An Bord Pleanála

Inspector's Report ABP-306834-20

Development	Double circuit 220kV transmission line and 220kV gas insulated switchgear (GIS) substation & associated works.
Location	Townlands of Cruiserath, Goddamendy & Bay, Blanchardstown Co. Dublin
Planning Authority	Fingal County Council
Applicant(s)	Amazon Data Services Ireland Ltd.
Type of Application	Permission
Type of Case	SID
Observer(s)	Fingal County Council Dept. of Culture, Heritage & Gaeltacht Geological Survey Ireland Transport Infrastructure Ireland Health Services Executive

	Irish Water
	Friends of the Irish Environment
Date of Site Inspection	19th May 2020
Inspector	Karla Mc Bride

1.0 Site Location and Description

1.1. The site is located in a predominantly industrial/commercial area to the NE of Blanchardstown in N County Dublin and within the Blanchardstown Snugborough Business and Technology Park. The overall lands, which are occupied by the Amazon Data Centre that is under construction, are located to the N of the R121 (Ballycoolin/Cruiserath Road), W of the R121 (Tyrrelstown Road), S of the Hollywood Road and E of the R135 Blanchardstown Road).

1.2. There are residential areas to the W and N of the site, the Bristol-Myers Squibb pharmaceutical plant occupies the adjoining site to the E and the Corduff 220kV substation is located to the far NE. The shared vehicular access to the site (data centre and proposed substation) is off a roundabout along the R121 to the W and the site boundaries are defined by palisade fencing and landscaped berms.

1.3. The accompanying photographs and maps describe the site and location in detail.

2.0 Proposed Development

2.1. This SID application relates to the provision of electricity infrastructure within the site of the permitted Amazon Data Centre and adjoining lands (c.12.4ha), which would comprise:

- A 220kV gas insulated switchgear (GIS) substation within the Data Centre site
- An underground double circuit 220kV transmission line to the existing Corduff 220kV substation to the NE.
- An underground 49kVA cable installation from the existing substation at Tyrrelstown Cross Roundabout to the SW.
- Two new cable bays at the Corduff substation.
- Vehicular access via the existing access off the R121 roundabout to the W.
- All ancillary site works.

The application was accompanied by the following documents:

- EIAR (including Non-Technical Summary & AA Screening report)
- Outline Construction & Environment Management Plan

- Engineering Planning Report (Drainage & Water Services)
- Engineering & Architectural drawings

3.0 Observers

3.1. Prescribed Bodies

Dept. of Culture, Heritage & the Gaeltacht (DAU):

- Archaeology (potential sub-surface remains)
- Require compliance with EIAR archaeology mitigation measures.
- Suggest condition in relation to walkover surveys & excavations.
- No reference in EIAR to artificial Badger sett in NW corner or required monitoring, or the presence of Irish hares on the site (both addressed in previous Data Centre application).
- Scrub vegetation could provide a habitat for several bird species.
- Suggest condition in relation to monitoring of badgers & sett and CEMP measures to protect mammals from injury during construction.
- Suggest condition to restrict scrub removal during the breeding season.

Transport Infrastructure Ireland:

- Vehicular access arrangements (construction & operational).
- Compliance with DoECLG Guidelines for access to roads.

Irish Water:

- Proximity to water services infrastructure in vicinity.
- Request FI in relation to engagement with IW about a Diversion Enquiry and provision of a wayleave on favour of IW overall infrastructure on the site that is not located with a public space.

Geological Survey of Ireland:

- Request consultation with various GIS databases in relation to geo-heritage, minerals/aggregates, and groundwater.

Health Services Executive:

- No concerns raised.

3.2. **Planning Authority Report**

The Fingal County Council report stated that it had no objection to the proposed development although it raised concerns in relation to waste management, noise impacts at houses, archaeology (RMDU013-007) and energy demand with regard to the permitted data centre. Recommended conditions relate to landscaping, construction & traffic management, waste management and the finance of an education & awareness programme for renewable energy & energy conservation.

3.3. **Public submissions**

Friends of the Irish Environment:

- All direct, indirect & cumulative impacts of the project and grid connection must be properly assessed.
- Data centres have a high energy demand.
- Energy & climate impacts of the development require assessment.
- Non-compliance with Paris Agreement 2015commitments or Climate Action & Low Carbon Development Act 2015.

3.4. **Applicant's response to Observers**

The Board decided that an Oral Hearing was not required and the submissions were circulated to the applicant who did not respond.

4.0 Planning History

There is an extensive planning history associated with the site and the surrounding lands, and the cases of relevance to this application are summarised below:

ABP-301430-18: Following one pre-application consultation meeting, the Board decided that the proposed development of a 110kV Air Insulated Switchgear (AIS) Substation and a 220kV Gas Insulated Switchgear (GIS) Substation, and an

underground double circuit 110kV/220kV transmission line from the proposed substation to the existing Corduff 110kV and 220kV substations, at Lands off Cruiserath Road, Dublin 15, falls within the scope of section 182A of the Planning and Development Act 2000, and that a planning application should be made directly to the Board. (The prospective applicant omitted the temporary 110kV element).

PL06F.248544 (FW17A/0025): planning permission granted by ABP for a data centre storage facility (Building A), including internal roads & car parking, subject to several standard conditions. Condition no. 2 stated that the permission did not authorise the provision of any grid connection to the 220kV substation.

FW19A/0087: planning permission granted for two data centre storage facilities (Buildings B & C) subject to several standard conditions. Condition no. 2 stated that the permission did not authorise the provision of a substation or transmission line.

5.0 Policy and Context

5.1. National and Regional policy context

National Planning Framework – Ireland 2040 (2018)

The NFP seeks to support the development of ICT infrastructure, with particular reference to data centres. NSO 6 seeks to create a strong economy supported by enterprise, innovation and skills which is underpinned by a range of objectives related to job creation, enterprise and innovation.

Regional Spatial & Economic Strategy, the Eastern & Midlands Region (2019)

The RSES also seeks to support the development of ICT infrastructure. RPO 8.23 seeks to support the national objective to promote Ireland as a sustainable international destination for ICT infrastructure such as data centres and associated economic activities at appropriate locations.

5.2. **County Fingal Development Plan (2017-2023)**

Zoning:

HT: The substation would be located within lands covered by the "HT" zoning objective which seeks to "provide for office, research & development and high technology / high technology manufacturing type employment in a high quality built and landscaped environment". Utility Installations are permitted in principle.

GE: The 220kV underground transmission line would be partly located within lands covered by the "GE" zoning objectives which seeks to provide opportunities for general enterprise and employment. Utility Installations are permitted in principle.

OS, RS & CI: The 49kVA underground transmission line would also be located along the R121 which adjoins lands covered by zoning objectives for Open Space, Residential & Community Infrastructure.

Objectives:

Objective ED109: seeks to ensure that a range of industrial and/or manufacturing units, in terms of size, scale, format and arrangements, is provided for to adequately respond to enterprise requirements.

