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Construction Environmental Management Plan (CEMP)

PRESENTED TO

Castlethorn Construction Luttrellstown Limited
Kellystown Residential Development

May 2025

Environmental Consultancy Services

DOCUMENT CONTROL SHEET

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The methodology adopted and the sources of information used by DNV in providing its services are outlined in this Report.

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If the scope of work includes subsurface investigation such as boreholes, trial pits and laboratory testing of samples collected from the subsurface or other areas of the site, and environmental or engineering interpretation of such information, attention is drawn to the fact that special risks occur whenever engineering, environmental and related disciplines are applied to identify subsurface conditions. Even a comprehensive sampling and testing programme implemented in accordance with best practice and a professional standard of care may fail to detect certain conditions. Laboratory testing results are not independently verified by DNV and have been assumed to be accurate. The environmental, ecological, geological, geotechnical, geochemical and hydrogeological conditions that DNV interprets to exist between sampling points may differ from those that actually exist. Passage of time, natural occurrences and activities on and/or near the site may substantially alter encountered conditions.

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1 INTRODUCTION

DNV was retained by Castlethorn Construction Luttrellstown Limited (hereafter referred to as the Client) to prepare this Construction and Environmental Management Plan (CEMP) for the Construction Phase of the Proposed Development at Luttrellstown Gate site Plot 1 and St Mochtas Site Plot 2 located at St. Mochtas, Kellystown, Dublin 15 (referred to hereafter as the Site).

A description of the Proposed Development is provided in Section 2 of this report.

The CEMP is an integral part of the Project's Health, Safety, Environmental and Quality Management System (HSEQMS). The CEMP is subject to the requirements of the Site Quality Management System (QMS) with respect to documentation control, records control, and other relevant measures.

1.1. Objective and Purpose

The CEMP defines the measures that will be implemented during the works to manage, minimise, or mitigate potential environmental impacts that may arise from the Construction Phase of the Proposed Development.

The objective of this CEMP is to set out and communicate the procedures, standards, management responsibilities and key environmental obligations that apply to the Main Contractor (once appointed), their sub-contractors and employees, in order to address and prevent environmental effects that may arise throughout the Construction Phase of the Proposed Development.

The purpose of this CEMP is to provide effective, site-specific procedures and mitigation measures to monitor and control environmental impacts throughout the Construction Phase of the Proposed Development and ensure that construction activities, so far as is practical do not adversely impact the environment. Furthermore, this CEMP provides the information necessary to ensure that the management of all activities associated with Construction Phase of the Proposed Development are carried out in accordance with all statutory requirements.

The CEMP will be updated by the Main Contractor (once appointed) in advance of construction works commencing onsite.

1.2. Scope of CEMP

This CEMP defines the approach to environmental management during implementation and roll-out of the Construction Phase of the Proposed Development.

Compliance with the CEMP, procedures, work practices and controls is mandatory and must be adhered to by all personnel and contractors employed during the Construction Phase of the Proposed Development. This CEMP seeks to promote best environmental practices on-site for the duration of the Construction Phase.

This CEMP will provide a framework to:

- Comply with current environmental legislation, codes of best practice and guidelines (refer to Section 3.0).

- Comply with all relevant conditions attached to the Grant of Planning from Fingal County Council (once issued) (refer to Section 3.2).
- Provide a plan for achieving and implementing construction related mitigation measures including those identified in the particulars submitted with the planning application (refer to Section 3.3).
- Identify the roles and responsibilities of contractor organisations, their sub-contractors and employees to the roles specific to environmental management.
- Ensure that environmental risks are identified and will be appropriately mitigated to ensure any adverse effects are minimised during the Construction Phase of the Proposed Development.
- Promote best environmental on-site practices for the duration of the Construction Phase of the Proposed Development; and
- Outline the procedures for reporting and communicating on environmental aspects of the Construction Phase of the Proposed Development.

1.3. 'Live document'

The CEMP is considered a 'live' document and as such will be reviewed on a regular basis.

This CEMP will be updated by the Main Contractor (once appointed) in advance of construction works commencing onsite.

Updates to the CEMP may also be necessary to address changes in environmental management practices and to include further mitigation measures that may be identified as part of ongoing reviews.

The procedures described in this CEMP will be audited throughout the Construction Phase of the Proposed Development to ensure compliance. All documentation required by this CEMP such as plans, programmes and operating procedures will be appended to this document and reviewed and updated as part of the overall CEMP for the Construction Phase of the Proposed Development.

2 DESCRIPTION OF THE PROPOSED DEVELOPMENT

2.1 Site Location and Description

The Proposed Development for which permission will be sought will be the subject of two planning applications, one providing 99 no. units (i.e., Luttrellstown Gate Site Plot 1) and the other providing a total of 302 no. units (in a mix of houses, apartments and duplexes) (i.e., St Mochtas Site Plot 2)

Luttrellstown Gate site Plot 1

The application site is currently a greenfield site. It is located in the Kellystown LAP, north of the new Kellystown Link Road under construction, west of the Porterstown Road and north of Luttrellstown Road. Site location is shown in Figure 2-1.

Figure 2-1 Luttrellstown Gate Plot 1- Site Location

St Mochtas Site Plot 2

The application site is currently in use as football pitches for St. Mochta's Football Club, however, an application from the applicant has recently been lodged comprising of the relocation of St. Mochta's Football Club grounds within the new emergent residential neighbourhood of Kellystown, Dublin 15, in accordance with Key Objective DA 1.1 for the Eastern Development Area of the Kellystown Local Area Plan. The application site, measuring approximately 4.38 hectares, is bounded by Diswellstown Road/Dr. Troy Bridge to the east, the Royal Canal and Dublin-Maynooth Railway Line to the north, and proposed development (Ref. LRD0034-S3) to the south. It also borders residential zoned lands.

The Site location is presented in Figure 2-2.

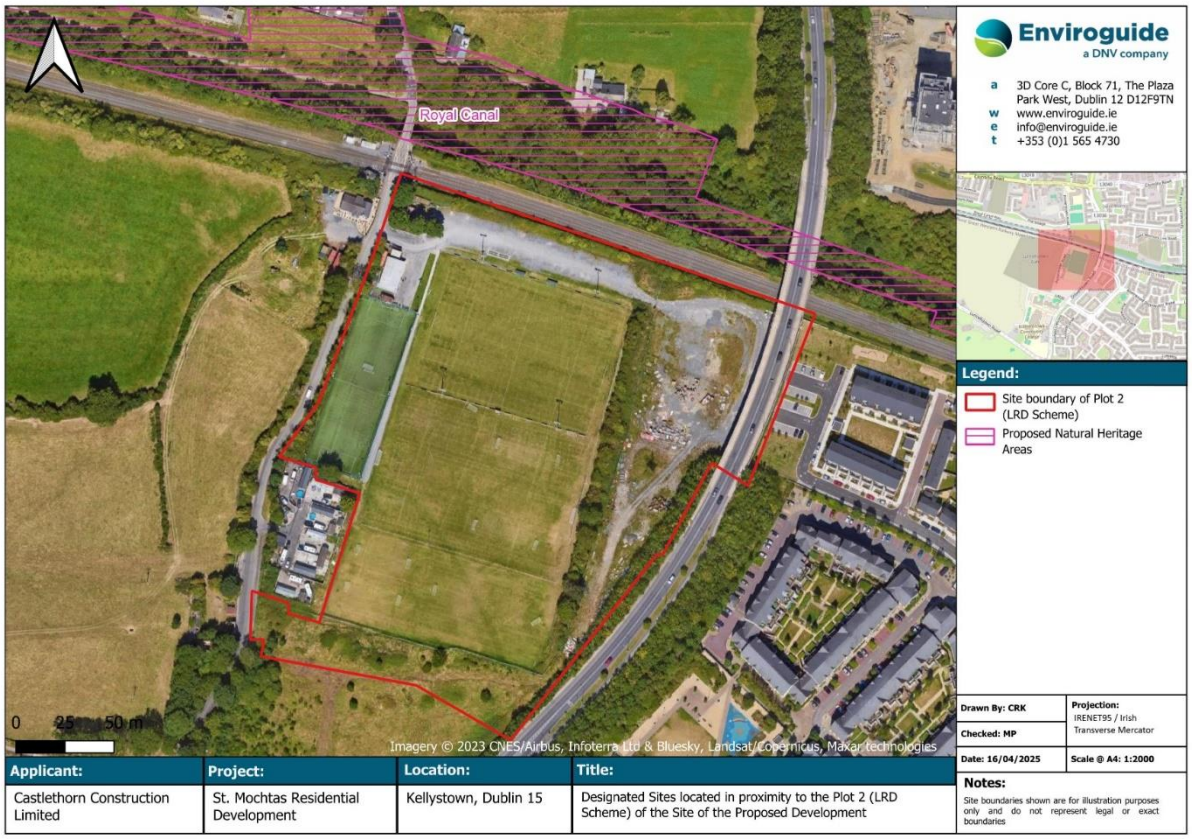

Figure 2-2 St Mochtas Site Plot 2 - Site Location

2.2 Proposed Development

Luttrellstown Gate Phase 2 (Plot 1)

Castlethorn Developments Luttrellstown Limited intends to apply for Permission for a development at a site (c. 3.72ha) at lands in the Townland of Kellystown.

The proposed development comprises 99no. residential units in a mix of houses and duplex units consisting of 71no. 2 storey houses (66no. 3-bedroom and 5no. 4-bedroom), 16no. 3 storey houses (16no. 4-bedroom), 4no. 1-bedroom duplex units and 8no. 2-bedroom duplex units and all associated and ancillary site development and infrastructural works, hard and soft landscaping and boundary treatment works, including public open space; public lighting; surface car parking spaces; bicycle parking spaces/stores for mid-terrace units; bin stores. The proposed development includes a minor amendment to development permitted under Reg. Ref. ABP-312318-21, as amended by Reg. Ref. LRD0034-S3, with minor adjustment proposed to the permitted surface water attenuation pond. Vehicular access to the proposed development is provided by the road network permitted under Reg. Ref. ABP-312318-21, as amended by Reg. Ref. LRD0034-S3.

St Mochtas LRD (Plot 2)

Castlethorn Developments Luttrellstown Limited intends to apply for Permission for a development at a site (c. 4.38ha) at lands in the Townland of Porterstown.

The proposed development comprises 302no. residential units in a mix of houses, duplex and apartment units consisting of 62no. 2 storey, 3-bedroom houses and 35no. 3 storey, 4-bedroom houses; 205no. Duplex / Apartment Units (98no. 1-bed, 88no. 2-bed and 19no. 3-bed) across 4no. blocks comprising: Block D ranging in height from 5-7 storeys accommodating 57no. apartment units; Block E ranging in height from 5-7 storeys accommodating 77no. apartment units; Block F ranging in height from 4-5 storeys accommodating 39no. apartment and duplex units; Duplex Blocks G1, G2, G3 & G4 3 storeys in height accommodating 32no. apartment units; and all associated and ancillary site development and infrastructural works, hard and soft landscaping and boundary treatment works, including public open space; public lighting; surface car parking spaces; bicycle parking spaces/stores for mid-terrace units; bin stores. Vehicular access to the proposed development is provided by the road network permitted under Reg. Ref. ABP-312318-21, as amended by Reg. Ref. LRD0034-S3.

The Demolition Phase of the Proposed Development will include the demolition and removal of the existing vacant house and agriculture buildings (including very poor-quality sheds or shipping containers). The total volume of the buildings to be demolished are 863m^3.

It is estimated by the Main Contractor that the Construction Phase of the Proposed Development will involve the excavation of 5000m^3 of soil for the construction of building foundations, drainage and other infrastructure to depths up to approximately 2m meters below ground level (mbGL) across both plots. It is anticipated that all surplus soil arising from groundworks will require off-site removal for reuse or recovery in accordance with appropriate statutory consents and approvals.

The Construction Phase of the Proposed Development will also require the importation of aggregate fill materials (e.g., granular material beneath road pavement, under floor slabs and for drainage and utility bedding / surrounds etc.).

The Proposed Development Site layout for Plot 1 and Plot 2 are presented in Figure 2-3.

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Figure 2-3. Proposed Development Site Layout (Left: Luttrellstown Gate Phase 2 (Plot 1) ; Right: St Mochtas LRD (Plot 2) (O'Mahony Pike, 2024)

3 ENVIRONMENTAL REGULATORY AND OTHER REQUIREMENTS

The CEMP provides a framework for compliance with current environmental and other regulatory obligations for the Construction Phase of the Proposed Development.

This CEMP will be updated as required throughout the Construction Phase of the Proposed Development should there be any amendments to any of the following:

- Project specific construction requirements; and
- Legislative requirements.

