SDCC Rathcoole Housing Development

Volume 02
Environmental Impact Assessment Report (EIAR)
Appendix 1-1 EIA Team

South Dublin County Council (SDCC)

September 2026

Quality information

Prepared by	Checked by	Verified by	Approved by
Various Authors	DM Senior Environmental Consultant	JH Technical Director – Impact Assessment	RO'C Project Director

Revision History

Revision	Revision date	Details	Authorized	Name	Position
1	07/09/2026	Final	Y	RO'C	Project Director

Distribution List

# Hard Copies	PDF Required	Association / Company Name
0	1	South Dublin County Council

Prepared for:

South Dublin County Council (SDCC)

Prepared by:

AECOM Ireland Limited
4th Floor
One Burlington Plaza
Burlington Road
Dublin 4
D04 RH96
T +353-1-696-6220

© 2026 AECOM Ireland Limited. All Rights Reserved.

This document has been prepared by AECOM Ireland Limited (“AECOM”) for sole use of our client (the “Client”) in accordance with generally accepted consultancy principles, the budget for fees and the terms of reference agreed between AECOM and the Client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. No third party may rely upon this document without the prior and express written agreement of AECOM.

Appendix 1-1 EIAR Technical Team Details

Details and a 'statement of competence' of the relevant expertise and qualifications of each of the contributors to the Environmental Impact Assessment Report (EIAR) is required by Environmental Impact Assessment (EIA) Regulations.

This EIAR has been compiled by AECOM, and assessments and reporting were provided by competent experts from AECOM. Table 1 lists the main authors for each discipline involved in the preparation of the EIAR Volume 01. In accordance with EIA Regulations, AECOM confirms that experts involved in the preparation of this EIAR are fully qualified and competent in their respective fields. Each expert has extensive proven expertise in the relevant field concerned, thus ensuring that the information provided herein is complete and of high quality. A short biography for each author is included.

Table 1 Expertise of the EIA Team

EIAR Chapter/Role	Consultant	Qualification	Expertise
Project Director	Richard O'Callaghan	BSc, BL, MSCSI, MRICS	Richard is an experienced Project Director and chartered surveyor with AECOM, with extensive experience in the management and delivery of multidisciplinary development and infrastructure projects in Ireland. He is a Member of the Society of Chartered Surveyors Ireland (MSCSI) and the Royal Institution of Chartered Surveyors (MRICS) and also holds a Barrister-at-Law qualification from The Honourable Society of King's Inns. Richard has significant experience in project and commercial management, coordinating multidisciplinary teams and overseeing the delivery of complex projects for public and private sector clients.
Project Manager	Roisin Connolly	BA(Hons) Barch, pDip Part III.	Roisin is a Senior Architect with Metropolitan Workshop with approximately 10 years' experience in architectural practice in Ireland. She has experience in architectural design and the development and coordination of projects through the design process. As Project Manager for the Proposed Development, Roisin coordinates the multidisciplinary project team and the development of the project design and associated planning documentation. She holds a Bachelor of Architecture (BArch) from the University of Limerick.
EIAR Manager	Aldona Binchy	Eng MSc, PISEP	Aldona is an EIA Associate Director with 20 year's commercial experience in the environmental sector for both public and private sector clients. Aldona is a highly organised Project Manager and experienced EIA and environmental permitting practitioner who can bring clear direction to the environmental permitting work, her experience in this regard includes a wide range of complex commissions including, linear infrastructure, infrastructure, energy to renewable energy, mining and minerals.
EIAR Coordinator	Leticia Braga	PhD, MSc, BSc (hons), PGeo	Leticia is a Chartered Geoscientist and Environmental Consultant with 15+ years of experience in the environmental sector, with focus on Environmental Impact Assessment (EIA). Experienced in the coordination, project management and delivery of multidisciplinary environmental assessments, including EIARs, EIA Screenings, non-statutory environmental reports