Objective ED110: seeks to proactively respond to the needs of enterprises undertaking pharmaceutical, data centre, food production and logistics activities that require bespoke buildings facilities to meet their specific manufacturing requirements.

5.3. **Natural Heritage Designations**

The following European sites are located within a 15km radius:

- Rye Water Valley/Carton SAC
- Malahide Estuary SAC
- North Dublin Bay SAC
- South Dublin Bay SAC
- South Dublin Bay & Tolka Estuary SPA
- Malahide Estuary SPA
- North Bull Island SPA

6.0 **Planning Assessment**

- Principle of development
- Design & layout
- Residential amenity
- Movement & access
- Other issues
- Screening for AA

6.1. **Principle of development**

The proposed development would comprise the construction of a 220kV Gas Insulated Switchgear (GIS) substation along with an underground double circuit 220kV transmission link to the existing 220kV Corduff substation to the NE, and a 49kVA transmission link to the existing substation at Tyrrelstown Cross roundabout to the SW of the site. Two new cable bays are also proposed at the Corduff substation. The proposed electrical infrastructure would operate in conjunction with the permitted data centre storage facility on the overall lands which comprises 3 x buildings that are currently under construction. Building A was granted permission by the Board under PL06F.248544 and Buildings B and C were granted permission by Fingal County Council under FW19A/0087. Neither of these permissions authorised the provision of a substation or transmission line.

The proposed development would comply with national and regional policy as set out in National Planning Framework - Ireland 2040 and the Regional Spatial & Economic Strategy, the Eastern & Midlands Region, 2019 which seek to support the development of ICT infrastructure, including the provision of data centres at appropriate locations.

The proposed substation and part of the underground double circuit 220kV transmission line would be located on lands that are covered by the “HT” zoning objective in the County Fingal Development Plan (2017-2023) which seeks to “provide for office, research & development and high technology / high technology

manufacturing type employment in a high quality built and landscaped environment." The remaining section of the 220kV transmission line would be located under lands zoned "GE" which seeks to provide opportunities for general enterprise and employment. The proposed 49kVA transmission line would mainly run under lands covered by the "HT" zoning objective. It would also cross under Cruiserath Road, run parallel to lands zoned "OS" for open space, and then cross under Church Road to Tyrrelstown Cross substation. Utility Installations are permitted in principle within both the "HT" and "GE" zones and the proposed development would comply with these objectives. The proposal would also comply with several Development Plan objectives, including Objective ED110 which seeks to proactively respond to the needs of enterprises undertaking data centre (and other) activities that require bespoke buildings facilities to meet their specific manufacturing requirements.

Having regard to the foregoing, I am satisfied that the proposed development, which would operate in conjunction with a permitted data storage facility would comply with relevant national, regional and local planning policy, is acceptable in principle.

6.2. **Design and layout**

The proposed development would be located within an outer suburban area which is characterised by mix of industrial, commercial, educational and residential uses, and the site boundaries are defined by palisade fences and landscaped berms. The lands slope down gently from N to S towards the R121 and the proposed substation would be located in between 3 x permitted data centre buildings which have an "L" shaped layout. The proposed transmission lines would run underground and parallel to the W and N site boundaries to connect to existing substations to the S and NE. The surrounding area is characterised by residential estates to the W and N which mainly comprise 2 and 3-storey houses, industrial (pharmaceutical) buildings to the E and commercial buildings to the S. There are existing substations to the SW and NE. The site and surrounding lands are not covered by any sensitive landscape or scenic amenity designations and there are no protected views or prospects in the vicinity.

The application was accompanied by a Landscape Assessment (EIAR chapter 10) and Photomontages. The report described the receiving environment and the

character of the surrounding area. It assessed potential visual impacts from several viewpoints that encompass sensitive receptors (including the surrounding road network, residential areas to the W & N, and a historic burial ground to the SW). The study also included an assessment of cumulative impacts in-combination with the permitted data centre and other developments in the area and concluded that the substation would not give rise to any significant visual impacts.

Having regard to the scale, height and layout height of the permitted data centre buildings on the overall lands that are zoned for high technology uses, the location of the proposed substation within the existing data centre site, and the screening properties of the perimeter landscaped berms, along with the undergrounding of the proposed transmission lines, I am satisfied that the proposed substation and associated transmission infrastructure would not have an adverse impact on the visual or amenities of the area.

6.3. Residential amenity

The surrounding area to the N and W is mainly characterised by 2 and 3-storey dwelling houses which would not be overlooked or overshadowed by the proposed substation because of the substantial separation distances. As previously stated in section 6.2 above, the proposed development would not be visually obtrusive or overbearing having regard to its scale, height and location within the site of the existing data centre which is also defined by landscaped berms. The proposed development would not seriously injure the residential amenities of any houses.

6.4. Movement & access

The application was accompanied by a traffic & transportation assessment (EIAR chapter 12) which described the existing traffic environment (road network, public transport services, traffic volumes and car parking provision) along with other developments in the surrounding area (existing and proposed). The report dealt with the construction and operational phases of the proposed development. It estimated future growth and trip generation rates and predicted that the impact of the proposed substation on the national and local road network, in combination with the permitted data centre and other developments on the area, would be short term during the construction phase and imperceptible in the operational phase. Having regard to the

scale and nature of the proposed development and the character of the surrounding road network (which has adequate spare capacity to accommodate additional traffic volumes), I am satisfied that the proposed development would not give rise to excessive traffic generation along the road network during either the construction or operational phase.

Vehicular access to the site would be off an existing roundabout along the R121 to the W and via the access arrangements for the permitted data centre on the overall lands, which was permitted by the Board under PL06F.248544 and Fingal County Council under FW19A/0087. This shared access will enable construction, maintenance and operational vehicles to safely access the data centre and substation buildings. The sightlines at the entrance off the roundabout are adequate, there is sufficient spare capacity along the R121 and surrounding road network to accommodate any additional traffic. Adequate off-street car parking would be provided within the overall site.

Having regard to the foregoing, I am satisfied that the proposed development, taken in combination with the permitted data centre and other development in the surrounding area, would not give rise to a traffic hazard or endanger the safety of other road users.

6.5. **Flood risk and drainage:**

The site and surrounding area is drained by the Mooretown Stream (and tributaries) which ultimately discharges to the River Tolka, and the subject lands slope down gently to the S. The proposed 220kV transmission line would cross a land drain in the N section of the site which is associated with this stream via horizontal directional drilling. The application was accompanied by a Stage 1 Flood Risk Assessment, Engineering Planning Report (Drainage & Water Services) and an outline Construction and Environmental Management Plan.

The site specific Stage 1 Flood Risk Assessment (FRA) described the receiving environment and the nature of the works which would not comprise any significant dewatering due to the shallow depth of the excavations or additional hard standing areas. The FRA calculated the risk of the proposed development contributing to, or

being affecting by fluvial flooding. It concluded that the permitted data centre and proposed substation are located within Flood Zone C where there is a low probability of fluvial flooding (even when Climate Change is factored into the equation). I am satisfied that the proposed development would not give rise to a flood risk either within or downslope of the site along the R121, or at any nearby watercourses.