Where compliance obligations have been assessed and recorded, they will be reviewed on an ongoing basis, when personnel become aware of relevant changes that impact directly on operations, where obligations have changed or where there have been significant changes in work type. All contractors involved in the Construction Phase of the Proposed Development must comply with these documents and specific requirements of the CEMP.

3.1 Environmental Legal Register

The environmental legal register will record regulatory and legal requirements and summarise applicable environmental legislation, (as well as other requirements) that the project must adhere to. The environmental legal register will be maintained onsite and will be made available through the Construction Environmental Site Manager's (refer to Section 4.1) office onsite. The environmental legal register will be a controlled document and will be updated and reviewed on an ongoing basis.

A typical register of environmental legislation is divided into a number of categories, which include:

- General Environmental Legislation.
- Biodiversity.
- Emissions to Air.
- Emissions to Water & Groundwater.
- Waste Management; and
- Noise & Vibration.

For each piece of legislation, the following information should be provided:

- Index Number.
- Title of Legislation.
- Summary of Legislation; and
- Relevance.

All legislation included in the environmental legal register can be readily accessed on http://www.irishstatutebook.ie and will be made available onsite by the Main Contractor.

3.2 Conditions of Planning Permission

The Main Contractor (once issued) will ensure that the implementation of all required environmental conditions, and control measures will be strictly adhered to for the duration of

the Construction Phase of the Proposed Development once these planning conditions are known.

3.3 Environmental Assessments and Reports

All environmental and ecological control and mitigation measures identified in the CEMP and the documents outlined below will be implemented for the duration of Construction Phase of the Proposed Development.

- DNV, 2025. Operational Waste Management Report for Proposed Large Scale Residential Development at St. Mochtas, Kellystown, Dublin 15. (hereafter referred to as the OWMP).
- DNV, 2025. Resource Waste Management Report for Proposed Large Scale Residential Development at St. Mochtas, Kellystown, Dublin 15. (hereafter referred to as the RWMP).
- DNV, 2025 Appropriate Assessment Screening for Proposed Large Scale Development at St. Mochtas, Kellystown, Dublin 15. (Hereafter referred to as the AA screening.)
- DNV, 2025. Environmental Impact Assessment Report for Proposed Large Scale Residential Development at St. Mochtas, Kellystown, Dublin 15. (Hereafter referred to as the EIAR)
- Waterman Moylan Consulting Engineers, 2025. Engineering Assessment Report for Proposed Large Scale Residential Development at St. Mochtas, Kellystown, Dublin 15.
- Waterman Moylan Consulting Engineers, 2025. Traffic and Transport Assessment for Proposed Large Scale Residential Development at St. Mochtas, Kellystown, Dublin 15.
- Waterman Moylan Consulting Engineers, 2025. Flood Risk Assessment for Proposed Large Scale Residential Development at St. Mochtas, Kellystown, Dublin 15.
- Stephen Little & Associates 2025, Pre-Planning Report for Proposed Large Scale Residential Development at St. Mochtas, Kellystown, Dublin 15.

4 CONSTRUCTION ENVIRONMENTAL MANAGEMENT TEAM

4.1 Project Roles and Responsibilities

The roles and responsibilities of personnel and the lines of communication specific to Environmental Management are outlined in the following sections.

The Main Contractor will have overall responsibility for the implementation of the CEMP and appointing the following roles and responsibilities within the CMT.

The roles and responsibilities are indicative and may be amended over the course of the project.

A project organogram will be provided by the Main Contractor (once appointed) and included in the 'live' CEMP. It is noted that the project organogram may be updated throughout the Construction Phase of the Proposed Development.

The key responsibilities are set out in Table 4-1.

Table 4-1 Construction Environmental Management Team – Key Responsibilities

Responsible Party	Responsibility
The Developer	Appointment of competent Main Contractor
	Responsibility of environmental and waste management including documentation of same
Main Contractor	Implementation of the CEMP
	Appoint competent and authorised waste management contractor(s)
	Appoint trained, competent Project Manager and Construction Environmental Manager.
Construction Director	Overall responsibility for the implementation of the CEMP;
	Allocating the correct resources in order to ensure the successful implementation of the CEMP; and
	Assist in the management review of the CEMP for suitability and effectiveness.
Project Manager	To report to the Construction Director on the on-going performance and development of the CEMP;
	To discharge his/her responsibilities as per the CEMP; and
	To support and augment the Construction Management Team (CMT) through the provision of adequate resources and facilities for the duration of the implementation of the CEMP.
	Read, understand, and implement the CEMP.
	Have knowledge of the requirements of the relevant law in environmental matters and take whatever action is necessary to achieve compliance. Where necessary seek the advice of the contracted Environmental Officer.
	Ensure that environmental matters are considered at all times.
	Be aware of any potential environmental risks relating to the Site, plant, or materials to be used on the premises and bring these to the notice of the appropriate management; and
Construction Environmental Site Manager	Ensuring that the requirements of the CEMP are reviewed and environmental system elements (including procedures, method statements and work instructions) are implemented and adhered to with respect to environmental requirements;
	Reviewing the environmental responsibilities of all sub-contractors in scoping their work and during their contract tenure;
	Ensuring that advice, guidance, and instruction on all CEMP matters is provided to all managers, employees, construction contractors and visitors onsite;
	Reporting to the Project Manager / Construction Director on the environmental performance of Line Management, Supervisory Staff, Employees and Contractors;
	Advising Site management on environmental matters;
	Be aware of any potential environmental risks relating to the Contractors and bring these to the notice of the appropriate management;

Responsible Party	Responsibility
	Ensure materials/waste register is completed; and
	Maintenance of all environmental related documentation.
	Training of all Site staff in the requirements of the CEMP including environmental controls, waste management and the approved process for communications/complaints handling.
Environmental Operative	Assisting with the implementation, monitoring and record keeping requirements of the detailed CEMP with respect to environmental, and material and waste management requirements
	Ensuring commitment, operational efficiency and accountability during the Construction Phase of the Proposed Development in line with the CEMP.
	Selecting a waste team if required, i.e., members of the Site crew that will aid them in the organisation, operation and recording of the waste management system implemented onsite.
	Overseeing, recording and providing feedback to the Construction Director everyday waste management at the Site.
	Delegating responsibility to sub-contractors, where necessary, and to coordinate with suppliers, service providers and sub-contractors to prioritise waste prevention and material salvage.
	Conducting waste audits, maintaining a record system, and establishing targets for waste management at the Site during the Construction Phase of the Proposed Development.
Project Communications Officer	Responding to any concerns or complaints raised by the public in relation to the construction phase of the Proposed Development.
	To liaise with the Construction Environmental Site Manager on community concerns relating to the environment.
	Ensure the Environmental Officer is informed of any complaints relating to the environment.
	Keep the public informed of project progress and any construction activities that may cause inconvenience to the local community.
Site Personnel	To co-operate fully with the CMT and the Environmental Officer in the implementation and development of the CEMP at the Site.
	To conduct all their activities in a manner consistent with regulatory and best environmental practice.
	To participate fully in the environmental training programme and provide management with any necessary feedback to ensure effective environmental management at the Site; and
	Adhere fully to the requirements of the Site environmental rules.
Sub-contractors	Comply with CEMP where relevant
Project Environmental Consultant(s)	If required, the Main Contractor will engage with a Project Environmental Consultant(s) to provide specialist environmental inputs and act in the roles of Environmental Clerk of Works (including Contaminated Land Consultant) (ECoW), and Ecological Clerk of Works (EcCoW) as required. The key responsibilities of the Project Environmental Consultant are summarised as follows:
	Updating of the CEMP and advising the Main Contractor in the updating of the CEMP, environmental control plans and supporting procedures.
	Advising the Site management on environmental matters as appropriate.
	Carrying out environmental surveys (data logging (noise, water, dust, etc.)) as required.
	Generating reports when required to show environmental data trends and incidents.
	Advising on the production of written method statements and Site environmental rules and on the arrangements to bring these to the attention of the workforce as required; and
	Investigating incidents of significant, potential, or actual environmental damage, ensure corrective actions are carried out and recommend means to prevent recurrence.
	Provision of specialist input and supervision where necessary, of construction activities in relation to habitats and species and any specified protection measures in accordance with the conditions of the Grant of Planning and those identified in the particulars submitted with the planning application for the Construction Phase of the Proposed Development
Project Archaeologist	Undertaking archaeological assessments (and impact assessments) of the Proposed Development, including all temporary and enabling works, geotechnical investigations (e.g., boreholes, engineering test pits, etc.).

Responsible Party	Responsibility
	Making appropriate recommendations for mitigation including watching briefs and detailed surveys as necessary.
	Undertaking archaeological monitoring, and if necessary archaeological excavation and/or the preservation in situ of archaeological remains, which may negate the facilitation of all, or part of any basement.
	Supervision of all sub-surface works;
	Liaising with FCC and other relevant bodies including the National Monuments Services Section of the Department of Culture, Heritage and the Gaeltacht as required.
	Submission of reports containing the results of archaeological investigations and assessment, where required.
Arboriculturist	The Arboriculturist will advise and supervise all works associated or in proximity to the existing trees to ensure their retention and condition.
	Making appropriate recommendations for mitigation, where necessary, including protection fence beyond the branch spread, with no construction work or storage carried out within the protective barrier.
	Preparation of Arboricultural Impact Assessment and Method Statements report,
Landscape Architect	Advising the Site management on the implementation of the landscape scheme.
	Making appropriate recommendations, where necessary, for boundary treatments either proposed, retained or enhanced.
	Preparation of Landscape Completion Report.

4.2 Training Provisions

The Main Contractor will document and maintain all training records, safety meetings and toolbox talks, including topics and attendees, in the Project HSEQMS (Health, Safety and Environmental Quality Management System) records.

4.2.1 Construction Environmental Site Manager

The Construction Environmental Site Manager will keep up to date with environmental legislation, codes of practice and other literature.

The Construction Environmental Site Manager will be responsible for:

- Ensuring that Environmental Induction Training is carried out for all the Contractor's site personnel. The induction training may be carried out in conjunction with Safety Induction Training;
- Providing toolbox talks on Environmental Control Measures associated with Site-specific Method Statements to those who will undertake the work;
- Communicating changes to process, identify potential areas of concern and inform staff of corrective and preventative actions implemented; and
- Setting up and maintaining record keeping systems and to assist with audits.

The Construction Environmental Site Manager will also assist with the environmental management training requirements, and subsequent training for all levels of employees on the project.

4.2.2 Environmental Operative

The Environmental Operative will be trained in how to set up and maintain a record keeping system and to assist with audits.

4.2.3 Site Personnel Training

A basic awareness briefing will be held for all site crew to outline the environmental management practices for the Site. This may be incorporated with other site training needs such as general site induction, health and safety awareness and manual handling.

This basic briefing will describe the describe specific environmental requirements, procedures for the segregation of materials, waste storage methods and the location of the designated storage areas. Where required, a sub-section on any hazardous wastes onsite will be incorporated into the briefing and the particular dangers of each hazardous waste will be explained.

The sub-contractors will be instructed to comply with the CEMP and will be audited by the Construction Environmental Site Manager as required to ensure compliance with the CEMP.

5 CONSTRUCTION SCHEDULE AND WORKS MANAGEMENT

5.1 Programme and Phasing

Luttrellstown Gate Phase 2 (Plot 1)

It is anticipated that construction phase of the proposed development will commence in Q2 2026 and be completed by the end of 2027. The programme duration and proposed sequence of construction will be finalized by the Main Contractor (once appointed) in advance of construction works commencing onsite and will be agreed with the Client. The project programme, which may be amended over the course of the project, will be included in the live CEMP.

St Mochtas LRD (Plot 2)

It is anticipated that the construction phase of the proposed development will commence in Q3 2026 and be completed by Q2 2029. The programme duration and proposed sequence of construction will be finalized by the Main Contractor (once appointed) in advance of construction works commencing onsite and will be agreed with the Client. The project programme, which may be amended over the course of the project, will be included in the live CEMP. The proposed construction phase for St Mochtas LRD Plot 2 is shown in figure 5-2 below.

Figure 5-2 Proposed Construction Phasing for St Mochta's LRD Plot 2 (O' Mahony Pike, Design Statement, 2025)

5.2 Working Hours

Site working hours will be undertaken in accordance with the requirements of the Grant of Planning from Fingal County Council (once issued). However, it is anticipated that normal site working hours will apply to the Construction Phase of the Proposed Development (08:00 to 18:00 Monday to Friday (excluding bank holidays) and 08:00 to 13:00 Saturdays)

No works are envisaged to be carried out on Sundays or Bank Holidays. Should there be a need to work on Sundays, Bank Holidays or outside the specified normal working hours, a written submission, with compelling reasons for the proposed deviation, seeking authorisation will be made by the Main Contractor (once appointed) to Fingal County Council. The Main Contractor (once appointed) must give the times and dates of the proposed work, and the mitigation measures that are to be used to minimise noise/disturbance.