EIAR Chapter/Role	Consultant	Qualification	Expertise
			and other environmental planning deliverables, across infrastructure, transport, energy, industrial and mining projects. Multidisciplinary background combining EIA coordination, project management and technical review with technical expertise in geology, hydrogeology and GIS. Holds a PhD in Geoengineering, an MSc in Hydrogeology and an Advanced Diploma in Planning and Environmental Law.
EIAR Lead Verifier	John Halsall	MSc (Merit), BSc (Hons), CEnv	John is a Chartered Environmentalist and Technical Director with over 25 years' experience in environmental assessment and sustainable development across the UK and Ireland. He has led environmental inputs for major infrastructure, regeneration, rail, and energy projects. His expertise includes EIA, environmental management systems, sustainability appraisal, and Building Research Establishment Environmental Assessment Method (BREEAM) and Civil Engineering Environmental Quality Assessment & Award Scheme (CEEQUAL) assessments. John provides strategic technical oversight, quality assurance, and governance support to multidisciplinary EIA teams, ensuring compliance with environmental legislation and best practice standards.
Chapter 01: Introduction and Methodology	Leticia Braga	As above	As above
Chapter 02: Description of Development	Jerry Barnes	BA, MPhil, MSc, MA, MIPI, MRTPI	Jerry is a Chartered Town Planner with 35 years' experience in planning practice and EIAs and has an MPhil in Environmental Planning from the University of Reading. He has undertaken a range of EIA for strategic infrastructure, commercial and residential developments.
	Lara Carey	BA, pMSC	Lara is a planning consultant with over two years' experience at MacCabe Durney Barnes, working across both public and private sector projects. She holds a BSc in Liberal Arts and Sciences, majoring in Societies and Cultures in Transition, and a pre-master's in Society, Sustainability and Planning from the University of Groningen (Cum Laude). Since joining the practice, Lara has prepared and assisted in the preparation of planning applications, including Section 34, Part 8 and Part 10 submissions, and has conducted environmental assessments including EIA Screenings, EIAR and Strategic Environmental Assessment reporting across a range of project types. She has contributed to research commissions on behalf of government departments and local authorities, including marine spatial planning, social infrastructure assessments, and development plan monitoring practice guidance. Lara brings prior experience from both academia and non-profit work.
Chapter 03: Need for Development	Jerry Barnes	As above	As above
	Lara Carey	As above	As above
Chapter 04: Alternatives	Jerry Barnes	As above	As above
	Lara Carey	As above	As above
	Jerry Barnes	As above	As above

EIAR Chapter/Role	Consultant	Qualification	Expertise
Chapter 05: Population and Human Health	Lara Carey	As above	As above
Chapter 06: Biodiversity	Paul Lynas	BSc (Hons), MRes Environmental Biology, CEnv (Society for Environment), MCIEEM	Paul is an Associate Director in AECOM, an all-round ecologist with over 20 years' experience and is a past Convener of the Irish Section of the Chartered Institute of Ecology and Environmental Management (CIEEM). Specialising in bird and mammal survey, he now also manages projects and ecology teams in the collection and reporting of ecological data. Over the last two decades, he has undertaken numerous flora and fauna assessments for both public and private sector clients and regularly works as part of a multi-disciplinary team on many large-scale infrastructure projects including power, road, rail, and other large developments, acting as an Expert Witness where required. Paul has wide-ranging experience with application of the European Habitats Directive and has prepared many Appropriate Assessments.
	Jenny Hunter	BSc (Hons), MSc, MCIEEM and MSRB	Jenny is a Senior Ecologist with 15 years' professional experience in ecological consultancy. Jenny has extensive field experience of a variety of species and habitat survey techniques for a range of project, with particular expertise in linear schemes. She is an excellent communicator with vast experience of various reporting, including Ecological Impact Assessment (EcIA).
	Seánin Munglani	BSc (Hons), MSc, ACIEEM	Seánin is a Senior Ecologist with over six years' professional experience in ecological consultancy. Seánin has experience carrying out a range of ecological surveys, including Phase 1, Fossitt and UKHab surveys, and habitat condition assessment. Seanin has extensive experience of Biodiversity Net Gain assessments across Ireland and the UK, including for energy, water, and residential projects. Seánin is vastly experienced in preparation and review of a range of ecological reporting.
Chapter 07: Land, Soils and Geology	Kevin Forde	BSc (Hons), Dip Comp Sci, MSc Hydrogeology	Kevin is a Technical Director and Contaminant Hydrogeologist in the AECOM Soil, Groundwater and Remediation team and has more than 30-years' experience. He holds an honour's degree in Geology (National University of Ireland, 1991), a post graduate diploma in Computing (National University of Ireland, 1992) and a MSc in Hydrogeology (University College London, 1993). He has extensive experience of ground contamination assessment and remediation in Ireland, UK, France and Germany for both public and private sector clients involving environmental due diligence, pre-construction site investigation, Environmental Impact Assessment Report (EIAR), contaminated land remediation and construction phase soil waste management. He is AECOM's per- and polyfluoroalkyl substances (PFAS) technical lead for Ireland.
	Hollie Whelan	BA, MSc	Hollie is a Graduate Geo-Environmental Consultant in the AECOM, Soil, Groundwater and Remediation team and has 2 years' experience. She holds an honour's degree in Geographical and Archaeological Science (University College Cork) and a MSc in Geology – Applied Environmental Geosciences (University College

