

Chapter 14:

Interactions Between Environmental Factors

14.0 INTERACTIONS BETWEEN ENVIRONMENTAL FACTORS

14.1 INTRODUCTION

All environmental factors are interlinked to a degree such that interrelationships exist on numerous levels. Interactions within the study area can be one-way interactions, two-way interactions and multiple-phase interactions which can be influenced by the proposed development. As this EIAR document has been prepared by a number of specialist consultants an important aspect of the EIA process is to ensure that interactions between the various disciplines have been taken into consideration. This chapter of the EIAR was prepared by Paul Turley, BA, MRUP, Dip Environmental & Planning Law, MIPI, Executive Director with John Spain Associates.

The purpose of this requirement of an EIAR is to draw attention to significant interaction and interrelationships in the existing environment. **John Spain Associates, Planning & Development Consultants**, in preparing and co-ordinating this EIAR ensured that each of the specialist consultants liaised with each other on an ongoing and regular basis and dealt with the likely interactions between effects predicted as a result of the proposed development during the preparation of the proposals for the proposed development and ensuring that appropriate mitigation measures are incorporated into the design process.

Having regard to the above, JSA required from the outset that a specific section on Interactions is included in each of the environmental topic chapters of the EIAR. This approach is considered to meet with the requirements of Part X of the Planning and Development Act 2000, as amended, and Part 10, and Schedules 5, 6 and 7 of the Planning and Development Regulations 2001-2018.

Having regard to the approach taken, the aspects of the environment likely to be significantly affected by the proposed development, during both the construction and operational phases, have been considered in detail in the relevant Chapters of this EIAR document. In addition, the interactions between one topic and another have been discussed under each topic Chapter by the relevant specialist consultant.

The primary interactions can be summarised as follows:

- Architectural design, landscape design, and road and services design with architectural heritage and archaeology;
- Landscape design and engineering services with biodiversity and archaeology;
- Stormwater attenuation design with biodiversity and soil & geology;
- Visual impact with biodiversity and architectural heritage and archaeology;
- Biodiversity with water and soils;
- Architectural and landscape design with noise;
- Noise and vibration and population and human health;
- Air quality and climate and Population and Human Health;
- Apartment design and landscape proposals with wind; and
- Material Assets with Population and Human Health, Water, Noise and Vibration, Air Quality and Climate

The relevant consultants liaised with each other and the project architects, engineers and landscape architects where necessary to review the proposed scheme and incorporate suitable mitigation measures where necessary. As demonstrated throughout this EIAR, most inter-relationships are neutral in impact when the mitigation measures proposed are incorporated into the design, construction or operation of the proposed development.

In addition to the above a series of standalone reports have been prepared to accompany the application and which have helped inform the final scheme design and the relevant chapters of the EIAR. JSA, DBFL and Molloy Associates have prepared a Justification Report for the Proposed Entrance Portal Relocation and BSM have

prepared a Glencairn Entrance Landscape Design Rationale brochure. DBFL Consulting Engineers have prepared a Traffic and Transport Assessment Report. DBFL have prepared a Site Specific Flood Risk Assessment for the site. DBFL have undertaken site investigations and soil testing, which have informed the stormwater drainage proposals and design. Bluerock have prepared a Hydrogeological Assessment. Byrne Environmental Consulting Ltd. have produced a Construction and Operational Waste Management Plan. In addition, Brady Shipman Martin has prepared an Appropriate Assessment Screening Report which concludes that the scheme will not have any likely significant impact either alone or in combination with other plans of projects on any European Site.