Any such approval from Fingal County Council may be subject to conditions pertaining to the particular circumstances being set by Fingal County Council. It is noted that any breaches of Proposed working hours or proposed extended working hours or developers or subcontractors not carrying out their requirements under this protocol may lead to enforcement action and

may also result in the withdrawal of any extension of hours of works for a period that will be at the discretion of Fingal County Council.

5.3 Site Construction Compound

The Main Contractor (once appointed) will be required to set up a designated site compound area. All construction support related activities including office facilities, welfare facilities such as toilets and canteen and car parking facilities will be contained within the designated site compound area. The layout of the site compound area will be developed by the Main Contractor (once appointed) and included in the live CEMP. It is noted that amendments to the layout of the designated site compound / designated storage areas may be required as works progress and will be maintained in the onsite live CEMP files.

Materials handling and plant storage including resources and waste shall be contained within the Site boundary.

Designated storage areas will be maintained within the boundary of the site for materials handling, waste segregation and temporary storage of excavated surplus soils (e.g., of skips or stockpiled material until a viable load is available or if pending waste classification). The designated storage areas will house all bins and skips for the storage of segregated construction waste generated.

All designated storage areas will be identified by clear legible signage and recorded on the site layout drawings which will be maintained onsite. All containers will be marked with clear signage which will identify which waste types are to be placed into each container.

The compound area will be secured from the construction site by means of surrounding Heras fencing. Information notices located at the site entry, site compound and appropriate locations throughout the site will identify the site-specific PPE requirements and the potential risks associated with entering a live construction environment.

5.4 Traffic

Vehicular access for both Plot 1 and Plot 2 is proposed off the western extension of Kellystown Link Road via the internal road of the under construction Kellystown Development permitted under Reg. Ref. ABP-312318-21, as amended by Reg. Ref. LRD0034-S3. See figure 5-2 and Figure 5-3 for site access.

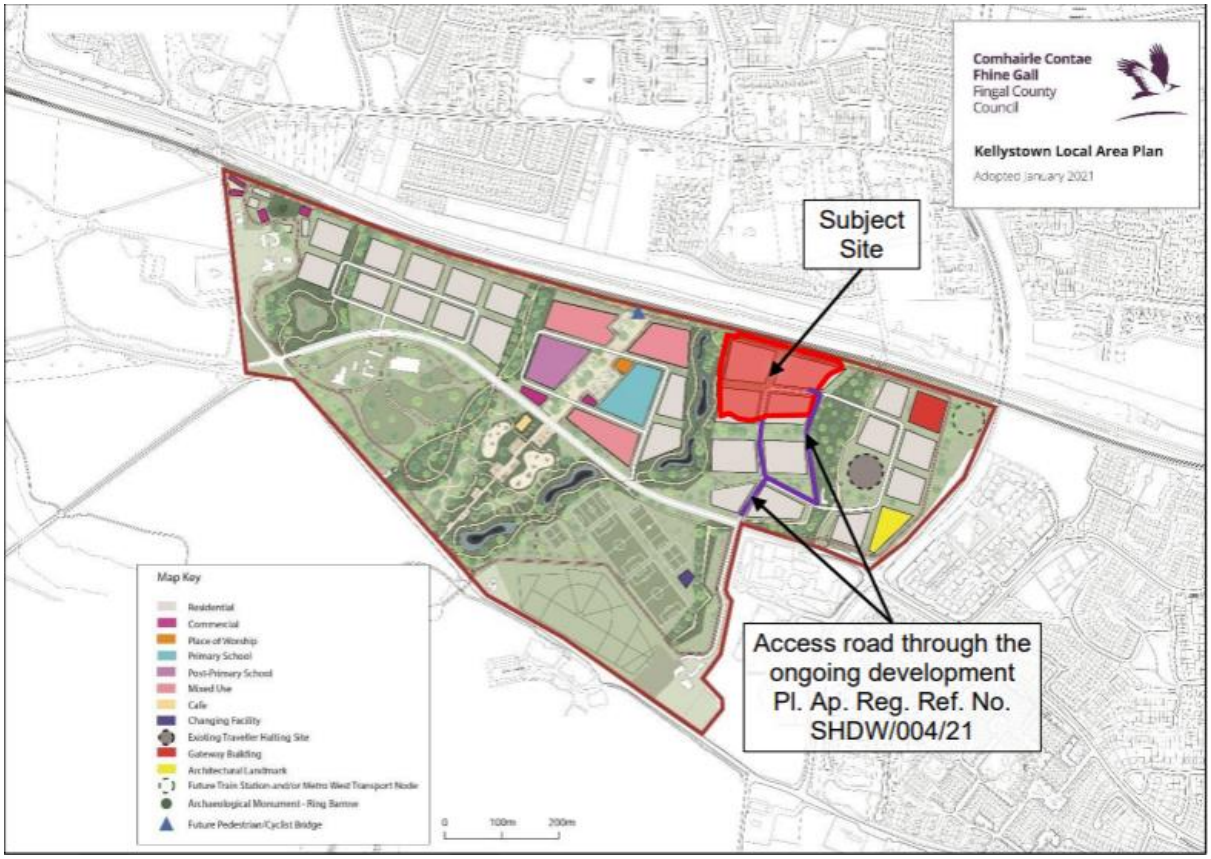

Figure 5-3. Site Access Luttrellstown Gate Phase 2 Plot 1 (Waterman Moylan, Traffic and transport Assessment, 2025)

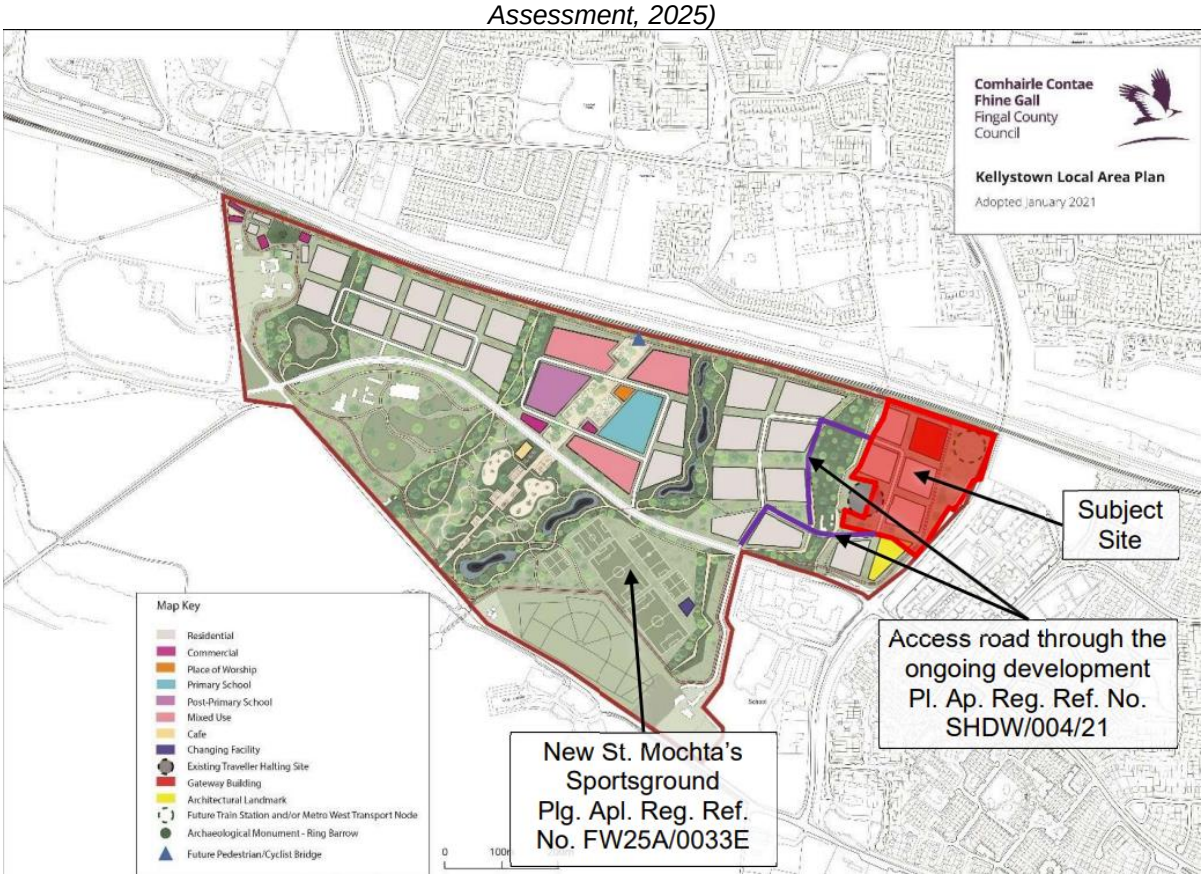

Figure 5-4. Site Access St. Mochtas LRD Plot 2 (Waterman Moylan, Traffic and transport Assessment, 2025)

There will be no deliveries to the site or removal of materials outside of normal site hours.

Traffic management during the Construction Phase of the Proposed Development will be undertaken in accordance with the Construction Traffic Management Plan (CTMP) submitted as part of the planning application. The CTMP will be further developed by the Main Contractor (once appointed) in advance of construction works commencing as part of health and safety documentation.

All traffic management measures will be implemented, maintained, and removed by competent personnel holding CSCS (Construction Skills Certification Scheme) Signing, Lighting and Guarding certification.

It is not envisaged that road closures will be required during the Construction Phase of the Proposed Development. However, where required, applications will be made to Fingal County Council, as required throughout the Construction Phase of the Proposed Development, for permits and approval for road restrictions including relevant road opening licenses and abnormal load licenses. Where required, the Main Contractor will update the CTMP to identify the potential impacts and procedures for traffic management during construction work on, across or along public roads.

A gate attendant with appropriate training and qualifications will be appointed to control manoeuvres and traffic flows at the Site.

Deliveries to Site will be coordinated and planned to avoid high volume periods and minimise traffic impact. There will be no deliveries to the site or removal of materials outside of normal site hours (refer to Section 5.2).

Parking of cars by persons associated with the Construction Phase of the Proposed Development will not be Proposed on the surrounding public roads.

Delivery and construction vehicles will be discouraged from leaving engines idling even for short periods of time.

5.5 Site Security, Public Health and Safety and Site Access and Egress

A temporary site compound and car parking facility will be established by the Main Contractor (once appointed) prior to the commencement of construction work onsite.

Prevention of unauthorised access to the site is a very high priority and will be vigorously managed throughout the construction period. The Proposed Development lands have existing boundaries that prevent access and egress to the Site. However, the Main Contractor (once issued) will ensure that the site entrances and boundaries are appropriately secured with lockable gates and supplemental hoarding/fencing which will be erected as required to ensure the security of the Proposed Development Site. Regular inspections of the gates/fencing/hoarding will be undertaken to ensure the integrity of the site security and safety measures.

Site access for all personnel and visitors will be controlled and all visitors will report to the site offices prior to entering the construction area.

All visitors will sign into the Site Visitor Logbook and will be accompanied by an authorised person who has been fully inducted and aware of the current site conditions.

Information notices located at the site entry, site compound and appropriate locations throughout the site will identify the site-specific PPE requirements and the potential risks associated with entering a live construction environment.

5.6 Communication & Consultation

All project related communications will be undertaken in accordance with the Project Communications Management Plan developed as part of health and safety documentation. The Construction Environmental Site Manager / Project Communications Officer (refer to Section 4.1) will undertake any required third-party communication and liaise directly with local authorities, members of the public, as required throughout the Construction Phase of the Proposed Development. A copy of this plan will be provided to Fingal County Council Planning Department upon request.

5.6.1 Advance Works Notice

The Communications Management Plan will specify any requirements in relation to regular consultation and public communications activities required during the construction works and will include all contact details for relevant project personnel, public bodies and emergency services.

5.6.2 Managing Enquiries and Complaints

All complaints and requests for information from members of the public will be handled appropriately and efficiently and in line with Project Communications Management Plan. All follow up actions on the construction site will be managed by the Environmental Officer / Project Communications Officer and supported by the Construction Management Team (CMT).