The Engineering Planning Report described the drainage and water services elements of the proposed development. It stated that the substation would be connected to the existing drainage and water supply arrangements for the overall landholding and permitted data centre which in turn connect to the IDA services along the R121. The proposed arrangements are acceptable.

The measures contained in the outline Construction and Environmental Management Plan, which include the management of sediment laden water and accidental spillages during the construction phase, would protect water quality in the land drain and the integrity of the Mooretown Stream. The proposed arrangements are acceptable subject to adherence to best construction practices.

The concerns raised by Irish Water in relation to the protection of existing infrastructure along the R121 and wayleaves within the site are noted, and could be addressed in the agreed Construction and Environmental Management Plan.

6.6. **Other issues**

Archaeology: Although there may be limited potential for undiscovered archaeological artefacts within the site having regard to the current data centre construction works on the overall lands, the standard archaeological monitoring condition should be attached. The presence of Recorded Monument (DU013-007) consisting of a field system at the ESB substation at Corduff is noted and the EIAR mitigation measures in relation to archaeology would apply.

Biodiversity: The site comprises lands that were previously in agricultural use that were cleared to enable the construction of the permitted data centre. The concerns raised by NPWS are noted. However it is unlikely that the site as it currently exists contributes greatly to biodiversity because of the works associated with the construction of the data centre. The usage of an artificial badger sett on the overall lands is required to be monitored under the terms of the data centre planning permission. Notwithstanding this, is likely that mammals (including badgers, foxes,

hares and rabbits) displaced during the construction works could return to the site when the works are completed. In which case fencing panels should be erected in such a manner so as allow wildlife to traverse the site, by way of a planning condition. Furthermore, it is possible that the site may be hydrologically connected to some nearby designated sites, or that is of value to mobile species at any such sites. This concern will be addressed in section 6.7 below (Screening for AA).

Construction works: The proposed works would be carried out in association with the development of the permitted data centre on the overall lands. The works would be carried out on a phased basis in accordance with the terms and conditions attached to permission granted by the Board under PL06F.248544 and Fingal County Council under FW19A/0087, and the submitted outline Construction Methodology and Environmental Management Plan, which is considered acceptable.

Energy demand: The concerns raised by Friends of the Irish Environment in relation to the energy demands of data centres relative to Government commitments under the Paris Agreement and related legislation are noted, however the proposal relates to the transmission of energy as opposed its generation or usage.

Financial contributions: No Section 48 or 49 contributions required. The concerns raised by the Council in relation to the applicant financing an education and awareness programme in respect of renewable energy and energy conservation for the community are noted. Section 182B(6) allows for the Board to attach a condition requiring (a) the construction or the financing, in whole or in part, of the construction of a facility, or (b) the provision or the financing, in whole or in part, of the provision of a service, in the area in which the proposed development would be situated, being a facility or service that would constitute a substantial gain to the community. Subsection (7) states that the specific amount of financial resources does not need to be specified. Notwithstanding the synergistic relationship between the proposed transmission line and the permitted data centre, the proposed development relates to the provision of an energy transmission line only, and I would therefore not accede to the Council's request in this regard.

Screening for Appropriate Assessment

6.7. **The AA Screening Report**

This report described the site and the proposed development and utilised the results of the EIAR desk studies and field surveys. The AA Screening report confirmed that the proposed development would not be located within any European site and identified several European sites within a 15km radius of the proposed works. It screened out all of these sites and concluded that they would not be affected by the proposed development because of the absence of any aquatic connection and the extent of the separation distance.

6.8. **AA Screening Assessment**

The proposed development would not be located within an area covered by a European site designation and it is not relevant to the maintenance of any such European site. The following European sites are located within a 15km radius of the substation compound and their relevant Qualifying Interests/Special Conservation Interests, and separation distances from the site boundary are listed below.

European sites with a potential aquatic connection	**Qualifying Interests**	**Distance to boundary**
Rye Water Valley/Carton SAC (001398)	Petrifying springs with tufa formation Narrow-mouthed Whorl Snail Desmoulin's Whorl Snail.	c.8.5km
Malahide Estuary SAC (000205)	Several coastal habitats & species (including mudflats & sandflats, salt meadows, dune systems, Salicornia & other annuals)	c.12.8km
North Dublin Bay SAC (000206)	Several coastal habitats & species (including mudflats & sandflats, salt meadows, dune systems, Salicornia & other annuals and Petalwort)	c.14.5km
South Dublin Bay SAC (000210)	Several coastal habitats & species (including mudflats & sandflats, Annual vegetation of drift lines, dunes and Salicornia & other annuals.	c.14.0km

European sites with a potential mobile connection	Special Conservation Interests	Distance to boundary
South Dublin Bay & Tolka Estuary SPA (004024)	Several species of bird (resident & overwintering) Wetlands & water birds	c.11.5km
Malahide Estuary SPA (004025)	Several species of bird (resident & overwintering) Wetlands & water birds	c.13.0km
North Bull Island SPA (004006)	Several species of bird (resident & overwintering) Wetlands & water birds	c.14.4km

Conservation Objectives:

- To maintain or restore the favourable conservation condition of the Annex 1 habitat(s) and/or the Annex 11 species for which the SAC has been selected (Rye Water Valley/Carton).

- To maintain or restore the favourable conservation condition of the Annex 1 habitat(s) ad/or the Annex 11 species for which the SAC has been selected which is defined by a list of attributes and targets (Malahide Estuary, North Dublin Bay and South Dublin Bay).

- To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for which the SPA has been selected which is defined by a list of attributes and targets (South Dublin Bay & Tolka Estuary, Malahide Estuary and North Bull Island).

Likely significant effects:

- ***Coastal European sites:*** Having regard to the characteristics of the former agricultural site which is currently being redeveloped to provide for a data centre, the substantial separation distance between the proposed development and the coastal European sites (between c.11.5 and 14.5km), the nature of the Qualifying Interests and Special Conservation Interests for

these sites, and the absence of any connection with the sites, it is highly unlikely that the proposed development would have an adverse effect on the European sites or their Conservation Objectives.

- ***Rye Water Valley/Carton SAC***: This SAC is located between Leixlip and Maynooth, in Counties Meath and Kildare, and extends along the Rye Water, a tributary of the River Liffey. Having regard to the characteristics of the former agricultural site which is currently being redeveloped to provide for a data centre, the substantial separation distance between the proposed development and this European site (c.8.5km), the nature of the Qualifying Interests the site, and the absence of an aquatic connection with this site, it is highly unlikely that the proposed development would have an adverse effect on the Rye Water Valley/Carton SAC or its Conservation Objectives.

