14.0 MATERIAL ASSETS

14.1 INTRODUCTION

This chapter addresses the magnitude of potential impacts to, and the significance of effects on, material assets from the proposed establishment and use of a soil recovery facility (the 'Proposed Development') at Kilmartin, Coynes Cross, Newcastle, County Wicklow (the 'Site').

Material assets comprise the physical resources in the environment, which may be of human or natural origin. Material assets in the vicinity of the Site comprise of built services and infrastructure such as surface water drainage, telecommunications, electricity, water supply infrastructure and sewerage. EPA (2022) states that 'Material assets can now be taken to mean built services and infrastructure. Traffic is included because in effect traffic consumes transport infrastructure.'

Material assets considered elsewhere within this EIAR include architectural heritage (assessed in Chapter 11.0: Cultural Heritage) and roads and traffic (assessed in Chapter 12.0: Traffic and Transport). Chapter 8.0: Water addresses likely significant potential effects of surface and ground water systems on neighbouring water networks and dwellings.

The following material assets assessment was prepared by Dr Rhian Llewellyn (MGeol, PhD, PIEMA). Rhian is a Practitioner Member of the Institute of Environmental Management and Assessment and has more than 7 years' experience in environmental consultation.

This chapter of the EIAR has been prepared on the basis of the EPA's (2022) Guidelines on the information to be contained in Environmental Impact Assessment Reports. The guidelines were drafted by the EPA with a view to facilitating compliance with EIA Directive (2014/52/EU).

14.2 LEGISLATIVE AND POLICY CONTEXT

Annex IV of the amended EIA Directive (2014/52/EU) requires that the developer provides a description of the factors (specified in Article 3(1)) which are likely to be significantly affected by the project, including a study of the potential impacts to material assets.

The 2014/52/EU Directive was transposed into Irish law through European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (SI No. 296 of 2018) which amended the Planning and Development Act, 2000, and the Planning and Development Regulations, 2001. This EIAR has been produced in accordance with these relevant legislative requirements and Statutory Instruments.

14.2.1 PRE-CONSULTATION

A non-statutory pre-consultation process was carried out with prescribed bodies and other parties over the period of 25 May–26 June 2023 to seek their comments and observations on the Proposed Development. This process is fully documented in the Pre-Consultation Report accompanying the Strategic Infrastructure Development (SID) application submission and a summary is provided in Section 1.8 (Chapter 1.0: Introduction) of this EIAR. All comments related to material assets received have been considered in the preparation of this EIAR. Where comment/opinions were received relating to surface water management, traffic and transport, and cultural heritage, these have been considered within the relevant chapters elsewhere in this EIAR.

14.3 PROJECT DESCRIPTION

A full project description is provided in Chapter 3.0 (Project Description). A project description summary is provided below:

The Proposed Development is the establishment and operation of a soil recovery facility within a 17.08 hectare site at Kilmartin, Co. Wicklow (approximately 4 km north-east of Ashford). The soil recovery facility will import up to 2,160,000 tonnes of inert waste, primarily clean soils and stones from construction and development sites. Clean soil and stone will be used to progressively infill a steep-sided natural valley within the Site and raise ground levels to approximately 57mOD, tying in with the surrounding landscape. The infill area covers approximately 14 hectares.

The soil recovery facility will accept up to 100 loads per day on average (maximum 150 in exceptional circumstances) with a projected operational lifespan of up to 10 years depending on market conditions within the construction sector, followed by one year for final restoration and aftercare of the lands.

The Proposed Development will require the following structures be installed and maintained for the operational life of the Soil Recovery Facility: office and welfare facilities, six parking bays for private vehicles, weighbridge and associated weighbridge cabin, one wheel wash and one spray-system wheel wash, two waste inspection bays and one bunded waste quarantine area, hardstanding area (for vehicle movement and storage), surface water drainage infrastructure from hard standing and discharge to ground (including two interceptors and two soakaways), an internal access road, internal haul roads (constructed from recycled aggregates where available), security features including security gates and fencing, and power supply. These structures will be removed from the Site at the end of life point of the soil recovery facility.

Approval will be sought for a connection to the ESB Network for the site office and welfare facilities. Diesel generators will be used to power mobile lighting, if required. Temporary lighting, if required, will be cowled to prevent light spillage.

The temporary relocation of ESB poles within the fill area will be required. This will be subject to prior agreement with ESB.

Wastewater from office and welfare facilities will be managed by a third-party provider, with no connection to foul water mains.

All truck deliveries will access the site via the N11/M11 and Coynes Cross Road, with internal queuing space provided within the Site and no parking on public roads.

The existing land entrance located on R772 will be upgraded and will be retained following the completion of the Proposed Development.