EIAR Chapter/Role	Consultant	Qualification	Expertise
			Cork). She has extensive experience of ground contamination assessment and remediation in Ireland for both public and private sector clients involving environmental due diligence, site investigation including geotechnical and environmental work and EIARs.
Chapter 08: Water and Hydrology	Jenny Rush	BA, MSc, PDip	Jenny is a Senior Hydrologist and has over 22 years' experience in environmental consultancy, including leading the water environment chapters for environmental impact assessments of a range of sectors (road, rail, mining, solar farms, wind farms and water companies) in the UK and Ireland. She has a particular interest in the minimisation of impacts to wetland features. She has completed training in expert witness/ oral hearing skills and has provided specialist advice to construction companies on ISO water sampling and sample handling for the purpose of two court cases in the Republic of Ireland.
	Tim Jones	PhD, BSc	Tim is an Associate Director specialising in water and sediment quality processes in rivers and lakes. Tim leads on production of Water Environment impact assessments and Water Framework Directive assessments, with a water quality focus. He currently leads the surface water environment impact assessments for the Killadeer Wind Farm project. Tim is also currently managing several water quality monitoring projects on behalf of UK water companies, including for spot water quality and flow gauging, as well as in situ monitoring using sondes and telemetry. He has experience of monitoring, impact assessment and securing consents for a range of clients including the Environmental Protection Agency, Environment Agency, Natural England, National Highways, a number of local authorities and private developers.
	Lauren Kellett	BSc, MSc	Lauren is a Senior Water Scientist in AECOM's Surface Water Environment Team with 4 years' professional experience. During her time at AECOM Lauren has been involved in a variety of projects focusing on water quality/catchment scale modelling (SIMCAT), nutrient neutrality assessments, water quality monitoring, catchment reviews, hydrological impact assessments, and environmental permitting
	Aline Moreau	MSc, MSE	Aline Moreau is a Hydrogeologist with a background in Geophysics. She has worked on a groundwater modelling research project in Belgium and has had the opportunity to practice geophysical prospecting methods (electrical, seismic, RADAR, etc) and data processing in various parts of the world, including France, Belgium, Australia and Russia. Aline has 5 years' experience in Hydrogeology, EIA reports, GIS mapping, and groundwater modelling.
Chapter 09: Air Quality	Anna Savage	MSc and BSc (Hons), MIAQM, MIEnvSci, Csci	Anna is a Chartered Scientist and Technical Director with 25 years' experience in the air quality field. She has a strong understanding of local air quality management and the legislation underpinning this process, developed during a career in the public sector; for London Borough of Camden, Greater London Authority and Transport