Conclusion: I am satisfied that all of these sites can be screened out of any further assessment because of the nature of the European sites, the absence of relevant Qualifying Interests downstream or in the vicinity of the works, the absence of an aquatic or any other connection between the European site and the proposed development, or the location of the European sites significantly outside of the core foraging range of birds identified in the SNH Guidance Assessing Connectivity with SPAs Version 3 (2016) document.

6.9. **AA Screening Conclusion**

In conclusion, having regard to the nature and scale of the proposed development, to the separation of the proposed substation site from the European site, to the nature of the qualifying interests and conservation objectives of the European sites and to the available information as presented in the submitted documents regarding ground and surface water pathways between the application site and the European sites and other information available, it is my opinion that the proposed development does not have the potential to affect any European sites having regard to the conservation objectives of the relevant site, and that progression to a Stage 2 Appropriate Assessment is not required.

7.0 ENVIRONMENTAL IMPACT ASSESSMENT

7.1 Introduction

This section of the report deals with the potential environmental impacts of the proposed development during the construction and operational phases of the development.

This section should be read in conjunction with Section 6.0 (Planning Assessment) of this report.

7.2 Compliance legislative requirements

Directive 2011/92/EU was amended by Directive 2014/52/EU. Amazon Data Services Ireland Ltd. (ADSIL) has submitted an Environmental Impact Assessment Report (EIAR) which is presented in a 'grouped format' comprising the following:

- Non-Technical Summary
- Main Statement
- Technical Appendices
- Photomontages

It is submitted by the applicant that the EIAR has also been prepared in accordance with the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 that came into effect on 1st September 2018, and which the Board will be aware, transposed by Directive 2014/52/EU into Irish planning law. As is required under Article 3(1) of the EIA Directive 2011/92/EU amended by Directive 2014/52/EU, the EIAR identifies, describes and assesses in an appropriate manner, the direct and indirect significant effects of the project on the following environmental factors: (a) population and human health; (b) biodiversity, with particular attention to species and habitats protected under Directive 92/43/EEC and Directive

2009/147/EC; (c) land, soil, water, air and climate; (d) material assets, cultural heritage and the landscape and it equally considers the interaction between the factors referred to in points (a) to (d).

I am satisfied that the EIAR has been prepared by competent experts to ensure its completeness and quality, and that the information contained in the EIAR and supplementary information provided by the applicant, adequately identifies and describes the direct, indirect and cumulative effects of the proposed development on the environment and complies with all relevant the requirements. I am also satisfied that the information contained in the EIAR complies with article 94 of the Planning and Development Regulations 2000, as amended, and the provisions of Article 5 of the EIA Directive 2014. I have carried out an examination of the information presented by the applicant, including the EIAR, and the written submissions.

The EIAR describes the proposed development, including information on the site and the project size and design. A description of the main alternatives studied by the applicant and alternative locations considered, is provided and the reasons for the preferred choice. The impact of the proposed development was assessed under all the relevant headings with respect to population and human health; noise, air and climate; biodiversity; landscape; land, geology and soils; hydrology and hydrogeology; roads and traffic; material assets and cultural heritage; interactions of impacts; and the suggested mitigation measures are set out at the end of each chapter.

The content and scope of the EIAR is in compliance with Planning Regulations. No likely significant adverse impacts were identified in the EIAR.

7.3 Consideration of Reasonable Alternatives

The consideration of reasonable alternatives was considered in Section 3.6 of the EIAR in relation to the proposed substation, 220kV and 49kVA transmission routes. The following alternatives were considered with respect to the 3 elements of the proposed development.

- Do Nothing Alternative
- Alternative project locations
- Alternative designs/layouts
- Alternative processes
- Alternative mitigation measures

The EIAR concluded that the proposed development (comprising all 3 elements) represents the optimum solution taking into account access to land, cost and environmental effects. Having examined the alternatives and the weighting system that was applied in the EIAR analysis, I would concur with this conclusion.

7.4 Summary of Likely Significant Effects

Section 6.0 of this report identifies, describes and assesses the main planning issues arising from the proposed development and it should be considered in conjunction with the following environmental impact assessment (EIA).

The EIA identifies and summarises the likely significant effects of the proposed development on the environment with respect to several key receptors in the receiving environment. It identifies the main mitigation measures and any residual impacts following the implementation of these measures together with any planning conditions recommended in section 6.0 of this report, and it reaches a conclusion with respect to each of the receptors. It assesses cumulative impacts, identifies interactions between the receptors, and considers the risks associated with major accidents and/or disasters. The EIA reaches a Reasoned Conclusion.

For ease of reference the EIA is presented in a tabular format with respect to:

- Population and Human Health
- Air and Climate
- Landscape
- Biodiversity
- Land soil and water
- Material assets
- Cultural heritage

Population and human health

EIAR sections 4, 8, 9, 10 & 12 and associated Appendices dealt with human health, population & employment; air quality; noise & vibration; landscape & visual impact; and traffic & transportation. The EIAR described the receiving environment and identified potential impacts on human beings, human health, local amenities and health & safety. The EIAR did not predict any significant adverse impacts on human beings, population or human health as a result of dust emissions, noise & vibration, visual intrusion or traffic movements during the construction and operational phases, subject to implementation of mitigation measures which mainly relate to the management of traffic and construction works.

Submissions	***Concerns raised***
Planning Authority & TII	Disturbance (construction phase) Traffic safety (both phases)
Potential impacts	***Assessment & mitigation measures***
Potential for the following impacts on human beings during the construction and operational phases of the proposed development. ***Residential amenity:*** potential minor localised impacts on residential amenity. ***Visual:*** potential minor localised visual impacts on nearby houses during the operational phase.	The surrounding area to the NW and W is characterised by 2 and 3-storey dwellings and the lands to the NE, E and S are characterised by industrial, commercial and educational uses. Refer to PA section 6.3 of this report for detailed analysis of residential impacts which concluded that there would be no significant adverse effects on amenity by way overshadowing, overlooking or visual intrusion. Refer to PA section 6.2 of this report for detailed analysis of visual impacts which concluded that there would be no significant adverse effects. The lands are mainly flat with

	a gentle slope to the N and the substation would be located within the data centre compound and bound to the N, E and S by the permitted buildings. Proposal would not be visually obtrusive or overbearing having regard to its scale, height and location within the central section of the site and the presence of landscaped berms around the perimeter.
Noise & vibration**:** potential for localised noise impacts on residential amenities from construction activities and minor disturbance during the operational phase.	Noise emissions during the construction phase are predicted to be less than the prevailing ambient noise levels at the nearest sensitive receptors. There will be no additional noise generated during the operational phase. Having regard to the relatively small scale and nature of the proposed development and to the separation distances to the nearest residential areas, which are also located on the opposite side of a main road, I am satisfied that the proposed development would not have any significant long term effects during the construction or operational phases. This would be subject to compliance with the EIAR construction mitigation measures, compliance with best construction practices and adherence to an agreed CEMP.
Dust: Potential for dust & air quality impacts during construction phase.	Dust emissions during the construction phase are not expected to travel more 200m from the site and dust and would be mainly be

	deposited within 50m of the works (depending on prevailing weather conditions). There would be no significant dust emissions during the operational phase. Having regard to the relatively small scale and nature of the proposed development and to the separation distances to the nearest residential areas, which are also located on the opposite side of a dual carriageway, I am satisfied that the proposed development would not have any significant long term effects during the construction or operational phases. This would be subject to compliance with the EIAR construction mitigation measures, compliance with best construction practices and adherence to an agreed CEMP.
Traffic: Construction and operational traffic volumes have potential for localised air quality impacts & road safety.	Refer to PA section 6.4 of this report for a detailed analysis of movement & access impacts. The local road network has sufficient capacity to assimilate the additional traffic volumes associated with the construction & operational phases. The shared vehicular access arrangements with the permitted data centre are acceptable, and adequate off street car parking would be provided.
Health & safety: Potential for adverse impacts on health & safety from on-site accidents.	This concern would be addressed by way of compliance with all relevant health and safety legislation.

