectural Heritage	4
16.7	Flora and Fauna	4
16.8	Landscape and Visual Impact	6
16.9	Soil, Water, Hydrology and Hydrogeology	7
16.10	Air Quality and Climate	9
16.11	Noise and Vibration	12
16.12.	Daylight and Sunlight	15
16.13	Material Assets	16

	List of Figures	
Section		Page Number
1	Introduction and Methodology	
1.1	Phase 1 Application and Masterplan Boundaries	2
2	Description of Proposed Development	
2.1	Site Location	2
2.2	Relationship of Subject Site with Wider City	3
2.3	Existing Site Layout Plan	5
2.4	Option 1 Initial Masterplan Dec 2008	27
2.5	Overall Masterplan for Option 1	28
2.6	Option 2 Phase 1A November 2009	31
2.7	Option 2 Overall Masterplan	33
2.8	Option 4 Masterplan Proposals	36
2.9	500m Walking Catchment from bus stop on site	40
_	Appendix 2.2	
3	Planning Policy Context	
3.1	Diagram of Planning Applications in Proximity to Subject Site	2
3.2	Proposed Route of Dart Underground	12
3.3	Proximity of Subject Site to Luas BX/D	13
3.4	Extract from Zoning Map E of the Dublin City Development Plan 2005 - 2011	29
3.5	Extract from Zoning Map E of the Draft Dublin City Development Plan 2011 - 2017	34
3.6	Extract from Figure 19 of the Draft Dublin City Development Plan 2011 - 2017	37
4	Human Beings (Socio-Economic Impact)	
4.1	Composition of the 'Wider Neighbourhood' Ward	6
4.2	Arran Quay D Persons by Age Category 2006	8
	O' Devaney Gardens Wider Neighbourhood - %	_
4.3	persons by age category	8
4.4	Occupation of Arran Quay D by Sector 2006	13
4.5	Extract from Zoning Map E of the Dublin City Development Plan 2005 - 2011	15
4.6	Extract from Zoning Map E of the Draft Dublin City Development Plan 2011 - 2017	15
5	Traffic and Transportation	
5.1	Existing Friday Peak (AM 0800 hrs – 0900 hrs & PM 1700 hrs – 1800 hrs	5
5.2	North Dublin City Centre Cycle Network	7
5.3	Proposed Dart Underground	7
5.4	Proposed Metro North Line	9
5.5	Haul Route 1	22
5.6	Haul Route 2	23
6	Archaeology	
6.1	Extract from 2005-2011 City Plan	12

l	Li i i i i i i i i i i i i i i i i i i	l 40
6.2	Lands adjacent to St. Bricin's	12
7	Architectural Heritage	F
7.1	Royal Infirmary Pheonix Park	5
7.2 7.3	John Roque Map 1756	21 22
	Dublin 1846-1847	
7.4	1887 OS Map	23
7.5	1943 OS Map	24
7.6	OS Map 1996	25
8	Flora and Fauna	
8.1	Location of Habitat Types	5
9	Landscape and Visual Impact	
9.1	Typical View within O'DG Estate	23
9.2	Courtyard Spaces	24
9.3	Green Spaces in Courtyard Spaces	25
9.4	Public Open Space	26
9.5	Montpellier Park	27
9.6		28
9.7	Western side of Site	29
	View looking north inside entrance to St. Bricin's	
9.8	St. Bricin's Military Hospital	30
9.10	Eastern boundary of Site adjoining Stoneybatter	32
9.11	Boundaries of Properties on Findlater Street	33
9.12	Victorian Red brick buildings	34
9.13A	View into Site from NCR	35
9.13B	Photomontage View 1	36
9.14A	North Eastern Boundary	37
9.14B	Photomontage View 2	38
9.15A	Swords Street	39
9.15B	Photomontage View 3	40
9.16A	View from North of Montpelier Park	41
9.16B	Photomontage View 4	42
9.17	CGI View 5	43
9.18	CGI View 6	44
9.19	CGI View 7	45
9.19	CGI View 7	46
9.21	CGI View 9	47
9.22	CGI View 9	48
9.23	CGI View 10	49
9.24	CGI View 11	50
9.25	Location Map for Photomontages	51
0.20		
10	Soils, Geology, Hydrology and Hydrogeology	
10.1	Bedrock Geology Map	2
10.2	Water Directive Framework River Status	3
10.3	Bedrock Aquifer Map	5
10.4	Interim Groundwater Vulnerability Map	6
11	Air Quality and Climate	·
11.1	Windrose for Dublin Airport 2005 - 2009	3
	•	