EIAR Chapter/Role	Consultant	Qualification	Expertise
			for London (TfL) and in consultancy. She specialises in assessing air quality impacts from road traffic sources and has managed or directed multiple schemes for government clients and private developers.
	Rachel Perryman	CSci, MSc, BSc (Hons)	Rachel is a Chartered Scientist and an Associate Director with 17 years' experience in the field of air quality. Rachel is a Chartered Scientist, a MSc in Environmental Science and Management from York University and a BSc in Geography from the University of Durham. Based in the Leeds office, she provides the technical lead role for air quality assessment for major infrastructure development including Greenways.
	Matt Smith	BSc, AMIEnvSc	Matt is an Air Quality Consultant with over two years of experience with a background in academic environmental science. Matt has provided input into a variety of complex air quality assessment projects and has strengths in the clear and concise communication of technical data. He has worked on several different types of projects including road schemes, with some experience of road traffic modelling following Design Manual for Roads and Bridges (DMRB) guidance LA 105. He has also worked on local planning projects, been involved in ecological assessments, and assessments for industrial developments. He provides technical input in the form of the use of Geographic Information Systems (GIS) to map study areas; dispersion modelling using Air Pollution Dispersion Model-Roads (ADMS-Roads) to predict the impact of road traffic emissions; and the preparation of air quality chapters for Environmental Assessment Reports and other reporting requirements. Matt also has practical experience of air quality monitoring including conducting baseline air quality surveys, and the maintenance of continuous monitoring equipment of gas and particulate pollutants.
Chapter 10: Climate	Jarrad Fisher	BSc (hons), BA, PISEP, REnvP	Jarrad specialises in Climate Resilience Assessments with 3 years of experience.
	Hannah Willert	BSc	Hannah is a Graduate Sustainability Consultant on the Carbon and Environmental, Social and Governance (ESG) team at AECOM, having joined in September 2025 following the completion of her BSc with placement year. Across her professional and academic experience, Hannah developed strong numerical analysis, report writing and project coordination skills. Hannah has experience working on EIAs across residential developments and energy, and experience of lifecycle greenhouse gas (GHG) assessments across energy, rail and road developments.
Chapter 11: Noise and Vibration	Chris Skinner	MSci, MA, MIOA	Chris is a Regional Director in the AECOM Acoustics team and a corporate member of the Institute of Acoustics, leading a wide range of projects across all areas of acoustics. Chris has over 25 years' experience in acoustics consultancy and has significant experience in the acoustic design and assessment of infrastructure, transportation and industrial developments. Chris also led AECOM's work providing technical advice

EIAR Chapter/Role	Consultant	Qualification	Expertise
			to the UK Department for Environment, Food and Rural Affairs (DEFRA) from 2012 to 2025.
	Alex Young	MSc, CEng, MIOA	Alex is a Chartered Engineer and Corporate Member of the Institute of Acoustics, with over 11 years of experience across architectural and environmental projects. His project portfolio spans large linear infrastructure, residential, medical, educational, and industrial developments, with specialist expertise in construction and industrial noise assessments.
	Patrick Wood	BEng, Meng, MIOA	Patrick, Acoustics Consultant in AECOM's acoustics teams, has over 4 years' experience in noise and vibration projects across the UK and Ireland. He specialises in modelling and assessment of environmental noise impacts, with focus on construction noise predictions.
	Aisha Teffah	BSc (Hons)	Aisha is an Acoustics Consultant with 3 years of experience. She is a technician member of the Institute of Acoustics (TechIOA) and has worked on a variety of acoustics projects including construction noise and vibration assessments for High Speed 2 (HS2), internal building acoustics assessments for NEOM, and industrial noise assessments for SK Biotech.
Chapter 12: Landscape and Visual	Joerg Schulze	Dipl.- Ing. (FH) LA, MILI	Joerg Schulze is an Associate Director with AECOM, who has over 21 years of professional experience working for clients in the private and public sectors. He has a comprehensive track record in developing and managing landscape and visual impact assessments of tourism, commercial, residential, large industrial, infrastructural, renewable energy, and civic developments throughout the island of Ireland and in the UK. He has extensive experience in all planning stages including for EIA/ EIAR (including Development Consent Order (DCO)) processes. He has prepared residential visual impact assessments, manages the production of photomontages and the preparation of zones of theoretical visibility mapping, and is a regular expert witness at oral hearings/ public inquiries/ examinations.
	Jimmy Lu	BA, MSc	Jimmy is an Associate Urban Designer with over 10 years of international and cross-disciplinary experience in urban design and transport planning. Work includes masterplans for new residential communities, urban extensions, design guidelines and codes, street design, and Landscape and Visual Impact Assessments.
Chapter 13: Archaeology and Cultural Heritage	David Kilner	BA (Hons), MSc	David, an Associate Director in AECOM's Heritage Team with 22 years' experience, holds a BA(Hons) Major History/ Minor English, a PG Dip in Practical Archaeology and a MSc in Maritime Archaeology. Based in Belfast, David provides Heritage input to EIA projects across transport, Master planning and Energy, contributing to Environmental Statements, Scoping Reports, Heritage Impact Assessments and Methodologies for Heritage mitigation measures.