Residual Effects: There will be some increase in noise, dust & traffic emissions during the construction & operational phases however predicted levels are within guidance limit values. Residual impacts are not predicted to be significant subject to the implementation of mitigation measures & suggested conditions.
Cumulative Impacts: None predicted.
Conclusion: I have considered all the written submissions made in relation to population and human health, in addition to those specifically identified in this section of the report. I am satisfied that they have been appropriately addressed in terms of the application and that no significant adverse effect is likely to arise.

Air and Climate	
EIAR sections 8 & 12 and associated Appendices dealt with air quality and traffic & transportation. The EIAR described the receiving environment and identified potential impacts on air quality. The EIAR did not predict any significant adverse impacts on air and climate as a result of dust emissions or traffic movements during the construction and operational phases, subject to implementation of mitigation measures.	
Submissions	***Concerns raised***
Planning Authority & TII Friends of Irish Environment	Dust & traffic emissions Energy demand & climate change
Potential impacts	***Assessment & mitigation measures***
Dust: Potential short term localised impacts on air quality resulting from dust emissions during the construction phase.	Dust emissions during the construction phase are not expected to travel more 200m from the site and dust and would be mainly be deposited within 50m of the works (depending on prevailing weather conditions). There would be no significant dust emissions during the operational phase. Having regard to the relatively small scale and nature of the proposed development and to the separation distances to the nearest sensitive receptors, which are located on the opposite side of the road network or to the E of the data centre buildings, I am satisfied that the proposed development would not have any significant long term effects during the construction or operational phases. This would be subject to compliance with the EIAR construction mitigation measures, compliance with best construction practices and adherence to an agreed CEMP.

Traffic emissions: Potential short term localised impacts on air quality resulting from increased traffic volumes during construction and operational phases.	Refer to PA section 6.4 of this report for a detailed analysis of movement & access impacts. Having regard to the relatively small scale and nature of the proposed development and to the separation distances to the nearest sensitive receptors, which are also located on the opposite side of the road network or to the E of the data centre buildings, I am satisfied that the proposed development would not have any significant long term effects during the construction or operational phases. This would be subject to compliance with the EIAR traffic mitigation measures.
Energy demand: Potential for long terms impacts on achievement of Climate Change & carbon emission reduction targets (EU & National)	Refer to section 6.6 (Energy demand) of the Planning Assessment.
Residual Effects: There will be some increase in dust & traffic emissions during the construction phase however predicted levels are within guidance limit values and residual impacts are not predicted to be significant, subject to the implementation of mitigation measures.	
Cumulative Impacts: None predicted.	
Conclusion: I have considered all the written submissions made in relation to air and climate, in addition to those specifically identified in this section of the report. I am satisfied that they have been appropriately addressed in terms of the application and that no significant adverse effect is likely to arise.	

Landscape

EIAR section 10 and associated Appendices & Photomontages, undertook an assessment of landscape and visual effects. The EIAR described the receiving environment and identified potential impacts on the landscape and visual amenity from several viewpoints around the site (local roads, residential areas and an historic burial ground). The EIAR did not predict any significant adverse impacts on landscape during the construction and operational phases, subject to implementation of mitigation measures.

Submissions	***Concerns raised***
No relevant submissions.	No relevant concerns raised.
Potential impacts	***Assessment & mitigation measures***
There is potential for the following impacts on the landscape during the construction and operational phases of the proposed development. ***Residential amenity***: Potential for minor localised visual impacts on nearby houses to W and N during the operational phase.	The lands are mainly flat with a gentle slope down to the S and the substation would be located within the overall lands of the permitted data centre and bound to by Buildings A, B & C to the N, E and S. Refer to section 6.2 of this report for detailed analysis of visual impacts which concluded that there would be no significant adverse effects. Proposal would not be visually obtrusive or overbearing having regard to its scale, height and location within the central section of the site, the presence of landscaped berms around the perimeter and the undergrounding of the transmission lines.

Road network: Potential for minor localised visual impacts along the local road network during the operational phase.	The substation would not lie within a sensitive landscape, there are no protected views across the site and the lands are flat with a gentle slope to the N. The substation would be located within the lands occupied by a permitted data centre which is bound to the N, E and S by Blocks A, B and C. The site boundaries would be defined by landscaped berms with no adverse on views from the local road network or residential areas anticipated.
Heritage features: Potential for minor localised visual impacts on historic burial ground to the SW during the operational phase.	Having regard to the relatively small scale of the proposed development, the undergrounding of the transmission cables and to the separation distances to the nearest sensitive receptors, which are located a substantial distance to the SW of the site, I am satisfied that there would be no adverse effects on the on character or setting of the historic burial ground and church ruins.
Residual Effects: Impacts predicted to be minor subject to implementation of mitigation measures.	
Cumulative Impacts: None predicted.	
Conclusion: I have considered all the written submissions made in relation to landscape, in addition to those specifically identified in this section of the report. I am satisfied that they have been appropriately addressed in terms of the application and that no significant adverse effect is likely to arise.	

Biodiversity

EIAR section 5, 6 & 7 and associated Appendices dealt with: - land, soils, geology & hydrogeology; hydrology & water quality; and biodiversity, and an outline Construction & Environmental Management Plan was prepared. Desk top studies & field surveys were undertaken and an AA Screening report was prepared (Refer to section 6.7). The EIAR described the receiving environment and noted the suburban location and light industrial use of the surrounding lands. It did not identify any sensitive sites or the presence of any protected plant or animal species within, or in the vicinity of the site. The EIAR did not predict any significant adverse impacts on biodiversity during the construction and operational phases, subject to the implementation of mitigation measures to protect water ground and surface quality.