A groundwater abstraction borehole will be installed to supply water for wheel washes, dust suppression, and welfare facilities, and will be retained for monitoring after restoration.

A drain will be installed within the fill, and orientated along the valley, to manage surface water drainage from the north of the fill area.

Restoration will return the site to grassland and hedgerow habitat, similar to its pre-development state. Approximately 140 m of fence and hedgerow opposite the entrance will be temporarily removed to improve sightlines during the life of the soil recovery facility and this will be subsequently

reinstated. Native species will be used in hedgerow planting. The restored land will revert to agricultural management.

Permission is sought from An Coimisiún Pleanála for a period of up to 10 years, with an additional year for restoration. The Proposed Development will require a waste licence[1] from the Environmental Protection Agency (EPA) and aligns with national and regional policy objectives to provide adequate licensed soil recovery capacity for the Dublin and Wicklow regions.

14.4 ASSESSMENT METHODOLOGY AND SIGNIFICANCE

14.4.1 TECHNICAL SCOPE

Having regard to the EPA (2022) guidance and the characteristics and context of the lands that are the subject of this application, this EIAR chapter aims to identify the likely significant effects that the Proposed Development may have on 'built services' and these are discussed under the following headings:

- Electricity network utilities;
- Gas infrastructure;
- Telecommunications;
- Local water supplies and foul water network;
- Surface water drainage infrastructure; and
- Waste management infrastructure.

14.4.2 PREDICTION OF IMPACTS AND EFFECTS

This chapter of the EIAR describes the likely significant direct effects of the Proposed Development on the material assets in the surrounding environment. The potential indirect/secondary, cumulative, do-nothing, worst case, indeterminable, irreversible, residual, and synergistic effects of the Proposed Development are also described, where appropriate. The extent, context and frequency of effects have also been considered in the assessment process.

Prediction methods are required to identify and assess the significant effects of the Proposed Development on the environment. The predictive method used for this assessment is a common framework of assessment criteria and terminology based on the EPA's 2022 guidelines, with some adjustments to improve clarity.

This common framework follows a 'matrix approach' to environmental assessment which has been presented in Chapter 1.0 (Introduction) of this EIAR.

14.4.3 EIA SIGNIFICANCE TERMINOLOGY

As identified in Chapter 2.0 (Scope and Methodology) of this EIAR, a common framework of assessment criteria and terminology has been used based on the EPA's 2022 guidelines. This common framework follows a 'matrix approach' to environmental assessment which is based on the characteristics of the impact (magnitude and nature) and the value (sensitivity) of the receptor.

[1] The proposed development will be carried out in accordance with a waste licence from the EPA or in accordance with by-product regulations, Article 27 of the European Communities (Waste Directive) Regulations 2011 (see Section 3.5 in Chapter 3.0 Project Description of this EIAR for further detail).

The assessment reported below is based on the common framework described in Chapter 1.0 of this EIAR. It has been assumed that the value (sensitivity) of the material assets is no greater than Medium, which equates to 'Medium or high importance and rarity, regional scale, limited potential for substitution' (see Table 1.4 of Chapter 1.0). This sensitivity has been assumed given the importance of the assets to users surrounding the Proposed Development, and the sensitivity of the users to potential disruption.

A description of the significance categories used is provided in Table 14-1. Effects that are either 'Large' or 'Profound' are considered to be **Significant**, and effects that are 'Moderate', 'Slight' or 'Imperceptible' are considered to be **Not Significant**. How the level of effect is determined, based on the environmental value and magnitude of impact, is explained in Chapter 2.0, Section 2.6.

Table 14-1 – Significance Categories and Typical Descriptions

Significance Category	Typical Description
Profound	An effect which obliterates sensitive characteristics. Only adverse effects are usually assigned this level of significance. These factors are key issues in the decision-making and consent process. These effects are generally, but not exclusively, associated with sites or features of international, national or regional importance which are likely to suffer a most damaging impact and loss of resource integrity. However, a major change in a site or feature of local importance may also be included in this significance category.
Large	An effect which, by its character, magnitude, duration or intensity alters a significant proportion of a sensitive aspect of the environment. These can be beneficial or adverse effects and are considered to be very important issues which are likely to be substantial in the decision-making process.
Moderate	An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends. These are beneficial or adverse effects which may be important but are not likely to be central to decision-making or consent. The cumulative effects of these factors may influence consent or decision-making if they should lead to an increase in the overall adverse effect on a particular resource or receptor.
Slight	An effect which causes noticeable changes in the character of the environment without affecting its sensitivities. These beneficial or adverse effects may be raised as local factors. They are unlikely to be critical in the decision-making process but are important in enhancing the subsequent design of the project.
Imperceptible	An effect capable of measurement but without significant consequences. No effects or those that are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error.