EIAR Chapter/Role	Consultant	Qualification	Expertise
	Luke McParland	BSc	Luke is a Graduate Archaeologist in AECOM's Heritage Team with 4 years' experience, holds a BSc in Archaeology and Palaeoecology. Luke provides heritage input to a wide range of EIA projects across the UK and ROI, including for transport, master planning, energy and water projects, as part of Environmental Statements, Scoping reports and standalone heritage assessments.
Chapter 14: Material Assets (Traffic)	Michael Bell		Michael is a Chartered Transport Planning Professional and Chartered Manager with 26 years' experience in transport and development planning and traffic engineering. He has experience in a wide range of project types for both public and private clients, including transport modelling, active travel network development, economic appraisal, stakeholder engagement and development of business cases and transport assessments. He has skills in software packages such as LinSig, VISSIM, SATURN and TRL Junctions.
	Claire McComish	BSc (Hons), MCIHT, MTPS	Claire is Senior Consultant with 17 years' experience based in the AECOM Belfast Office. She has significant experience in traffic modelling, data processing, interpreting and reporting both qualitative and quantitative results, trends and conclusions. She has significant experience in the economic appraisal of major highway schemes and active modes including business case development as well as undertaking traffic and transport assessments and providing input required to support planning submissions.
	Katherine Stevenson	MPlan	Katherine graduated with an integrated Master of Planning (MPlan) degree in European Planning in 2025, including a year of study in The Netherlands. She has worked as a Graduate Consultant within the Belfast Transport Planning team for the past six months and has gained experience in report writing and quantitative data analysis. She has played a vital role in the production of Transport Assessments, Traffic and Transport Assessments and Environmental Impact Assessment Reports for a diverse range of public and private sector clients.
Chapter 15: Major Accidents and Disasters	Angela Graham	BSc (Hons), MSc, MCIWM, MCRM, MIIRSM	Angela Graham has over thirty years' experience across a range of manufacturing industries and consultancy. Practical experience in respect of permitting and operating compliance is across a range of sectors including brewing, cement manufacture, energy, industrial and waste management. Angela's expertise centres on strategic planning & permitting issues, permitting applications, compliance/performance auditing, coupled with management system development, implementation and continuing operation in the areas of quality, environment, health & safety. She is experienced in undertaking BAT assessments against relevant BREF, appropriate measure and sector guidance. Her expertise is centred on safety, health and environmental (SHE) management issues including legislative compliance, management system development/implementation and compliance audits. Angela has project managed