Submissions	***Concerns raised***
NPWS	Artificial badger sett, Irish hares & scrubland with potential for birds.
Potential impacts	***Assessment & mitigation measures***
The site comprises former agricultural grazing land that is currently being developed for a data centre. There is potential for the following impacts on Biodiversity during the construction and operational phases. ***European sites:*** Potential for aquatic or mobile connections to European sites***.***	The site & surrounding lands are not covered by any sensitive heritage designations. The site contains hedgerows & drainage ditches and there is evidence that it has been used by several species of animal (including badgers, birds & bats). Refer to Section 6.7 of this report (AA Screening). The works would not result in the loss, disturbance or damage to any designated sites, habitats or species during either the construction or operational phases.

Habitats: Potential for permanent localised loss of non-designated habitats (including drainage ditches, hedgerows & scrub) during the construction phase.	Several non-designated habitats (including hedgerows & scrub) would be permanently lost but given their lack of sensitivity and the extend of the current data centre works, the overall impact would not be significant.
Flora: Potential for permanent localised loss of non-designated species during construction phase.	Several non-designated plant species would be permanently lost, but given their lack of sensitivity the overall impact would not be significant.
Fauna: Potential for minor localised disturbance to several species of animal (including badgers, foxes, rabbits, hares, birds & bats) during the construction & operational phases.	Several species of animal would be disturbed during the construction & operational phases (including foxes, rabbits, hares, birds & foraging bats). Given the current level of construction activity on the site, it is likely that most species have already relocated in the short term. Some may eventually return and habituate to activity on the site in the long term, having regard to the extensive nature of the landscaped berms around the perimeter of the site. Fencing panels should be erected in such a manner so as allow wildlife to traverse the site. Refer to PA section 6.8 of this report which recommends that this could be addressed by way of a planning condition. Vegetation clearance would take place outside of the nesting season for birds. Foraging bats could be adversely affected by artificial lighting on the site, however the

	numbers recorded in site surveys was low and there was no evidence of roosting or nesting activity within the overall lands. A badger sett was identified in vicinity of permitted Building A which was replaced by an artificial sett in the NW corner of the overall lands, under licence from NPWS. The proposed development would cause no additional disturbance to this species. Buzzards were recorded flying overhead, however the site does not offer a suitable nesting habitat and the loss of foraging habitat would not be significant, giving the current level of construction activity.
Aquatic species: Potential for localised loss of, or disturbance to freshwater species as a result of a deterioration in water quality due to sedimentation & spillages during the construction & operational phases.	The site drains to the Mooretown Stream via a drainage ditch which ultimately discharges to the River Tolka and the 220kV cable would cross under this ditch via HDD. The mitigation measures contained in EIAR sections 5 & 6 would protect water quality (including aquatic species) in nearby watercourses from contamination during the construction & operational phases.
Residual Effects: Impacts predicted to be minor subject to implementation of mitigation measures.	
Cumulative Impacts: None predicted.	
Conclusion: I have considered all the written submissions made in relation to biodiversity, in addition to those specifically identified in this section of the report. I am satisfied that they have been appropriately addressed in terms of the application and that no significant adverse effect is likely to arise.	

Land, soil and water

EIAR sections 5 & 6 and associated Appendices dealt with: - land, soils, geology & hydrogeology, and hydrology. The EIAR described the receiving environment and several desktop studies, field surveys & ground investigation tests were undertaken. The site comprises agricultural lands underlain by Limestone bedrock, the aquifer vulnerability rating is High with Poor productivity, and the site drains to Mooretown Stream via on site ditches, with no sensitive hydrogeological features in the vicinity. The EIAR described the proposed excavation & construction works (including topsoil/subsoil excavations up to a maximum depth of c.3m producing c.24, 300cubic metres to be mainly reused within the site, with minimal dewatering) and the installation of the 220kV & 49kVA underground cables. It identified potential impacts (including accidental sediment & chemical discharges to ground & surface water). The EIAR also contained a Flood Risk Assessment report, Engineering & Planning Report (Drainage & Water Services) and an outline Construction & Environmental Management Plan. The EIAR did not predict any significant adverse impacts on land, soil or water during the construction and operational phases, subject to implementation of mitigation measures (including containment and management measures for surface water & fuels).

Submissions	***Concerns raised***
Geological Survey Ireland	Refer to various databases (geo-heritage, minerals/aggregates, and groundwater).
Potential impacts	***Assessment & mitigation measures***
There is potential for the following impacts on land, soil & water in relation to the works associated with the construction & operation of the proposed substation and the construction of the underground 220kV & 49kVA cables.	The overall lands comprise gently sloping former agricultural grazing land that are underlain by limestone till and traversed by drainage ditches. The site drains to the Mooretown Stream via a drainage ditch which ultimately discharges to the River Tolka, and the 220kV cable would cross under this ditch via HDD.

Water quality: Potential pollution of watercourses (with resultant impacts on aquatic ecology) by sediments released during construction works & by accidental fuel spillages or leaks during the construction & operational phases. ***Ground & surface water contamination***: Potential impacts resulting from leakage & spillages from vehicles & fuel stores during the construction phase (substation & underground cables), and potential minor impacts by accidental fuel spillages or leaks (from vehicles) during the operational phase.	The mitigation measures contained in EIAR sections 5 & 6 would protect ground and surface water quality in nearby watercourses (including aquatic species) from contamination by sediments and chemical spills during the construction & operational phases. These measures include sediment traps, fuel bunds & secure storage facilities, spillage kits, ready mix concrete with vehicle washing off-site, and appropriate disposal of any identified contaminated soil waste. Adherence to best construction practice and the methodologies contained in the CEMP (including the surface water & site drainage management plans) and compliance with all relevant regulations would ensure the protection of ground & surface water quality during the construction & operational phases.
Flood risk: Potential impacts resulting from uncontrolled surface water runoff within and down slope of the site, on nearby infrastructure & watercourses.	Refer to PA section 6.5 of this report for detailed analysis of flood risk. No adverse flood risk impacts anticipated during the construction & operational phases.
Residual Effects: Residual impacts are not predicted to be significant subject to the implementation of mitigation measures.	
Cumulative Impacts: None predicted.	
Conclusion: I have considered all the written submissions made in relation to land, soil & water, in addition to those specifically identified in this section of the report. I am satisfied that they have been appropriately addressed in terms of the application and that no significant adverse effect is likely to arise.	

Material assets

EIAR sections 12, 13 & 14 and associated Appendices dealt with traffic & transportation, material assets (including access, power supply, telecommunications, environmental services & waste management), and chapter 12 contained a traffic & transportation assessment. The EIAR described the receiving environment (including the road network & existing permitted access arrangements) and several desktop studies and traffic surveys were undertaken. The EIAR described the site as comprising former agricultural fields located within light industrial/technology lands, and described the proposed movement, access and service arrangements. It identified some minor traffic impacts during the construction and operational phases. The EIAR did not predict any significant adverse impacts on material assets during the construction and operational phases, subject to implementation of mitigation measures.

Submissions	***Concerns raised***
TII & IW Fingal County Council	Water services infrastructure/wayleaves. Construction & operational traffic
Potential impacts	***Assessment & mitigation measures***
There is potential for the following impacts on material assets in relation to the construction & operational phases of the proposed development.	The proposed development would be situated within the site of a permitted data storage facility and the overall lands are located with an area that is designated for light industrial and technology uses. The surrounding area connected to the local, regional and national network, the lands are served by existing water supply, drainage, power supply and telecommunications networks, and a nearby by Dublin Bus route.