All enquiries and complaints will be recorded on the Communications Log / Complaints Register which will be included in the live CEMP and maintained onsite in the Construction Site Manager's office. The Communications Log will be made available to Fingal County Council upon request. The Communications Log will detail the following as a minimum:

- Name and address of complainant (if provided).
- Time and date the complaint was made.
- Date, time, and duration of incident.
- Nature of the complaint (e.g., noise nuisance, odour nuisance, dust nuisance, traffic or any other environmental nuisance).
- Characteristics, such as rumble, clatters, intermittent.
- Likely cause or source of incident.
- Weather conditions, such as wind speed and direction.
- Investigative and follow-up actions; and
- Root cause analysis and preventive actions (i.e., measures taken to address the complaint and prevent repetition of the complaint).

All personnel working on the Site will be inducted into the complaints handling procedure and mitigation requirements and will be aware that complaints are to be directed immediately to the Environmental Officer / Project Communications Officer.

All enquiries and complaints received will be investigated by the Environmental Officer / Project Communications Officer with support from the CMT. A reply will be issued to the complainant within one working day of receipt of the complaint.

Where appropriate corrective and preventative actions will be implemented as required to ensure that the complaint is effectively dealt with and to prevent a recurrence of the incident which led to the complaint being received. Staff will be informed by toolbox talk of corrective and preventative actions implemented as relevant to their role or overall operations.

5.7 Site Contact Details

The Main Contractor (once appointed) will ensure that the contact details for the Project Manager / Construction Environmental Site Manager / Project Communications Officer and the Environmental Officer will be displayed on the Site hoarding at appropriate locations across the Site and will be included in in the live CEMP.

The contact details of the Project Manager / Construction Environmental Site Manager / Project Communications Officer and the Environmental Officer will also be displayed to the public at the Site entrance, together with the Proposed operating hours, including any special permissions given for out of hours work.

5.8 Consultation With Relevant Bodies

5.8.1 Local Authority

The Local Authority, Fingal County Council, will be consulted as required throughout the Construction Phase of the Proposed Development.

6 PROJECT ENVIRONMENTAL POLICY

The Client recognises and seeks to minimise the impacts of its business on the environment. The Main Contractor (once appointed) will be obliged to:

- Carry out the project in full compliance with all applicable environmental regulations and to other requirements to which we subscribe.
- Implement good environmental practice as part of designs (e.g., carry out design reviews, risk assessments, etc.) on all relevant projects.
- Prevent pollution from activities through a system of operational controls that include written instructions and staff training appropriate to the environmental requirements of their work.
- Continually improve project environmental performance by setting objectives and targets and implementing them through an environmental programme.
- Informing all project employees about Environmental Policy and explaining what they are required to do to protect the environment; and
- Implement this Policy through the successful operation of the CEMP.

This policy will be reviewed on an ongoing basis, considering current and potential future business issues.

6.1 Site Environmental Awareness

The following general site environmental rules will apply for the duration of the Construction Phase of the Proposed Development. These general rules will be communicated to all Site personnel via the Site induction training, and they will be posted across the Site at strategic locations, such as the Site entrance, canteen and construction compound.

- Report any signs of pollution or environmental damage to the construction manager, environmental officer, or Site supervisor no matter how small.
- Report any spills, incidents or near misses that occur onsite immediately to the Site supervisor.
- Refuel using bunded mobile bowsers or static bunded tanks in designated, impermeable areas equipped with spill kits.
- Where possible carry out any oil or lubricant changes and maintenance offsite.
- All waste must be sent to the designated waste management area within the Site construction compound (refer to Section 5.3) for segregation and interim storage pending compliant removal offsite.
- Do not dispose of anything into a drain, watercourse or onto land.
- Do not throw litter, all waste must be sent to site waste management contractor.
- As best-practice, all construction-related waste on site (e.g., plastic sheeting, packaging) should be kept in a designated area on site and kept off ground level to protect fauna from entrapment and death.
- Do not drive plant or machinery outside the authorised working boundaries of the Proposed Development Site; and
- IF IN DOUBT, ASK THE CONTRACTED SITE SUPERVISOR AND/OR CONSTRUCTION ENVIRONMENTAL SITE MANAGER FOR FURTHER INFORMATION.

The Main Contractor (once appointed) and CMT will develop Environmental Procedures to control the potential impacts from the Construction Phase of the Proposed Development. These procedures together with the site Environmental Policy are to be made available in the main offices and in the main EHS information points at the Site.

The training of site construction staff is the responsibility of the Environmental Officer. All personnel working on site will be trained in pollution incident control response. An environmental training programme will be organised for onsite personal to outline the CEMP and to detail the site environmental policy.

A summary of the main points of this CEMP will be incorporated into the Site induction course.

All contractors will verify the competency of all plant and equipment operators including those employed by sub-contractors.

An environmental audit and inspection programme will be developed by the contractor to ensure compliance with the compliance measures identified in the CEMP (refer to Section 8.2).

7 ENVIRONMENTAL MANAGEMENT CONTROLS

The environmental control measures that will be implemented during the Construction Phase of the Proposed Development are detailed in the following sections.

7.1 Potential Impacts of the Development

The CEMP is designed to implement mitigation measures to control impacts relating to:

- Fuel and Oil Storage.
- Water.
- Soil and Geology.
- Noise and vibration.
- Air.
- Resources and Waste Management.
- Biodiversity.
- Archaeology

This CEMP is to be read in conjunction with the relevant design drawings and reports relating to the Proposed Development.

The CEMP outlines the measures that will be implemented to prevent and mitigate any potential environmental issues that may arise during the Construction Phase of the Proposed Development. These measures will be updated by the Main Contractor (once appointed) to take account of the Grant of Planning from Fingal County Council (once issued), and the construction related mitigation measures identified in the particulars submitted with the planning application (refer to Section 3.3).

7.2 Implementation of Control Measures

The Construction Environmental Site Manager / CMT will be responsible for the implementation of control measures as identified in Section 7.3. The Main Contractor (once appointed) and all sub-contractors will comply with the requirements of the CEMP to document and seek approval for Method Statements, Permits and other site-generated documentation as requested.

This CEMP will form part of contract documentation for each works contract. Requirements and responsibilities will be reviewed with each contractor at inception meetings and at weekly progress update meetings.

The Main Contractor (once appointed) will ensure that all appointed sub-contractors are supplied with a copy of the CEMP, receive sufficient environmental training and are aware of the environmental obligations of the project.

Environmental requirements will be controlled as follows:

- Procedures and control measures as set out in this CEMP.
- Approved Method Statements and Risk Assessments from Contractors which shall address all potential environmental impacts for the specific task.
- Detailed contractor plans for specific environmental aspects.

- Emergency response plans; and
- Specific induction training before commencing work.

In summary, it is expected that all contractors will follow good environmental practice throughout all activities.

7.3 Operation Controls

7.3.1 Control of Fuel and Chemical Storage and Use

The storage and use of fuel and oils will be kept to a minimum at the Site.

The storage of fuels and refuelling of plant and machinery onsite will be undertaken at the Site in strict accordance with procedures outlined below.

Small quantities of fuel, oils and chemicals will be strictly controlled in accordance with procedures outlined in the CEMP and will be stored on an impervious base within a bund remote from any surface water drains. All tank, container and drum storage areas will be rendered impervious to the materials stored therein and will be rooved to exclude rainwater. Bunds will be designed having regard to the EPA guidelines on the 'Storage and Transfer of Materials for Scheduled Activities' (EPA, 2013) and Enterprise Ireland Best Practice Guidelines (BPGCS005). All tank and drum storage areas will, as a minimum, be bunded to a volume not less than the greater of the following:

- 110% of the capacity of the largest tank or drum within the bunded area; or
- 25% of the total volume of substance that could be stored within the bunded area.

Any fuels retained on drip trays, mobile bunds, etc., will be emptied into a secure bunded waste oil drum to await appropriate disposal offsite in accordance with all relevant waste management legislation.

Refuelling of plant during the Construction Phase will be carried out in accordance with standard best practice. Onsite refuelling will not be undertaken within 50m of any open drains in the vicinity of the Site which will be protected / temporary diversion put in place (i.e., sandbags) as required in order to prevent potential contamination of the receiving water quality and WFD of the Liffey Estuary Lower transition waterbody via overland flow or via existing surface water drainage within the site and associated downstream water bodies. Onsite refuelling will only be carried out at the out at the designated, impermeable refuelling station location onsite with appropriate containment in place. The refuelling station will be fully equipped for spill response and a specially trained and dedicated Environmental and Emergency Spill Response Team will be appointed before the commencement of works at the Permitted Development Site.

Daily checks of machinery will be carried out to ensure it is in good working order. Where possible any oil and lubricant changes and maintenance will take place offsite. Only emergency breakdown maintenance will be carried out onsite. Drip trays and spill kits will be available on site to ensure that any spills from vehicles are contained and removed offsite.

All personnel working onsite will be trained in pollution incident control response. Emergency silt control and spillage response procedures contained within the CEMP will ensure that appropriate information will be available onsite outlining the spillage response procedures and a contingency plan to contain silt during an incident.

7.3.2 Control and Management of Water

As part of the overall construction methodology, sediment and water pollution control risks arising from construction-related surface water discharges will be considered.

The absence of appropriate mitigation measures there could be an impact on the receiving water environment including the following receptors:

- Underlying Locally Important bedrock aquifer (Ll) beneath the site which is part of the Dublin GWB.
- Groundwater flow beneath the site is expected to be to the north, or northeast ultimately discharging to the Liffey Estuary Lower located approximately 11.3km southeast of the site.
- The Liffey Estuary Lower transitional waterbody and downstream waterbodies including the Liffey Estuary Upper transitional waterbody and the Dublin Bay coastal waterbody.
- There are six (6 No.) Natura 2000 Sites and five (5 No.) proposed Natural Heritage Areas (pNHAs) that are identified with a potential hydraulic connection to the site and Proposed Development.

Personnel working at the Site of the Proposed Development will be trained in the implementation of environmental control and emergency procedures. The CEMP and the relevant documents produced will be formulated in consideration of standard best international practice including but not limited to:

- Construction Industry Research and Information Association (CIRIA), 2001. Control of Water Pollution from Construction Sites – Guidance for Consultants and Contractors.
- Construction Industry Research and Information Association (CIRIA), 2006. Control of Water Pollution from Linear Construction Projects: Technical Guidance (C648).
- Construction Industry Research and Information Association (CIRIA), 2015. Environmental Good Practice Onsite Guide. 4th edition (C741).
- Environmental Protection Agency, 2013. Storage and Transfer of Materials for Scheduled Activities.
- Enterprise Ireland BPGCS005, Oil Storage Guidelines.
- UK Environment Agency, 2004. UK Pollution Prevention Guidelines (PPG); and
- Inland Fisheries Ireland, 2016. Guidelines on Protection of Fisheries during Construction Works in and Adjacent to Waters.

The following standard operational measures will protect the receiving surface water and groundwater environment during the Construction Phase of the Proposed Development:

- There will be no direct discharge to open watercourses (i.e., the Liffey Estuary Lower) or drainage channels during the construction works during the Construction Phase of the Proposed Development
- There will be no direct discharge of water to ground and there will be no requirement for dewatering of groundwater during the Construction Phase of the Proposed Development.
- The appointed Contractor will be responsible for implementing appropriate measures to protect the local foul drainage / surface water drainage gullies / nearby water

courses from run-off from the working site area or temporary diversion put in place (i.e., sandbags).

- Where required, all public sewers along local roads will be protected to ensure that any untreated wastewater generated onsite enters the public sewers.
- A general operational set-back of 10m will be maintained from any open water course (i.e., the Liffey Estuary Lower) or drainage channels.
- All works carried out adjacent to the Liffey Estuary Lower and existing onsite drainage ditches will follow the guidelines published by IFI Guidelines on Protection of Fisheries during Construction Works in and Adjacent to Waters (IFI, 2016).
- Under no circumstances will any untreated wastewater generated onsite (from equipment washing, road sweeping etc.) be released to ground, open watercourses or to drainage channels.
- The appointed Contractor will ensure that any run-off from the Site or any areas of exposed soil will be managed as required with temporary pumping and following appropriate treatment (e.g., settlement or hydrocarbon interceptor).
- All containment and treatment facilities will be regularly inspected and maintained.
- Where required, shallow groundwater (where encountered) and surface water runoff from the working site or any areas of exposed soil will be channelled and intercepted at regular intervals for discharge to silt-traps or lagoons with over-flows directed to land or temporary diversion / pumping to Intermediate Bulk Containers (IBCs) for tankering offsite in accordance with all statutory obligations including waste management legislation rather than to a watercourse. In the event that discharges to groundwater, surface water or sewer are required, however, the Main Contractor will obtaining the necessary discharge licences issued by Uisce Éireann under Section 16 of the Local Government (Water Pollution) Acts and Regulations for any water discharges to sewer or from FCC under Section 4 of the Local Government (Water Pollution) Act 1977, as amended in 1990 for discharges to surface water or groundwater.
- Concrete pouring activities will be monitored to ensure that there is no accidental discharge. All work will be carried out in the dry and effectively isolated from any drains and nearby water courses. A suitable risk assessment for wet concreting will be completed prior to works being carried out.
- There will be no mixer washings or excess concrete discharged onsite. All excess concrete is to be removed from Site and all washout of concrete chutes to be captured in a tank which shall be removed offsite for disposal at an authorised waste facility.
- A regular review of weather forecasts of extreme weather (i.e., heavy rainfall) will be conducted, and a contingency plan will be prepared for before and after such events to minimise any potential nuisances. As the risk of the break-out of silt laden run-off is higher during these weather conditions, no work will be carried out during such periods where possible.
- Any imported materials (i.e., aggregate materials) will be placed on-site in designated locations and double handling will be avoided. Where this is not possible, designated temporary material storage areas will be used.
- Temporary stockpiled materials will be managed in accordance with the procedures outlined in Section 7.3.3.1 in order to prevent runoff generation and wind-whipping of dust and placement of stockpiles on impermeable areas.
- Refuelling of plant and machinery onsite will take place in accordance with the with the refuelling procedures outlined in Section 7.3.1.