EIAR Chapter/Role	Consultant	Qualification	Expertise
			the design, implementation and ongoing operation of several formal management systems in compliance with the requirements set out within ISO9001, BS7750, ISO14001, EMAS and OSHAS 18001. During this time, she has provided operationally focussed support in all aspects of quality, environment, health and safety issues including system design, roll-out, training and audit.
	Elisa Uginet	MEng AMIES	Elisa is a Senior Air Quality Consultant at AECOM, holding a degree in Energy and Environmental Engineering. With over seven years of experience across various sectors, she specializes in industrial and energy projects. Elisa has contributed to air quality and Major Accident and Disaster (MADs) assessments for planning and permitting purposes. Additionally, she is a member of the Institute of Environmental Sciences.
	Jason Ferns	BEng, MSc, PhD	Jason is an Air Quality Consultant at AECOM with a background in Chemical Engineering. He has supported multiple projects in both Major Accidents and Disasters (MA&Ds) and air quality across a variety of sectors. He also holds professional membership of the IChemE at associate member grade, and the Institute of Environmental Sciences (IES) including the Institute of Air Quality Management (IAQM) at member grade.
Chapter 16: Material Assets (Utilities)	Ryan Jonas	BSc, MSc	Ryan is a professionally registered Environmental Scientist / Consultant and works in the field of environmental project management for large infrastructure-related developments (roads; pipelines; bridges; airports; businesses; residential; industrial), mining and renewable energy projects (solar, wind, waste to energy facilities) within Africa & UK. He has acquired 20 years of consulting experience in managing and executing various environmental impact assessments and application / permitting processes (under the Environmental Protection Agency, International Finance Corporation and World Bank, Kreditanstalt für Wiederaufbau (KfW) Development Bank and German Corporation for International Cooperation (GIZ) requirements) for a diverse range of projects, in order to obtain environmental authorisations /permits, waste, water use and air emissions licences, as well as compiling and implementing environmental management plans and programmes for these specific developments.

EIAR Chapter/Role	Consultant	Qualification	Expertise
Chapter 17: Waste	Lucy Hill	BSc (Hons) MSc CRWM CEnV MCIWM	Lucy has 19 years' consultancy experience across a range of sectors including ports, waste, oil and gas, manufacturing, industrial and pharmaceuticals and road, rail, airport and energy infrastructure. Lucy's expertise centres on strategic waste planning including site waste management planning and operational waste strategies, Environmental Impact Assessment (EIA), excavated materials options assessments, waste technology reviews, guidance document, case study production and facilitation of designing out waste. Lucy provides a pivotal link between EIA and practical aspects of resource and waste management to ensure a pragmatic and proportionate approach to deliver outcomes for clients, communities and the environment. Lucy also brings in practical expertise of construction materials and has been involved in a number of National Highways and Waste & Resources Action Programme (WRAP) research projects which have included protocol development, site work and laboratory testing.
Chapter 18: Summary of Cumulative Impacts and Interactions	Noxolo Zondi	BSocSc Hons Public Policy, BSocSc Geo. & Env. Management, EAP	Noxolo Zondi is a qualified and experienced Environmental Scientist with over 11 years of professional experience in the field of environmental management. She is a registered practitioner with the Environmental Assessment Practitioners Association of South Africa (EAPASA) and has a proven track record in the successful delivery of water and wastewater reticulation projects. Her core competencies include environmental permitting and compliance, assessment of building and planning applications, and environmental monitoring. She demonstrates a strong commitment to environmental conservation, with particular interest in environmental education and public awareness initiatives. Her expertise supports the effective management of projects aimed at improving water resource management and enhancing environmental outcomes in waterways and dependent ecosystems.
Chapter 19: Summary of Mitigation and Monitoring	Noxolo Zondi	As above	As above
GIS Figures	Jordan Barr	BSc (Hons), MSc	Jordan has over 9 years' experience as a GIS Consultant, experienced in supporting a variety of infrastructure projects within Ireland and the UK. Experienced in supporting specialists with their technical analysis, and as a lead GIS coordinator, Jordan specialises in data management, spatial analysis, cartography, and the delivery of ArcGIS online solutions including web maps, dashboard and applications that enable project teams to collaborate more efficiently and effectively.