Traffic: Construction & operational traffic have potential for localised impacts on the road network & traffic safety.	Refer to PA section 6.4 of this report for a detailed analysis of movement & access impacts. The local road network has sufficient capacity to assimilate the additional traffic volumes associated with the construction & operational phases. The shared vehicular access arrangements with the permitted data centre are acceptable, and adequate off street car parking would be provided.
Water supply & drainage: Potential impacts on environmental services related to the provision of clean water and disposal of unclean water from the site (including wastewater and storm water), and resultant impacts on water quality and flooding as a result of uncontained and unmanaged discharges.	Refer to PA section 6.5 of this report for a detailed analysis of water supply and drainage impacts. The substation would be connected to the existing drainage and water supply arrangements for the overall landholding and permitted data centre which connect to the IDA services along the R121. Section 6.5 concluded that the existing services have adequate spare capacity to serve the proposal. Refer to EIA section Land, Soil & Water above which concluded that the proposed development would not have significant impact on surface & ground or ground water, and would not give rise to a flood risk. This would be subject to compliance with EIAR mitigation measures, adherence to CEMP methodologies, and the execution of the permitted data centre drainage arrangements (including SuDS).

Power supply & telecommunications: Potential impacts on existing services	No adverse impacts anticipated. The proposed development would be connected to existing substations and telecommunication services which would in turn ensure a continuity of supply and connection to the permitted data storage centre on the overall lands.
Residual Effects: Residual impacts are not predicted to be significant subject to the implementation of mitigation measures.	
Cumulative Impacts: None predicted	
Conclusion: I have considered all the written submissions made in relation to material assets, in addition to those specifically identified in this section of the report. I am satisfied that they have been appropriately addressed in terms of the application and that no significant adverse effect is likely to arise.	

Cultural heritage

EIAR sections10 & 11 and associated Appendices dealt with landscape & visual impact and archaeology, architectural & cultural heritage. The EIAR described the receiving environment as comprising former agricultural fields located within light industrial/technology lands, and it identified cultural artefacts in the vicinity of the site (including an historic burial ground & church ruins). The EIAR described the proposed development and identified potential impacts on cultural heritage around the site. The EIAR did not predict any significant adverse impacts during the construction and operational phases, subject to implementation of mitigation measures (including testing, monitoring & recording).

Submissions	***Concerns raised***
DCH&G (DAU) Fingal Co. Co.	Presence of RM at Corduff substation Potential for undiscovered remains
Potential impacts	***Assessment & mitigation measures***
Archaeology: Potential impacts on recorded and as yet undiscovered artefacts.	Impacts on RM in vicinity of Corduff substation would be addressed by EIAR mitigation measures. The site & surrounding lands are not covered by any sensitive heritage designations and the proposed development would not have an adverse impact on archaeological heritage. This would be subject to compliance with EIAR mitigation measures (including testing, monitoring & recording) & planning condition (archaeological monitoring).
Heritage features: Potential impact on character & setting of historic burial ground and church ruins.	Refer to PA section 6.2, and EIA Landscape section of this report which concluded that the proposed development would not have any adverse impacts on the nearby historic burial

	ground and church ruins.
Residual Effects: Residual impacts are not predicted to be significant subject to the implementation of mitigation measures.	
Cumulative Impacts: None predicted	
Conclusion: I have considered all the written submissions made in relation to cultural heritage, in addition to those specifically identified in this section of the report. I am satisfied that they have been appropriately addressed in terms of the application and that no significant adverse effect is likely to arise.	

7.5 Cumulative Impacts

There is a plethora of existing, permitted or proposed plans and projects within a 20km radius of the proposed development that have the potential to result in-combination effects with the proposed development on the receiving environment. There are listed in detail in the section 3.5 of the EIAR. However the main project relates to the data storage facility that was recently permitted on the overall lands, and which the proposed development would be subservient to and function in combination with. Having regard to the nature and scale of the various projects and the separation distances, I am satisfied that cumulative effects can be avoided, managed and mitigated by the embedded measures which form part of the proposed development, mitigations measures, and suitable conditions. There is, therefore, nothing to prevent the granting of approval on the grounds of cumulative effects.

7.6 Interactions and Interrelationships

I have also considered the interrelationships between the key receptors and whether this might as a whole affect the environment, even though the effects may be acceptable when considered on an individual basis. In particular, the potential arises for the following interactions and interrelationships.

Population and human health:

- Noise and dust
- Air quality and climate
- Roads and traffic (air quality, safety & disturbance)

Air & climate

- Noise and dust
- Roads and traffic (emissions)
- Population and Human Health

Landscape

- Population and Human Health (visual amenity)
- Material Assets and Cultural Heritage

Biodiversity:

- Hydrology (water quality & fisheries)
- Population and human health (water quality)
- Soils and geology (water quality)

Land, Soil and Water:

- Air quality
- Biodiversity (terrestrial & aquatic)
- Population & Human Health

Material Assets and Cultural Heritage:

- Population & human health
- Landscape (visual amenity & landscape character)
- Roads and traffic (disturbance & safety)

In conclusion, I am satisfied that any such impacts can be avoided, managed and mitigated by the measures which form part of the proposed development.

7.7 Risks associated with major accidents and/or disasters

No outstanding risks associated with major accidents or disasters identified and the potential impacts associated with climate change have been factored into most sections of the EIAR.

7.8 Reasoned Conclusion

Having regard to the examination of environmental information contained above, and in particular to the EIAR and the submissions from the planning authority, prescribed bodies and observers in the course of the application, it is considered that the main significant direct and indirect effects of the

proposed development on the environment have been identified in section 6.0 and section 7.0 of this report. It is considered that the proposed development would not give rise to any significant direct or indirect impacts of the environment, and the minor direct and indirect impacts are as follows.

- The ***risk of pollution of ground and surface waters during the construction phase*** through a lack of control of surface water during excavation and construction, the mobilisation of sediments and other materials during excavation and construction and the necessity to undertake construction activities in the vicinity of existing watercourses. The construction of the proposed project could also potentially impact negatively on ground and surface waters by way of contamination through accidents and spillages. These impacts would be mitigated by the agreement of measures within the Construction and Environment Management Plan, and the implementation of mitigation measures related to control and management of sediments, accidental spills and contamination, and drainage management.

- The proposed project would give rise to a minor localised increase in ***vehicle movements and resulting traffic impacts*** during the construction and operational phases. These impacts would be mitigated by the agreement of measures within a Construction and Environment Management Plan.

- The project could give rise to minor localised impacts on ***residential amenity*** during the construction (noise, dust, traffic safety & general disturbance) phase. These impacts would be mitigated by the implementation of measures related to the protection of air quality, control of noise and dust, traffic management and the erection of screening berms.