- In the unlikely event that material becomes contaminated for example by a fuel spill onsite or a burst / leaking hydraulic hose, a documented procedure for contaminated material will be prepared and adopted by the Main Contractor prior to works commencing onsite.
- Foul drainage from temporary welfare facilities during the Demolition Phase and Construction Phase of the Proposed Development will be discharged to temporary holding tank(s) the contents of which will periodically be tankered off site to a licensed facility. All waste from welfare facilities will be managed in accordance with the relevant statutory obligations by tankering of waste offsite by an appropriately authorised contractor. Any connection to the public foul drainage network during the Construction Phase of the Proposed Development will be undertaken in accordance with the necessary temporary discharge licences issued by UE.

7.3.3 Control and Management of Soil (including Contaminated) and Other Materials

It is estimated by the Main Contractor that the Construction Phase of the Proposed Development will involve the excavation of soil, subsoils and potentially the underlying bedrock to achieve the required formation levels for the construction of building foundations, drainage and other infrastructure. It is anticipated that where possible soil will be reused on site and surplus soil arising from groundworks will require off-site removal for reuse or recovery in accordance with appropriate statutory consents, notifications and approvals.

Efforts will be made to follow the existing topography of the site, to minimize the cut and fill requirements. To optimize the impact of the generation of surplus material due to excavation, unsuitable sub-soils generated by excavations on site will be reviewed for reuse as landscaping or non-engineering fills. The construction management plan will call for careful separation of builder's rubble, packaging and contaminated waste from re-usable material.

Although these measures will minimize the surplus, earthworks will likely still generate excess soil waste to be removed from site. It is estimated that approximately 5,000m^3 of excess soil will be removed from the site.

In the unlikely event soil becomes contaminated, by for example a fuel spill onsite or a burst / leaking hydraulic hose, the Main Contractor will ensure that the management of contaminated material is undertaken in accordance with the procedures outlined in Section 9.

Where required, the Main Contractor will instruct the Project Environmental Consultant to attend the Site and complete an environmental site assessment in accordance with BS 10175:2011+A2:2017 Investigation of Potentially Contaminated Sites – Code of Practice and the requirements set out in Waste Classification – List of Waste & Determining if Waste is Hazardous or Non-Hazardous, (EPA, 2018).The removal of contaminated materials onsite, if encountered, will be undertaken under supervision of the Project Environmental Consultant.

Any imported materials will, as much as possible, be placed on site in their proposed location and double handling will be avoided. Where this is not possible, the procedures outlined in Section 7.3.3.1 will be implemented.

7.3.3.1 Control of Stockpiles

The Main Contractor (once appointed) will ensure that the stockpiling of excavated materials, other C&D waste materials generated at the Site or construction materials (e.g., imported aggregates, pipework etc.) will be kept to a minimum. However, in the event that the

stockpiling of materials at the Site is necessary (i.e., pending the results of waste classification), the Main Contractor (once appointed) will ensure that stockpiles are managed as follows:

- A suitable temporary storage area will be identified and designated.
- All stockpiles will be assigned a stockpile number.
- Stockpiled materials will be protected from exposure to wind by storing the material in sheltered regions of the Site.
- Soil waste categories will be individually segregated and all segregation, storage & stockpiling locations will be clearly delineated on the Site drawing.
- Temporary storage areas will be located at least 10m away from any watercourses (i.e., Liffey Estuary lower waterbody) and open drainage channels which will be protected for the duration of the works (i.e., surrounded with silt fencing) or temporary diversion put in place.
- Any waste to be temporarily stockpiled will be stockpiled only on hard-standing or high-grade polythene sheeting to prevent cross-contamination of the soil below; and
- Soil stockpiles will be sealed / covered polythene sheeting with to prevent run-off of rainwater and silt from the stockpiled material generation and/or the generation of dust.

7.3.4 Control and Management of Materials and Waste

7.3.4.1 Waste Classification

The waste classification of inert C&D materials generated throughout the Construction Phase of the Proposed Development including structural concrete, metal, timber, cladding, plastics, cardboard, and tiles will also be based on visual observations by the Construction Environmental Site Manager or appointed delegate (i.e., Environmental and Waste Officer).

The design for construction of the Proposed Development will require excavation and off-site removal of up to 5,000m^3 of soil for reuse or recovery in accordance with appropriate statutory consents, notifications and approvals.

Where applicable, the offsite re-use of soil including under an Article 27 By-product Notification in accordance with Article 27 of the European Communities (Waste Directive) Regulations 2011 (S.I. No 126 of 2011) will be prioritised. Material will only be removed under an Article 27 By-product notification when it can be robustly demonstrated that all tests for Article 27 By-product are met.

In the event that soil is deemed to be unsuitable for re-use or does not meet the requirements of Article 27 By-product Notification, the removal of surplus soils and materials off-site for disposal will be undertaken in accordance with the Waste Management Act 1996 and as amended, S.I. No. 820/2007 - Waste Management (Collection Permit) Regulations 2007 and as amended and S.I. No. 821/2007 - Waste Management (Facility Permit and Registration) Regulations 2007 and as amended.

Where sampling and assessment of soil and materials is required to ensure that the materials are managed and removed offsite in accordance with waste management legislation or where the material is not suitable for re-use and considered a waste, the waste classification of sample results will be based on the following method:

- Soil sample collection and analysis in accordance with relevant industry standards including but not limited to:
    - EPA guidance document 'List of Waste & Determining if Waste is Hazardous or Non-hazardous and Waste Classification' (EPA, 2018); and
    - BS 10175:2011 Investigation of potentially contaminated sites - Code of practice (BSI, 2011).
- Assessment of results to determine if the sample is a hazardous or non-hazardous waste and assigning a List of Waste (LoW) Code to the sampled material in accordance with EPA guidance 'Waste Classification – List of Waste & Determining if Waste is Hazardous or Non-Hazardous' (EPA, 2018); and
- The material will also be assessed to determine if the material meets the waste acceptance criteria for authorised landfills and soil recovery facilities as follows:
    - Screening the sample analytical results against the waste acceptance criteria (Landfill WAC) set out in the adopted EU Council Decision 2003/33/EC establishing criteria and procedures for the acceptance of waste at landfills pursuant to Article 16 and Annex II of Directive 1999/31/EC (2002); and
    - Screening the sample analytical results against the Maximum Concentrations and/or Soil Trigger Levels set out in the Environmental Protection Agency (2020) "Guidance on Waste Acceptance Criteria at Authorised Soil Recovery Facilities" (SRF WAC).

7.3.4.2 Segregation of Waste

Surplus materials / waste will be segregated on-site for the appropriate waste stream and disposal destination. The Construction Environmental Site Manager or appointed delegate will ensure waste streams are adequately identified. The segregation and management of materials / waste storage and stockpiling will be routinely inspected and audited by the Environmental Officer and audit findings recorded in the waste management records.

7.3.4.3 Storage of Materials and Waste Policy

Materials / waste storage, fuel storage and stockpiling and movement are to be undertaken with a view to protecting the underlying soils and groundwater. Materials / waste will be stored onsite, including non-hazardous soil and stone and inert C&D materials, in such a manner as to:

- Prevent environmental pollution (bunded and/or covered storage, minimise noise generation and implement dust/odour control measures, as may be required);
- Maximise material / waste segregation to minimise potential cross contamination of waste streams and facilitate subsequent re-use, recycling, and recovery; and
- Prevent hazards to Site workers and the public during construction phase (largely noise, vibration and dust.

7.3.4.4 Materials and Waste Management

All surplus materials and waste will be documented prior to leaving the Site. Surplus materials and waste will be weighed or logged by the contractor, either by weighing mechanism on the truck or at the receiving facility. These material / waste records will be maintained onsite by the Construction Environmental Site Manager.

Prior to any removal of surplus materials / waste from the Site, written confirmation should be obtained from the receiving waste facility, that acceptance of the waste will be in accordance

with all statutory legislation and the conditions of the receiving waste facility licence or permit. A copy of the waste acceptance letters will be included in Appendix E.

If the material / waste is being transported to another site, a copy of the Local Authority waste Certificate of Registration (COR) or permit, or EPA Licence for that site will be provided to the Construction Environmental Site Manager.

If any soil is to be removed from the site under an Article 27 By-product notification of the European Communities (Waste Directive) Regulations 2011 (as amended), a separate assessment will be required to verify that all statutory requirements of the Article 27 By-product notification are met to the satisfaction of the EPA.

If the waste is being shipped abroad, a copy of the Transfrontier Shipping (TFS) notification document will be obtained from the National Transfrontier Shipment of Waste Office (NTFSO) (as the relevant authority on behalf of all local authorities in Ireland) and kept onsite along with details of the final destination. A receipt from the final destination facility of the material will be kept as part of the onsite waste management records. The Construction Waste Manager will undertake regular audits of waste paperwork to ensure traceability of all loads offsite to the final authorised destination facility.

All surplus materials and waste that will require transport offsite for further treatment or disposal will be undertaken in compliance with all statutory legislation and all materials / waste will only be transferred to appropriately permitted or licensed waste management facilities. Details of the nominated waste facilities proposed for each specified waste type will be provided to Fingal County Council once appointed by the Main Contractor in advance of construction works commencing onsite.

Only carriers/hauliers with a valid NWCPO issued Waste Collection Permit which authorises the transport of the applicable List of Waste (LoW) Code and delivery to the receiving facility will be appointed to transport the surplus materials and waste from the Site. Details of the nominated carriers/hauliers proposed for each specified waste type will be provided to Fingal County Council once appointed by the Main Contractor in advance of construction works commencing onsite.

The Construction Environmental Site Manager will be required to maintain a detailed register of the nominated waste facilities (i.e., facility location, waste facility permit / licence number and expiry / renewal date) and waste haulage contractors (i.e., haulage contractor name, address, waste collection permit / skip operator licence number and expiry date) proposed for each specified waste type and to obtain a copy of all waste facility licences/permits which will be retained within the waste management file.

The expiry dates on all licences and permits will be reviewed routinely as part of the waste audits. The Construction Environmental Site Manager will ensure that only haulage contractors with a valid permit will be retained for offsite removal of waste.

7.3.4.5 Importation of Materials

Where required, the importation of aggregates will be subject to control procedures which will include off-site assessment for suitability for use prior to acceptance for use at the Site. Contract and procurement procedures will be in place to ensure that all aggregates and fill material that may be required for the Proposed Development are sourced from reputable suppliers operating in a sustainable manner and in accordance with industry

conformity/compliance standards and statutory obligations. Any unsuitable material identified prior to unloading / placement on-site will be rejected and removed off-site.

7.3.5 Controls to Protect Biodiversity

The Main Contractor will engage with the Project Environmental Consultant and the Project Ecological Clerk of Works (ECoW), as required throughout the Construction Phase of the Proposed Development, to ensure all relevant legislation is adhered and to ensure that all relevant conditions of the Grant of Planning (once issued) and all the recommended control measures identified in the particulars submitted with the planning application (refer to Section 3.3) are complied with.

A PEA Walkover Survey was carried out on the 27th of March 2025 by DNV to determine the required scope of targeted fauna and/or flora surveys. The survey did not identify any significant ecological constraints in either plot, however further recommendations were provided and are outlined below.

The following construction mitigation measures will be implemented in relation to the protection of biodiversity (habitats and sensitive species and other key ecological receptors), where the predicted impact of dust deposition, noise, and emissions to ground or surface water and soils can be further reduced by mitigation implementation.