11.2	Baseline Dust Deposition Monitoring Locations D1 - D2	8
11.3	Dust Deposition and PM10 Monitoring Locations	21
12	Noise and Vibration	
12.1	O' Devaney Gardens Baseline Monitoring Locations N1 - N4	6
13	Daylight and Sunlight Assessment	
13.1	Typical Skylight Indicator	2
13.2	Typical Sunlight Indicator	3
13.3	Model showing points for the analysis of the potential impact of the proposed development on surrounding buildings	6
13.4	Hours of Sunlight in Block A, 21 st March	8
13.5	Hours of Sunlight in Block B, 21 st of March	9
13.6	Hours of Sunlight in Open Space , 21st of march	9
13.7	Selected Units in Block A	10
13.8	Selected Units in Block B	10
13.9	Selected Units in Blocks C and D	11

	List of Photographs	
Section		Page Number
2	Description of Proposed Development	
2.1	Residential Block to North of the Estate	6
2.2	Existing Residential Block to south west of site	6
5	Traffic and Transportation	
5.1	Site Location	2
6	Archaeology	
6.1	Block of Flats O' Devaney Gardens	10
6.2	Strip of Open Ground	10
6.3	View of Flats-looking north	11
6.4	View of Flats looking from North Circular Road	11
7	Architectural Heritage	
7.1	O' Devaney Gardens Blocks	4
7.2	Wellington Monument	7
7.3	Mews Buildings	8
7.4	Example of Artisan Dwelling adjoining O' Devaney Gardens	9
7.5	Residential Character of Findlater Street	10
7.6	Streetscape of special character	10
7.7	Residential Character of Sullivan Street	11
7.8	Existing Shop on Site	11
7.9	Property on North Circular Road at entrance to the estate	12
7.10	Existing arrangement of apartment blocks on site	13
7.11	St. Bricin's Military Hospital	14
7.12	Royal Military Infirmary	15
7.13	Wellington Monument	15
8	Flora and Fauna	
8.1	Amenity Grassland and built land on O' Devaney Gardens	8
8.2	Dry Grassland	9

8.3	Recolonising bare ground grassland	10
8.4	Japanese knotweed	10
8.5	Grassland and treeline inside St. Bricin's	10
8.6	Non native shrub inside former boundary with St. Bricin's	11
11	Air Quality and Climate	
11.1	Demolition Excavator fitted with high power water hose on boom	17