8.0 Recommendation

Arising from my assessment of this appeal case I recommend that planning permission should be granted for the proposed development for the reasons and considerations set down below, and subject to the attached conditions.

9.0 Reasons and Considerations

Having regard to:

a. The National Planning Framework – Ireland 2040,
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 distance to dwellings or other sensitive receptors,
e. The submissions made in connection with the application,
f. The likely consequences for the environment and the proper planning and sustainable development of the area in which it is proposed to carry out the proposed development and the likely significant effects of the proposed development on European Sites,
g. The report and recommendation of the Inspector.

Proper planning and sustainable development:

It is considered that subject to compliance with the conditions set out below the proposed development would accord with European, national, regional and local planning and related policy, it would not have an unacceptable impact on the landscape or ecology, it would not seriously injure the visual or residential amenities of the area or of property in the vicinity, and it 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.

Environmental Impact Assessment:

The Board completed an environmental impact assessment of the proposed development taking account of:

(a) the nature, scale, location and extent of the proposed development on a site,

(b) the Environmental Impact Assessment Report (EIAR) and associated documentation submitted in support of the application,

(c) the submissions received from the prescribed bodies, planning authority and observers, and

(d) the Inspector's report.

The Board considered that the environmental impact assessment report, supported by the documentation submitted by the applicant, adequately considers alternatives to the proposed development and identifies and describes adequately the direct, indirect, secondary and cumulative effects of the proposed development on the environment. The Board agreed with the examination, set out in the Inspector's report, of the information contained in the environmental impact assessment report and associated documentation submitted by the applicant and submissions made in the course of the application. The Board considered that the main significant direct and indirect effects of the proposed development on the environment are, and would be mitigated, as follows:

- The risk of pollution of ground and surface waters during the construction phase which would be mitigated by the implementation of measures set out in the Environmental Impact Assessment Report (EIAR) and the outline Construction and Environment Management Plan (oCEMP) which include specific provisions relating to groundwater, surface water and drainage.
- Noise, vibration and dust during the construction and/or the operational phases would be avoided by the implementation of the measures set out in the Environmental Impact Assessment Report (EIAR) and the outline

Construction and Environment Management Plan (oCEMP) which include specific provisions relating to the control of dust and noise.

- The increase in vehicle movements and resulting traffic during the construction and operational phases would be avoided by the implementation of the measures set out in the Environmental Impact Assessment Report (EIAR) and the outline Construction and Environment Management Plan (oCEMP).
- The impacts on residential amenity during the construction and operational phases would be avoided by the implementation of the measures set out in the Environmental Impact Assessment Report (EIAR) and the outline Construction and Environment Management Plan (oCEMP) which include specific provisions relating to the control and management of dust, noise, water quality and traffic movement.

The Board completed an environmental impact assessment in relation to the proposed development and concluded that, subject to the implementation of the mitigation measures proposed, and subject to compliance with the conditions set out below, the effects of the proposed development on the environment, by itself and in combination with other plans and projects in the vicinity, would be acceptable. In doing so, the Board adopted the report and conclusions of the Inspector.

Screening for Appropriate Assessment:

The Board noted that the proposed development is not directly connected with or necessary to the management of a European Site. In completing the screening for Appropriate Assessment, the Board accepted and adopted the screening assessment and conclusion carried out in the Inspector's report in respect of the identification of the European sites which could potentially be affected, and the identification and assessment of the potential likely significant effects of the proposed development, either individually or in combination with other plans or projects, on these European sites in view of the site's Conservation Objectives. The Board was satisfied that the proposed development, either individually or in combination with other plans or projects, would not be likely to have a significant effect on any European sites, in view of the site's Conservation Objectives.

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 mitigation measures identified in the EIAR and other plans and particulars submitted with the planning application, shall be implemented in full by the developer, except as may otherwise be required in order to comply with the conditions of this permission.
   Reason: In the interest of clarity and protection of the environment during the construction and operational phases of the proposed development.

3. The developer shall comply with the following requirements:
   (a) No artificial lighting shall be installed or operated on site unless authorised by a prior grant of planning permission.
   (b) CCTV cameras shall be fixed and angled to face into the site and shall not be directed towards adjoining property or the road.
   (c) Each fencing panel shall be erected such that for a minimum of 300 millimetres of its length, its bottom edge is no less than 150 millimetres from ground level.
   (d) Cables within the site shall be located underground.
   Reason: In the interest of clarity, of visual and residential amenity, to allow wildlife to continue to have access to and through the site, and to minimise impacts on drainage patterns and surface water quality.

4. The landscaping proposals shall be carried out within the first planting season following commencement of construction of the proposed development. All existing hedgerows (except at access track openings) shall be retained. The landscaping and screening shall be maintained at regular intervals. Any trees or shrubs planted in accordance with this condition which are removed, die, become seriously damaged or diseased within two years of planting shall be replaced by trees or shrubs of similar size and species to those original required to be planted.
   Reason: To assist in screening the proposed development from view and to blend it into its surroundings in the interest of visual amenity.

5. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of Irish Water and the planning authority for such works and services as appropriate.
   Reason: In the interest of public health and to ensure a proper standard of development.

6. The developer shall comply with the transportation requirements of the planning authority for such works and services as appropriate.
   Reason: In the interest of traffic and pedestrian safety.

7. The construction of the development shall be managed in accordance with a Construction and Environmental Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures, traffic management, protection of wayleaves, an invasive species management plan and off-site disposal of construction /demolition waste.
   Reason: In the interests of public safety and residential amenity.

8. The site development and construction works shall be carried out such a manner as to ensure that the adjoining roads are kept clear of debris, soil and other material and cleaning works shall be carried on the adjoining public roads by the developer and at the developer's expense on a daily basis.
Reason: To protect the residential amenities of property in the vicinity.

9. The developer shall comply with the following archaeological requirements:

(a) Pre-development archaeological testing shall be undertaken by a suitably qualified archaeologist, licensed under the National Monuments Acts 1930-2004. No sub-surface work shall be undertaken in the absence of the archaeologist without his/her written consent.

(b) A report, containing the results of the assessment, shall be submitted to the planning authority and, arising from this assessment, the developer shall agree in writing with the planning authority details regarding any further archaeological requirements (including, if necessary, archaeological excavation) prior to commencement of construction works. A copy of the report shall be submitted to the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.

(c) The planning authority and the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs shall be notified in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development.

In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.
Reason: In order to conserve the archaeological heritage of the area and to secure the preservation (in-situ or by record) and protection of any archaeological remains that may exist within the site.

10. Prior to commencement of development, the developer shall lodge with the planning authority a bond of an insurance company, a cash deposit, or other security to secure the provision and satisfactory completion of the development, coupled with an agreement empowering the planning authority to apply such security or part thereof to the satisfactory completion of any part of the development.

    Reason: To ensure the satisfactory completion of the development.

Karla Mc Bride

Senior Planning Inspector

28th August 2020