- **Surface Water:** Control measures outlined in Section 7.3.1 and Section 7.3.2 will be strictly implemented to protect the receiving surface water and groundwater environment during the Construction Phase of the Proposed Development.
- **Noise:** Control measures as outlined in Section 7.3.6 will be adhered to, in order to protect potential noise sensitive receptors during the Construction Phase of the Proposed Development.
- **Dust:** Control measures as outlined in Section 7.3.7 will be adhered to, in order to minimise emissions during the Construction Phase of the Proposed Development.
- **Bats:** No trees or buildings were identified at either plot to have more than 'Low' roosting potential. However, the hedgerows at both plots are considered to have 'Moderate' foraging and commuting suitability the PEA recommends that seasonal bat activity transects are carried out with one survey in May (for Spring) and one survey between June and August (for Summer).
- **Birds:** Any clearance of vegetation will be carried out outside the main breeding season (i.e., 1st March to 31st August), in compliance with the Wildlife Act 2000 and in consultation with the Project EcCoW. Where this seasonal restriction cannot be, a check for active nests will be carried out by the Project EcCoW immediately prior to any site clearance and if identified, a derogation licence will be required from the NPWS. Similarly, a derogation licence will be required for the removal of nests if found during the pre-clearance survey. This would note the section of habitat that is a nest site, the precise location within the hedgerow/trees, the species of bird present; and also elaborate the means by which the birds would be protected prior to nest removal. If eggs have been laid, the nest will be protected until the young have fledged after which time the nest could be destroyed (under licence from the NPWS only). This would also require further compensatory measures including nesting sites for birds if practicable**.**
  While Luttrellstown Gate Phase 2 Plot 1 does not contain a diverse selection of habitats suitable for breeding birds, the hedgerows along the perimeter of the Site can offer

nesting opportunities for small birds. Additionally, given that the hedgerows contain large, scattered distribution of elder trees, these trees can act as suitable habitats for breeding birds. Therefore, one breeding bird survey is recommended to be carried out within the breeding bird season to accord with the current best practice guidance (NRA 2009). The survey can take place between the months of May to early July.
There is a diverse selection of habitats suitable for breeding birds, at St. Mochta's Plot 2 such as woodland, meadow and hedgerows. It is recommended that three (3 No.) monthly breeding bird surveys are carried out within the breeding bird season to accord with the current best practice guidance (NRA 2009). The first survey should take place as soon as possible in May, followed by surveys in June and early July.

- **Light:** The Main Contractor (once appointed) will comply with the working hours set out in Section 5.2 to ensure that no excess night-time light emissions will be generated during construction works at the site, thereby causing no nuisances to sensitive receptors in the vicinity. No lighting shall be left illuminated overnight except that which is necessary to ensure the security of the site.
- **Trees / Hedgerows:** Luttrellstown Gate Phase 2 Plot 1 contains hedgerows along the perimeter of the Site that can offer nesting opportunities for small birds. The hedgerows contain large, scattered distribution of elder trees, these trees can act as suitable habitats for breeding birds. The removal of any trees / hedgerows will be undertaken in accordance with BS 5837:2012 Trees in Relation to Design, Demolition and Construction and in consultation with the Fingal County Council.
- **Invasive Species:** A pre-construction invasive alien species survey will be undertaken to ensure that any invasive plants species within the works area are identified and to ensure the appropriate management measures are implemented. Any invasive plant species identified will be managed in accordance with statutory obligations and guidance including TII (formerly NRA) Guidelines on The Management of Noxious Weeds and Non-Native Invasive Plant Species on National Roads (2010), with consideration given to the prevention of spread of these plants. In addition, the following will be adhered to, to avoid the introduction of invasive species to the Site of the Proposed Development.
    - Any material required on the Site will be sourced from a stock that has been screened for the presence of any invasive species by a suitably qualified ecologist and where it is confirmed that none are present.
    - All machinery will be thoroughly cleaned and disinfected prior to arrival onsite and before leaving the Site to prevent the spread of invasive species.

7.3.6 Control of Noise and Vibration

, the Main Contractor will comply with the conditions of the Grant of Planning (once issued) and best practice control measures for control of noise and vibration from construction sites as documented in the following:

- British Standard, 2014. Code of Practice for Noise and Vibration Control on Construction and Open Sites Parts 1 and 2 (BS 5228: 2009 +A1 2014);
- National Roads Authority, 2004. Guidelines for the Treatment of Noise & Vibration in National Road Schemes (NRA, 2004); and
- British Standard, 1993.Evaluation and Measurement for Vibration in Buildings Part 2: Guide to Damage Levels from Ground Borne Vibration (BS 7385: 1993).

7.3.6.1 Control of Noise

Short-term increases in disturbance levels as a direct result of human activity and through increased generation of noise during the Construction Phase of the Proposed Development can have a range of impacts depending upon the sensitivity of the receptor including residential receptors, ecological receptors, the nature and duration of the disturbance and its timing.

To mitigate any potential disturbances, the following measures will be implemented:

- Establish channels of communication between the Main Contactor (once appointed), Fingal County Council, and other stakeholders where appropriate.
- Briefing of all staff on noise mitigation measures and the application of best practicable means to be employed to control noise.
- Erection of good quality site hoarding to maximise the reduction in noise levels where noise thresholds are likely to exceed 55-65db.
- Limiting the hours during which Site activities likely to create high levels of noise are Proposed (refer Section 5.2).
- Keep internal routes well maintained and avoid steep gradients.
- Material and plant loading and unloading will only take place during normal working hours (refer to Section 5.2) unless the requirement for extended hours is for traffic management (i.e., road closure) or health and reasons.
- Identification of dedicated delivery areas.
- Minimise drop heights for materials or ensure a resilient material underlies.
- Use rubber linings in chutes, dumpers and hoppers to reduce impact noise.
- Minimise opening and shutting of gates through good coordination of deliveries and vehicle movements.
- Ensure that each item of plant and equipment complies with the noise limits quoted in the relevant European Commission Directive 2000/14/EC (SI No 632 of 2001);
- Assessment of any item of plant to generate noise will be assessed prior to the item being brought onto the site with regard to the following:
    - Consideration of Alternatives.
    - Information to be submitted by the Main Contractor; and
    - In-situ Noise Measurement.
- No plant used on site will be Proposed to cause an ongoing public nuisance due to noise:
    - The best means practicable, including proper maintenance of plant, will be employed to minimise the noise produced by onsite operations.
    - Selection of plant with low inherent potential for generating noise.
    - Fit all plant and equipment with appropriate mufflers or silencers of the type recommended by the manufacturer.
    - Where possible, employ the use of rubber/neoprene or similar non-metal lining material matting to line the inside of material transportation vehicles to avoid first drop high noise levels.
    - Where possible, power all plant by mains electricity where possible rather than generators.

  - Where noise originates from resonating body panels and cover plates, additional stiffening ribs or materials should be safely applied where appropriate.
  - Use all plant and equipment only for the tasks for which it has been designed;
  - Avoid of unnecessary revving of engines. Shut down all plant and equipment in intermittent use in the intervening periods between work or throttle down to a minimum.
  - Siting of plant as far away from sensitive receptors as Proposed by site constraints.
- Ensure all vehicle movements (onsite) occur within normal working hours (refer to Section 5.2) (other than where extension of work requiring such movements has been granted in cases of required road closures or for health and safety reasons);
- Plan deliveries and vehicle movements so that vehicles are not waiting or queuing on the public roads. If unavoidable engines should be turned off.
- Plan the site layout to ensure that reversing is kept to a minimum. Where reversing is required use broadband reverse sirens or where it is safe to do so disengage all sirens and use banksmen.
- During any demolition works, the Main Contractor will employ the following to prevent any ongoing public nuisance:
  - Employ the use of acoustic screening as required. This can include planning the demolition sequence to utilise screening afforded by buildings to be demolished;
  - If working out of hours for Health and Safety reasons (following approval by FCC) limit demolition activities to low level noise activity unless absolutely unavoidable);
  - Use low impact demolition methods such as non-percussive plant where practicable; and
  - Avoid the transfer of noise and vibration from demolition activities to adjoining occupied buildings through cutting any vibration transmission path or by structural separation of buildings.
- The following noise levels will be strictly adhered to for the duration of the Construction Phase of the Proposed Development (refer to Table 7-1). Where noise levels exceed the thresholds identified in Table 7-1, the Main Contractor will undertake steps to review the works and implement additional mitigation measures where applicable.

Table 7-1. Maximum Permissible Noise Levels During Construction

Days and Times	Noise Levels (dB)**
	$L_{Aeq(T)}$
Monday to Friday 07:00 to 19:00hrs (Daytime)	70
Monday to Friday 19:00 to 23:00hrs (Evenings)*	60**
Monday to Friday 23.00 to 07.00hrs (Night-time)*	50**
Saturdays 08.00 to 14.00hrs (Daytime)	70
Saturdays 13.00 to 23.00hrs (Evenings)*	60**
Sundays & Bank Holidays 07.00-23.00hrs*	60**
*Construction activity at these marked times, other than that required in respect of emergency works, will require a written submission seeking authorisation to Fingal County Council **If the ambient noise level exceeds the threshold noise levels (i.e., the ambient noise level is higher than the above values), the maximum permissible noise levels due to site activities will be 3dB above the ambient noise level . Source: British Standard, 2014. Code of Practice for Noise and Vibration Control on Construction and Open Sites Parts 1 and 2 (BS 5228: 2009 +A1 2014).	

7.3.6.2 Control of Vibration

All construction works will be required to comply with the vibration mitigation measures defined in the CEMP and the recommendations of BS 5228-1:2009+A1:2014 Code of Practice for Noise and Vibration Control on Construction and Open Sites – Noise and the European Communities (Noise Emission by Equipment for Use Outdoors) Regulations, 2001.

Vibration levels will be kept below 1.0 mm/sec (PPV) for the duration of the Construction Phase of the Proposed Development. In the event that site activities are expected to exceed this value, nearby residents will be notified, and an explanation provided.

The following measures will be taken to ensure that no significant vibration levels occur, and that all appropriate steps are taken to assist in effective vibration level management:

- Equipment is to be task-specific; and
- Vehicle engines shall be switched off when not in use;
- Machines will be fitted with suitable and properly operating silencers;
  If appropriate, acoustic screens will be deployed;
- Siting of plant as far away from sensitive receptors as permitted by site constraints.;
- Best practice vibration control measures will be employed by the Main Contractor and screening provided to adjoining properties where required;
- In the method statement/risk assessment, the Main Contractor (once appointed) will highlight any activity that may cause significant vibration levels (e.g., demolition, piling, rock breaking etc.) and include measures in helping to mitigate these emission levels. Such measures will include:
  - Use low impact demolition methods such as non-percussive plant where practicable;
  - Avoid the transfer of noise and vibration from demolition activities to adjoining occupied buildings through cutting any vibration transmission path or by structural separation of buildings;
  - Consider the removal of larger sections by lifting them out and breaking them down either in an area away from sensitive receptors or off site.

7.3.6.3 Liaison with the Public

The contact details of the Project Manager, the Construction Environmental Site Manager / Project Communications Officer and the Environmental and Waste Officer will be displayed to the public at the Site entrance, together with the Proposed operating hours, including any special permissions given for out of hours work.

The Construction Environmental Site Manager / Project Communications Officer will act as the designated noise liaison officer and liaison will be carried out in accordance with the Communication Management Plan (refer to Section 5.6). Any noise complaints will be managed in accordance with the complaint's procedure, reported to the designated sub-contractor as applicable, and followed up in a prompt fashion.

7.3.6.4 Noise and Vibration Control Inspections

Noise and vibration control inspections and audits will be conducted daily through the Demolition Phase and Construction Phase of the Proposed Development.

The purpose of the inspections will be to ensure that all appropriate steps are being taken to control construction noise emissions and vibration. To this end, consideration will be given to issues such as the following:

- Hours of operation being correctly observed.
- Opportunities for noise and vibration control 'at source'.
- Number and type of plant.
- Optimum siting of plant items.
- Plant items being left to run unnecessarily.
- Presence of mitigation measures.
- Correct use of proprietary noise and vibration control measures.
- Correct use of screening provided and opportunities for provision of additional screening.
- Construction methods.
- Materials handling; and
- Poor maintenance.

Noise and vibration control inspections and audits will be recorded in in the live CEMP.

7.3.6.5 Monitoring for Noise and Vibration

Where required, noise and vibration monitoring will be carried out during critical activities and times of potential increased noise generating activities and during critical periods and at sensitive locations (e.g., demolition works, piling, rock breaking etc.). Monitoring will be carried out by a specialist sub-contractor engaged by the Main Contractor (once appointed) to monitor, collate and report on noise and vibration results.