List of Tables Page Section Number 1 1.1 Key Stages in the EIA Process 5 1.2 10 Mandatory Information to be contained in an EIS Project Type 28: Checklist of Items and Typical Likely Significant Environmental 12 1.3 Effects to be Described in an EIA 1.4 20 EIS Specialist Consultants **Description of the Proposed Development** 2 2.1 O' Devaney Gardens Regeneration Masterplan: Potential Uses 19 3 **Planning Policy Context** Minimum Floor Areas as set out in DoE Publication 'Sustainable Urban Housing 15 3.1 Minimum Storage Space requirements as set out in DoE Publication 'Sustainable 3.2 15 **Urban Housing** Minimum main Balcony requirements as set out in DoE Publication 'Sustainable Urban 3.3 15 Housing 4 **Human Beings (Socio-Economic Impact)** 4.1 6 Population Statistics 1996 - 2006 7 4.2 Persons by Age Category 2006 4.3 9 Level of Educational Attainment 4.4 9 Level of Educational Attainment expressed as a Percentage 4.5 10 Social Class 10 4.6 Social Class Expressed as a Percentage 4.7 11 **Employment Sector** 4.8 Employment Sector Expressed as a Percentage 11 4.9 13 Employment by Sector in Arran Quay D Ward for 2006 and 2002 5 **Traffic and Transportation** 5.1 Proposed Development Phasing 11 Historical Residential Units 5.2 13 5.3 Proposed Residential Units 13 5.4 Proposed Commercial Units (Retail) 14 5.5 **Proposed Office Units** 14 5.6 **Proposed Community Centre** 15 Proposed Office Units St. Bricin's 5.7 15 5.8 Proposed Residential Units St.Bricins 16 5.9 Existing AM and PM Peak Generation 16 5.10 Proposed AM and PM Peak Generation 16 Possible St Bricin's AM and PM Peak Trip Generation 5.11 16 5.12 AM PICADY 2032 19 PM PICADY 2032 5.13 20 5.14 AM PICADY 2032 20 5.15 PM PICADY 2032 20 22 5.16 Construction Vehicle Trips

8	Flora and Fauna	
8.1	Vascular Plant Species found at the site of the Proposed Development	7
8.2	Bird Species recorded at the site of the Proposed Development	13
8.3	Butterfly and Bumblebee observed June 2009	11
8.4	Native Tree and Shrub Species Recommended for Landscaping	14
11	Air Quality and Climate	
11.1	Meteorological Data for Dublin Airport 2009	2
11.2	Dublin City Air Quality Data 2008	5
11.3	Assessment Criteria for Air Quality Impact Assessment	5
11.4	Baseline Dust Deposition Monitoring Results - August 2009	7
11.5	Typical Dust Deposition Levels	7
11.6	Summary of Dust Control Measures	16
12	Noise and Vibration	
12.1a	O' Devaney Gardens Baseline Noise Survey Results	4
12.1b	O' Devaney Gardens Baseline Noise Survey Results	5
12.1c	O' Devaney Gardens Baseline Noise Survey Results	5
12.1d	O' Devaney Gardens Baseline Noise Survey Results	5
	Subjective Response to Changes in Noise Level, and Description of Typical Noise	
12.2	Levels	8
12.3	Noise Levels Associated with Demolition Activities	12
12.4	Predicted Noise Levels from Demolition Activities	12
12.5	Noise Levels Associated with Construction Activities	13
12.6	Predicted Noise Levels from Construction Activities	13
12.7	Maximum Permissible Noise Levels at the Façade of Dwellings During Construction	17
12.8	Recommended Sound Insulation Limit Values	20
13	Daylight and Sunlight Assessment	
13.1	Values for Reflectance of Internal Surfaces and Transmission Values from Glazing Surfaces	4
13.2	Skylight and Sunlight Access Results	7
13.3	Internal Daylight Average Values for Selected Rooms	10
14	Material Assets	
14.1	Surface Water Drainage Run Off	3
14.2	Future Water Demand	6
15	Interactions of the Foregoing	
15.1	Environmental Factors Inter-Relationship Matrix	2

	APPENDICES
1.1	Scoping Report to An Bord Pleanala
1.2	An Bord Pleanala Scoping Response
1.3	Appropriate Assessment Screening Report
2.1	Masterplan Layout
2.2	Figures 2.10-2.21
2.3	Waste Management Strategy
3.1	Retail Impact Statement
4.1	Community Audit Map and Schedule
5.1	Trics Data
5.2	AM & PM Picady Data
8.1	Site Synopses for Designated Conservation Areas
10.1	Site Investigation Report
10.2	Flood Report
13.1	Sunpath Diagrams
13.2	Shadowing Diagrams
13.3	Internal Daylight Diagrams
14.1	Utility Records