



An  
Bord  
Pleanála

**Board Direction**  
**BD-006811-20**  
**ABP-307296-20**

At a meeting held on 29/10/2020, the Board considered the report of the Inspector, and the documents and submissions on file generally.

The Board decided to:

- (i) approve the proposed development under section 182A of the Planning and Development Act 2000, as amended, in accordance with the Inspector's recommendation, for the following reasons and considerations and subject to the conditions set out below, and
- (ii) determine under section 182B of the Planning and Development Act 2000, as amended, the sum to be paid by the applicant in respect of costs associated with the application, as set out in the Schedule of Costs below.

### **Reasons and Considerations**

Having regard to:

- (a) The National Planning Framework – Ireland 2040 (2018),
- (b) The Regional Spatial & Economic Strategy for the Eastern & Midlands Region (2019),
- (c) The policies of the planning authority as set out in the Fingal County Development Plan 2017-2023,

- (d) The location of the site in an established business park,
- (e) The need for the development to serve a permitted data centre,
- (f) The nature, scale and extent of the proposed development,
- (g) The submissions on file including those from prescribed bodies and the Planning Authority,
- (h) The documentation submitted with the application, including the Appropriate Assessment Screening Statement and the Planning Report, and
- (i) The report of the Planning Inspector,

the Board considered that, subject to compliance with the conditions set out below, the proposed development would accord with national, regional and local planning policy, would not have an unacceptable impact on the landscape or ecology, would not seriously injure the visual or residential amenities of the area or of property in the vicinity, and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Appropriate Assessment Screening**

In conducting a screening exercise for appropriate assessment, the Board considered the nature, scale and context of the proposed development, the documentation on file, in particular the Appropriate Assessment Screening Report submitted in support of the proposed development, the submissions on file and the assessment of the Inspector in relation to the potential for effects on European Sites.

In undertaking the screening exercise, the Board accepted the analysis and conclusions of the Inspector. The Board concluded that, by itself and in combination with other development in the vicinity, the proposed development would not be likely to have significant effects on any European Site in view of the sites' Conservation

Objectives. In reaching this conclusion, the Board took no account of mitigation measures intended to avoid or reduce the potentially harmful effects of the project on any European Sites.

## Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The detailed design of the cable route shall be submitted for the written agreement of, and comply with the requirements of, the planning authority.

**Reason:** In the interest of ensuring adequate separation between the cable trenches and existing infrastructure and to maintain the integrity of the existing infrastructure.

3. The developer shall comply with the following requirements:

(a) Landscaping of the substation site shall be in accordance with a Landscape Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

(b) Site fencing shall be painted and maintained in good condition.

**Reason:** In the interest of clarity and visual amenity.

4. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority.

**Reason:** In the interest of public health and to ensure a proper standard of development.

5. The construction of the development shall be managed in accordance with a Construction Management Plan, a Traffic Management Plan and a Waste Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of orderly development and the protection of the environment.

6. Prior to commencement of development, the undertaken shall lodge with the planning authority a cash deposit, a bond of an insurance company or other security to secure the satisfactory reinstatement of all public roads damaged as a result of activities related to construction of the proposed development, coupled with an agreement empowering the planning authority to apply such security or part thereof to the reinstatement of such roads. The form and amount of the security shall be as agreed between the planning authority and the undertaker, or, in default of agreement, the details shall be referred to An Bord Pleanála for determination.

**Reason:** To ensure the satisfactory reinstatement of the road network.

## Schedule of Costs

In accordance with the provisions of section 182B of the Planning and Development Act 2000, as amended, the amount due to be reimbursed to the applicant is **€84,371**.

A breakdown of the Board costs is set out in the attached Appendix 1.

**Board Member:**

**Date:** 29/10/2020

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Dave Walsh