Where required, the monitoring systems will be combined with a real-time alarm system to ensure that the action level thresholds are strictly adhered to for the duration of the works. Where noise levels exceed the action level thresholds, the Main Contractor will undertake steps to review the works and implement additional mitigation measures where applicable.

7.3.7 Control of Air Quality and Dust

In order to sufficiently mitigate any likely air quality impact, a schedule of air control measures has been formulated for the duration of the Construction Phase of the Proposed Development as set out in the following sections.

The Main Contractor (once appointed) will implement a Dust Management Plan (DMP) for the duration of the Construction Phase in order to sufficiently prevent fugitive emissions affecting those occupying neighbouring properties or pathways. The DMP outlined below sets out a schedule of practical air control measures and monitoring requirements to control fugitive dust for the duration of the Construction Phase of the Proposed Development.

7.3.7.1 Dust Control Measures - General

The aim is to ensure good site management by avoiding dust becoming airborne at source.

During the Construction Phase of the Proposed Development, the siting of construction activities and temporary stockpiling of materials will take note of the location of sensitive receptors and prevailing wind directions to minimise the potential for significant dust nuisance.

In addition, good site management will include the ability to respond to extreme weather conditions (e.g., drought, wind and temperature extremes) by either restricting operations on-site or using effective control measures quickly before the potential for nuisance occurs:

- No demolition works take place in conditions exceeding Beaufort Wind Force 4 (11-16 kt; 13-18 mph; 20-28 km/h).
- During working hours, technical staff shall be on site and available to implement dust control methods as appropriate.
- Complaint registers will be maintained on site detailing all telephone calls and letters of complaint received in connection with construction activities, together with details of any remedial actions carried out.
- The Main Contractor will demonstrate full compliance with dust control measures at all times. Regular Toolbox Talks / briefings will be given to construction staff, sub-contractors, and operatives to raise awareness of the need to minimise dust. The implementation of dust suppression will be monitored, reviewed and any actions required addressed on an ongoing basis; and
- At all times, the procedures put in place will be strictly monitored and assessed.

The dust minimisation measures will be reviewed at regular intervals during the Construction Phase of the Proposed Development to ensure the effectiveness of the procedures in place and to maintain the goal of minimisation of dust using best practise and procedures.

In the event of dust nuisance occurring outside the site boundary, site activities will be reviewed, and satisfactory procedures implemented to rectify the problem. Specific dust control measures to be employed are detailed below.

7.3.7.2 Dust Control – Preparing and Maintaining the Site

- Plan site layout so that machinery and dust causing activities are located away from receptors, as far as is possible.
- Where required, adequate dust/debris screening will be in place at the site boundary to contain and minimise the amount of windblown dust. This will be maintained in good condition at all times. Where required, this may include:
    - Erection of solid screens or barriers around dusty activities or the site boundary that are at least as high as any stockpiled materials on site.
    - Full enclosure of specific operations where there is a high potential for dust production and the site is active for an extensive period.
- Dust suppression equipment must be used when point source emissions are likely. The site will be dampened down as necessary to minimise windblown dust when necessary or during periods of dry weather. Where dust is likely to be a persistent problem a water spray system (e.g., IBC tanks fitted with hoses, bowsers fitted with spray nozzles) will be put in place from the commencement of the works where required. Hard to reach areas will be kept wet by the use of water cannons fitted to the rear of the bowsers.
- Avoid site runoff of water or mud.
- Keep site fencing, barriers and scaffolding clean using wet methods.
- Netting of scaffolding where required;
- Covering skips; and
- Remove materials that have a potential to produce dust from site as soon as possible.

7.3.7.3 Dust Control – Site Roads and Track Out

Site roads (particularly unpaved) can be a significant source of fugitive dust from construction sites if control measures are not in place. The most effective means of suppressing dust emissions from unpaved roads is to apply speed restrictions. Studies show that these measures can have a control efficiency ranging from 25 to 80%.

- A speed restriction of 20km/hr will be applied as an effective control measure for dust for on-site vehicles, in particular at site access/egress locations.
- Use water-assisted dust sweeper(s) on the access and local roads, to remove, as necessary, any material tracked out of the site. This may require the sweeper being continuously in use.
- Avoid dry sweeping of large areas.
- Vehicles entering and leaving sites will be covered to prevent escape of materials during transport.
- On-site haul routes will be regularly inspected by the Construction Environmental Site Manager or appointed delegate for integrity and instigate necessary repairs to the surface as soon as reasonably practicable.
- Dust suppression equipment must be used when point source emissions are likely.
- Where required, hard surfaced haul routes will be regularly damped down with fixed or mobile sprinkler systems, or mobile water bowsers and regularly cleaned; and
- Bowsers will be available during periods of dry weather throughout the construction period. Research has found that the effect of watering is to reduce dust emissions by 50%. The bowser will be used during dry periods to ensure that unpaved areas are kept moist. The required application frequency will vary according to soil type, weather conditions and vehicular use; and any hard surface roads will be swept to remove mud and aggregate materials from their surface while any unsurfaced roads shall be restricted to essential site traffic only.

7.3.7.4 Dust Control – Public Roads

Spillage and blow-off of debris, aggregates and fine material onto public roads should be reduced to a minimum by employing the following measures:

- All consignments containing material with the potential to cause air pollution being transported by skips, lorries, trucks or tippers must be covered (e.g., tarpaulin or similar) during transit onsite and offsite to restrict the escape of dust.
- Public roads outside the site will be regularly inspected for cleanliness, as a minimum on a daily basis, and cleaned as necessary. Where required, a road sweeper will be deployed to ensure that public roads are kept free of debris; and
- Where required, wheel washing of vehicles will be implemented prior to exiting the site so that traffic leaving the site compound will not generate dust or cause the build-up of aggregates and fine material in the public domain.

7.3.7.5 Dust Control – Operating Vehicles / Machinery

- Ensure all vehicles switch off engines when stationary – no idling vehicles.
- Avoid the use of diesel- or petrol-powered generators and use mains electricity or battery powered equipment where practicable.

- Regular servicing of machinery (including trucks, excavators, diesel generators or other plant equipment) to ensure exhaust emissions from vehicles are minimised; and
- Impose and signpost a maximum-speed-limit of 20 kph haul roads and work areas.

7.3.7.6 Dust Control – Operations

- Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g., suitable local exhaust ventilation systems.
- Ensure an adequate water supply on the site for effective dust/particulate matter suppression/mitigation, using non-potable water where possible and appropriate; and
- Ensure equipment is readily available on site to clean any dry spillages and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods.

7.3.7.7 Dust Control – Waste Management

- Bonfires and burning of waste materials are prohibited onsite; and
- All loads of C&D waste leaving the Site will be covered.

7.3.7.8 Dust Control – Measures Specific to Construction

- Avoid scabbling (roughening of concrete surfaces) if possible.
- Ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out, unless this is required for a particular process, in which case ensure that appropriate additional control measures are in place.
- Ensure bulk cement and other fine powder materials are delivered in enclosed tankers and stored in silos with suitable emission control systems to prevent escape of material and overfilling during delivery; and
- For smaller supplies of fine power materials ensure bags are sealed after use and stored appropriately to prevent dust.

7.3.7.9 Dust Control – Measures Specific to Earthworks / Groundworks

Groundworks / earthworks during periods of extreme weather conditions (e.g., drought, wind and temperature extremes) can be a significant source of dust.

- During dry and windy periods, and when there is a likelihood of dust nuisance, a bowser will be used to ensure moisture content is high enough to increase the stability of the soil and thus suppress dust.
- Re-vegetate earthworks and exposed areas/soil stockpiles to stabilise surfaces as soon as practicable.
- Use Hessian, mulches or tackifiers where it is not possible to re-vegetate or cover with topsoil, as soon as practicable.
- Only remove the cover in small areas during work and not all at once; and
- During dry and windy periods, and when there is a likelihood of dust nuisance, a bowser will operate to ensure moisture content is high enough to increase the stability of the soil and thus suppress dust.

7.3.7.10 Dust Control – Site Management

- Regular inspections of the site and boundary will be carried out to monitor dust, records and notes on these inspections should be logged.
- Records will be kept of all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken.
- Make the complaints log available to the local authority when asked.
- Record any exceptional incidents that cause dust and/or air emissions, either on- or offsite, and the action taken to resolve the situation in the logbook; and
- Regular liaison meetings will be held with other high risk construction sites within 500 m of the site boundary, to ensure plans are co-ordinated and dust and particulate matter emissions are minimised. It is important to understand the interactions of the off-site transport/deliveries which might be using the same strategic road network routes.

7.3.7.11 Dust Control – Stockpiles

Stockpiling of excavated soils (pending reuse onsite) and imported resources (e.g., quarry stone, sand) will be avoided where possible. However, should stockpiling of materials be required onsite during the Construction Phase of the Proposed Development, the location and moisture content of stockpiles are important factors which determine their potential for dust emissions. The following dust control measures will be employed as best practice where stockpiling of materials is required:

- Where possible, storage stockpiles will be located down wind of sensitive receptors.
- Overburden material will be protected from exposure to wind by storing the material in sheltered regions of the site; and
- Where materials are required to be stockpiled for longer periods of time during the development, regular watering will take place to ensure the moisture content is high enough to increase the stability of the soil and thus suppress dust. The regular watering of stockpiles has been found to have an 80% control efficiency.

7.3.7.12 Dust Control – Site Management

- Regular inspections of the Site and Site boundary should be carried out to monitor dust, records and notes on these inspections should be logged and recorded in Appendix H of the CEMP. This will include regular dust soiling checks of surfaces such as street furniture, cars and windowsills within 100m of the site boundary, with cleaning to be provided if necessary.
- Records will be kept of all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken.
- The Main Contractor will make the complaints log, included in the live CEMP, available to the Fingal County Council upon request; and
- Where necessary, regular liaison meetings will be held with other high risk construction sites within the vicinity of the Site, to ensure plans are co-ordinated and dust and particulate matter emissions are minimised. It is important to understand the interactions of the off-site transport/deliveries which might be using the same strategic road network routes.

7.3.7.13 Dust Monitoring

Dust monitoring will be carried out, if deemed required, during critical activities. Dust monitoring will be carried out by a specialist sub-contractor engaged by the Main Contractor (once appointed) to monitor, collate and report on dust monitoring results. All personnel undertaking monitoring will be sufficiently competent and will be experienced in managing construction dust and particulates (PM10 and PM2.5).

Where required, dust monitoring will be conducted using the Bergerhoff method in accordance with the requirements of the German Standard VDI 2119. Dust emissions at the site boundaries will not exceed 350 mg/(m^2*day) during the monitoring period (approximately one month - 28-32 days). All laboratory analysis must be undertaken at an accredited laboratory with appropriate accreditation for each analytical method.

Where action level thresholds are exceeded, the Main Contractor (once appointed) will undertake steps to review the works and implement additional mitigation measures where applicable.

7.3.7.14 Dust Management Summary

The proactive control of fugitive dust it is necessary to ensure that the prevention of significant emissions, rather than an inefficient attempt to control them once they have been released, will contribute towards the achievement of no dust nuisance occurring during the Construction Phase of the Proposed Development. The key features with respect to control of dust emissions and nuisance dust will be:

- The specification of a site policy on dust and the identification of the site management responsibilities for dust issues.
- The development of a documented system for managing site practices with regard to dust control.
- The development of a means by which the performance of the dust management can be monitored and assessed; and
- The specification of the measures to be taken to control dust emissions before it occurs and effective measures to deal with any complaints received.

7.4 Control of Impacts on Archaeology

Archaeological investigations within the Proposed Development sites comprise of the following findings taken from the Pre-Planning Report prepared by Stephen Little Association for Proposed Large Scale Residential Development at lands in the Townland of Porterstown, Clonsilla, Dublin 15.

- A geophysical survey across a large area of the Kellystown / Porterstown lands included the football fields revealing nothing of archaeological significance (Licence 23R0523; Young & Bird 2024);
- Archaeological testing over part of the Kellystown / Porterstown lands included the area east of the football pitches where a former construction compound had been located (Licence24E0430; Coen 2024);

- A geophysical survey has been undertaken of Luttrellstown Gate Phase 2 Plot 1 revealing a potential partial ring barrow at the west boundary (Licence 23R0523; Young & Bird 2025);
- A licence is in place to undertake archaeological testing of Luttrellstown Gate Phase 2 Plot 1 (Licence 25E0117).

The identification of a possible ring barrow within Luttrellstown Gate Phase 2 Plot 1 shows the potential for prehistoric features and finds within the application sites. This may include human remains from the ring barrow. This will be confirmed following archaeological testing of this feature. An updated impact assessment will be created when further information is available.

The discovery of a late medieval settlement (Licence 24E0565; Coen forthcoming) in Kellystown as part of investigations of the wider Kellystown / Porterstown development shows that there is some potential for related features within Luttrellstown Gate Phase 2 Plot 1, although it is likely that such features if they exist would be ephemeral to the main settlement.

The area of the football fields included a former settlement at Porterstown. However, this area has been considerably disturbed due to the creation of the football pitches and the use of the area east of the pitches as a construction compound in the past. It was therefore considered that these previously disturbed areas contained a negligible potential for the survival of archaeological remains.

There are no archaeological mitigations currently included in the report.

7.5 Maintenance of Roads

The Main Contractor (once appointed) will ensure that the appropriate procedures are in place to ensure that all Site traffic will be managed in accordance with the CTMP which will be developed by the Main Contractor (once appointed) in advance of construction works commencing onsite and included in the live CEMP. The Main Contractor (once appointed) will ensure that measures are in place to prevent any nuisance and debris on public roads adjoining the site associated with the construction works. The Main Contractor (once appointed) will ensure that the following control measure are implemented as required throughout the Construction Phase of the Proposed Development:

- Where required, wheel washing of vehicles will be implemented prior to exiting the site so that traffic leaving the site compound will not generate dust or cause the build-up of aggregates and fine material in the public domain. Where necessary, additional measures (e.g., hardcore/stone surfaces along haul routes to prevent dirt and debris on wheels) will also be provided for site vehicles;
- A road sweeper (vacuum type) will be available for use throughout the Construction Phase of the Proposed Development to ensure that internal roads and public roads are kept clear of mud and debris.
- Dust suppression equipment must be used when point source emissions are likely. The site will be dampened down as necessary to minimise windblown dust when necessary or during periods of dry weather. Where dust is likely to be a persistent problem a water spray system (e.g., IBC tanks fitted with hoses, bowsers fitted with spray nozzles) will be put in place from the commencement of the works where required. Hard to reach areas will be kept wet by the use of water cannons fitted to the rear of the bowsers.

- Road gullies/drains/sewers along public roads in the vicinity of the Site will be protected and maintained throughout Construction Phase of the Proposed Development; and
- All works will be carried out in such a manner as to ensure that the adjoining street(s) are kept clear of debris, soil and other material.

7.6 Site House Keeping

The Main Contractor (once appointed) will operate onsite using good housekeeping practices. Work areas will be left in a clean state by construction personnel. The site induction will communicate the requirement for site housekeeping and tidiness.

Further to measures described in the relevant sections below, the following measures will be implemented to maintain site tidiness:

- Construction works will be carried out with regard to a defined schedule and with regard to the hours of work outlined in the CEMP (refer to Section 5.2);
- The Main Contractor will ensure that road edges and footpaths are swept on a regular basis;
- The Main Contractor and appointed sub-contractors will be responsible for the clearance of their plant, equipment and any temporary buildings upon completion of construction; and
- Upon completion of the Construction Phase of the Proposed Development, the Site will be left in a safe condition.

8 RECORD KEEPING, AUDITS, INSPECTIONS AND REPORTING

8.1 Record Keeping

Records pertaining to all aspects of the construction environmental management procedures outlined in this document will be maintained in the onsite live CEMP files and will include:

- Records of induction training for operatives, drivers, workers, and visitors.
- Attendance by Site personnel and visitor logs.
- The location of waste storage areas onsite.
- The details of environmental incidents and near misses including incident investigation and corrective and preventative measures implemented.
- Records of environmental inspections completed during the Demolition Phase and Construction Phase to ensure compliance with the CEMP control measures.
- Records of continuous noise, vibration and dust monitoring;
- Copies of Safety Data Sheets (SDS);
- Complaints register; and
- All corrective action requests will be numbered and logged and tracked to ensure completion in accordance with the HSEQMS.

In addition, detailed records of waste classification reports and all materials and waste removed from the Site will be maintained by the Main Contractor verifying the compliant management and removal off-site of all materials and waste in accordance with all relevant waste management legislation. Similar records will be maintained onsite and available for inspection detailing all materials exported under any EPA Article 27 notifications.

A copy of the receiving waste facility permits and licences and NWCPO waste collection permits with all appendices will also be retained onsite.

All records will be made available to Fingal County Council upon request.

8.2 Monitoring, Audits and Inspection

Regular inspection and monitoring of construction activities to ensure that the recommended mitigation measures are being correctly implemented will support environmental protection by identifying potential environmental issues at an early stage will reduce the likelihood of significant effects on human health or the environment.

Inspections by the Construction Environmental Site Manager will address environmental issues including groundwater, surface water, dust, litter, traffic, waste management and general housekeeping. These will be carried out on both scheduled and random intervals. The findings of these inspections will be logged and recorded on the routine site inspection log included in the live CEMP.

Noise and vibration control inspections and audits by the Construction Environmental Site Manager will also be recorded in the live CEMP and made available to Fingal County Council upon request.

The specific environmental monitoring requirements relating to the control of potential impacts are detailed in Section 7.3.

Monitoring required as a condition of any consent for discharges or water supply will be undertaken by the Main Contractor (once appointed). The monitoring results will be compiled in the live CEMP and will be made available to Fingal County Council and other regulatory bodies as required.

The Construction Environmental Site Manager or delegate will be responsible for conducting waste inspections at the Site during the Construction Phase of the Permitted Development to ensure the compliance with waste management procedures as outlined above to ensure that all procedures are strictly adhered to.

Regular site inspections will also be carried out by the by the Construction Environmental Site Manager to ensure materials are segregated onsite for the appropriate waste stream and disposal destination and to check for housekeeping, litter, and correct segregation. Where poor segregation practices are observed, littering is apparent or housekeeping falls below standard, a non-conformance will be raised with the Construction Environmental Site Manager for corrective action.

8.3 Reporting

8.3.1 Environmental Monitoring Reports

Where groundwater, surface water, noise, vibration and/or dust monitoring is undertaken, the results will be recorded in Appendix I of the CEMP and made available FCC upon request.

8.3.2 Soil Sampling and Waste Classification Reports

Where additional soil sampling and classification of soil waste is undertaken, the Project Contaminated Land Consultant will prepare a comprehensive waste classification assessment report(s) incorporating all support documentation and drawing. The waste classification reports will be included in the live CEMP.

In the event that hazardous wastes, previously deposited wastes or previously unidentified contaminated soil are discovered onsite, that material will be segregated and stored appropriately for sampling and classification as per Section 7.3.3. A hazardous waste/soil management plan will be designed and implemented by the Project Environmental Consultant detailing the estimated volumes, mitigation measures, destinations for the authorised disposal/ treatment and the designated authorised contractors for the movement of the material. The soil management plan(s) will also be included in the live CEMP.

8.3.3 Archaeological Survey Reports

A copy of any archaeological assessment report(s) will be submitted to the Fingal County Council and to the National Monuments Service for consideration.

No site preparation or construction work will be carried out until after permission to proceed has been received in writing from the Planning Authority in consultation with the National Monuments Service of the Department of Housing, Local Government and Heritage.

If required, report(s) on any further excavations undertaken will be compiled by the Project Archaeologist and included in the live CEMP, detailing the results of same and be illustrated

with drawings, photographs and any specialist reports required, in compliance with the terms of the excavation licence.

8.4 Non-Conformance and Corrective and Preventative Action

Non-conformances may be raised through site inspection or audit, or by any site personnel by reporting a non-conformance to the Main Contractor. Non-conformances will be recorded and investigated by the Main Contractor to determine the root cause, and Corrective Action Requests (CARs) will be issued to ensure that prompt action is agreed and committed to, with a view to the effective resolution of any deviations from the CEMP requirements or any environmental issues.

CARs may be raised as a result of:

- An internal or external communication;
- An internal audit;
- A regulatory audit or inspection;
- A suggestion for improvement;
- A complaint; or
- An incident or potential incident.

All CARS will be numbered and logged, tracked and recorded in the CEMP to ensure completion. CARs will only be closed out on sign off by the Main Contractor that the required corrective actions have been completed. CARs will be compiled in Appendix J of the CEMP.

9 EMERGENCY PLANNING AND RESPONSE

The purpose of the CEMP is to address the potential emissions from the site, implementing any necessary mitigation measures as discussed in Section 7.3 to ensure that there will be no negative impact on the receiving environment. The Main Contractor will ensure that all works are carried out consistent with existing emergency response plans and procedures.

9.1 Emergency Response

The accident and emergency procedures will be outlined in the Health and Safety The accident and emergency procedures, that will be outlined in the Health and Safety documentation, will ensure that emergencies such as fires, explosions, accidents, leaks, sabotage or emergencies caused by force majeure occur as little as possible; if they do, however, occur, the Emergency Response Procedure ensures that all counter-measures proceed in a controlled manner so that greater damages are avoided and the possible effects upon persons, the environment and property are avoided or limited. Related procedures are as follows:

- Emergency preparedness and response procedure.
- Incident investigation procedure.
- Nonconformity, Corrective Action and Preventative Action.
- Spillage Containment Procedure; and
- Pollution Prevention Programme.

An environmental emergency at the site may include:

- Discovery of a fire within the site boundary.
- Uncontained spillage / leakage / loss of containment action; and
- Discharge concentration of potential pollutants in excess of environmental trigger levels.

The general required emergency response actions will be posted at strategic locations, such as the site entrance, canteen and near the entrances to buildings.

All environmental incidents (including emergency situations and accidents that can have an impact on the environment) are to be managed in accordance with the following procedure. In the event of an incident, the Main Contractor will:

- Carry out an investigation to identify the nature, source and cause of the incident and any emission arising there from.
- Isolate the source of any such emission.
- Evaluate the environmental pollution, if any, caused by the incident.
- Identify and execute measures to minimise the emissions/malfunction and the effects thereof.
- Identify the date, time and place of the incident; and
- Notify all relevant authorities.

In the event of a spillage, the following procedure shall be followed:

1. IF SAFE (USE PPE), stop the source of the spill and raise the alarm to alert people working in the vicinity of any potential dangers.

2. IF SAFE (USE PPE), contain the spill using the absorbent spills material provided. Do not spread or flush away the spill.
3. Cover or bund off any vulnerable areas where appropriate.
4. If possible, clean up as much as possible using the absorbent spills materials.
5. Do not hose the spillage down or use any detergents.
6. Contain any used absorbent material so that further contamination is limited.
7. Notify the Construction Environmental Site Manager so that used absorbent material can be disposed of using a licensed waste contractor; and

An accident investigation should be performed in accordance with procedures and the report sent to the Project Manager and the Main Contractor.

9.2 Managing Environmental Incidents

All environmental incidents and complaints from members of the public / third parties will be handled appropriately, efficiently in compliance with the incidents and corrective action procedures to be developed by the Main Contractor. All follow up actions on the construction site will be managed by the Construction Environmental Site Manager / CMT.

An environmental incident may include but is not limited to the following:

- Spillage of chemical, fuel or oil.
- Fire.
- Release of any contaminant to surface water, groundwater, air or soil.
- Exceedance of noise limits; and
- Exceedance of dust limits.

A record will be maintained on site of all incidents detailing the following as a minimum:

- Date, time, and duration of incident.
- Nature of the complaint/ incident (e.g., noise nuisance, dust nuisance).
- Characteristics of the incident.
- Likely cause or source of incident.
- Weather conditions, such as wind speed and direction.
- Investigative and follow-up actions; and
- Root cause analysis and preventive actions.

All incidents will be investigated by the Construction Environmental Site Manager / CMT and reported to the Project Manager. Corrective and preventative actions will be implemented as required to ensure that the incident is effectively dealt with and to prevent a recurrence of the incident. Staff will be informed by toolbox talk of corrective and preventative actions implemented as relevant to their role or overall operations.

9.3 Emergency Contacts

The relevant emergency contact details for essential environmental and H&S services (refer to Table 9-1) will be displayed on the Site hoarding and included within the live register of documents. These emergency contact details will be kept up to date by the Main Contractor.

Table 9-1. Emergency Contacts

Emergency Service Contact Numbers	Contact
Ambulance	999 or 112
Fire Brigade	999 or 112
Fingal County Council Environment & Transportation Department	(01) 890 5000
EPA - Headquarters County Wexford	(053) 9160600
HSE – North Great George's Street	(01)814 6197
Inland Fisheries Ireland	(01) 884 2693
ESB Emergency	1850 372 999
Gas Emergency	1850 20 50 50
First Aid Officer	Main Contractor (once appointed)
National Monuments Service, Department of the Arts, Heritage and the Gaeltacht	(01) 888 2000
National Parks & Wildlife Service - North Eastern Division	(01) 539 3175 / (01) 539 3230
Health and Safety Authority	1890 289 389
St. James's Hospital	(01)410 3000
Blanchardstown Garda Station	(01) 666 7000

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