14.4.4 INFORMATION SOURCES

Information for the assessment of potential impacts on the identified material assets was obtained by means of a desk-based review, and included the following sources:

- ESB network utility plans;
- Gas Networks Ireland utility plans;
- Eir CYBD mapping;

- Irish water utility mapping;
- Field surveys of the Application Site;
- Department of Communication, Climate Action and Environment (DCCAE) Eircode maps; and
- Aerial and ordnance survey maps of the area.

14.4.5 TEMPORAL SCOPE

Under the current programme, it is expected that the duration of operation of the soil recovery facility may last for between approximately 4 -10 years depending on availability of clean soil and stone to complete the Proposed Development. A restoration and aftercare phase for the Proposed Development has been considered along with the phasing of activities which is described in Chapter 3.0: Project Description.

The duration of the Proposed Development is therefore classified as ‘short-term’ (one to seven years) to ‘medium-term’ (seven to fifteen years) (EPA 2022).

For the purpose of clarity, this assessment uses the term ‘works phase’ to describe the period of time comprising the following construction activities:

- Enabling works to provide facilities required for the operation of the soil recovery facility (I.e., entrance upgrades, establishment of office and welfare facilities, etc); and
- The operation of the soil recovery facility (i.e. acceptance of clean soil and stone to Site and its subsequent emplacement within the fill area).

A restoration phase, broadly following the work phase (with some temporal overlap), has been scoped out this assessment as there is limited potential for effects to material assets to occur due to the nature of the works in that phase (i.e. largely planting and monitoring) and the duration of that phase (up to 1 year).

14.4.6 GEOGRAPHICAL SCOPE

The assessment directly covers the physical extent of the EIAR study boundary for the Site as shown in Figure 14-1. Where appropriate, the assessment area has been extended to identify the relevant material assets surrounding the Proposed Development in order to provide wider information.

The study area for material assets is the geographical area within the Application boundary and 500 m from the Application boundary (see Figure 14-1).

Figure 14-1 - Application Boundary and Study Area

14.5 EXISTING ENVIRONMENT

The Site is located in a rural area with development (largely residential and mixed use) located to the north and north-east of the Site. The Site is located to the east of the N11/M11 and the junction at Coynes Cross.

14.6 BASELINE CONDITIONS

14.6.1 SURROUNDING ENVIRONMENT

The Site is located in County Wicklow, within the townland of Kilmartin. Specifically, the Proposed Development Site is located within a number of agricultural fields used for sheep pasture, approximately 22.6 ha in area. The Application Boundary encompasses five fields, separated by hedgerows, treelines and fencing. The Site is prone to seasonal waterlogging in the valley throughout the central area as the gradient dips with steep inclines to the east and west of the valley. Access to the Site is via the R772 road linking to the N11 at Exit 14. Surrounding environs are predominantly agricultural fields and forestry with Dunran Demesne Forest and castle to the west and the Murrough wetlands to the east. The nearest villages are Newcastle and Ashford, north-east and south-west of the Site respectively. The nearest town, Newtown Mount Kennedy, is approximately 5 km north of the Site.

The surrounding area is rural in nature, with suburban influences to the north.

14.6.2 ELECTRICITY NETWORK UTILITIES

A service map was received from ESB Networks detailing both the layout of underground and overhead ESB lines on-site and in the locality. The local service layout has been provided in Figure

14.3. The received service map has been provided in Appendix 14A of this chapter. Low voltage and medium voltage lines are supported by sile poles or polesets. Higher voltage transmission lines in the wider area are supported by pylons.

The service maps provided by ESB indicate that:

- Dwellings and premises in the area local to the Site are generally served from low and medium voltage overhead lines. Medium voltage lines are located underground where they cross the transmission line.
- The Kilmartin 38kV substation (ref 332000) is located northeast 620 m of the Proposed Development.
- A medium voltage overhead line (MV 10KV/20KV) crosses the centre of the Site in an east-west orientation. The line originates from the Kilmartin 38kV substation. Approximately 325 m of overhead line is located within the application boundary, and this is supported by 5 no. poles that are located within the Application boundary (see Appendix 14A). This line is relocated underground near the Site entrance and extends along the north side of the road to the northeast where it is relocated above ground and connects to a medium voltage overhead line located to the west of the Site that is orientated north- south.
- An overhead line (MV 10KV/20KV) crosses north of the Site in a north-east to south-west orientation. The line originates from the Kilmartin 38kV substation.
- The Carrickmines-Arklow-Ballybeg (220/110kV) transmission line is located to the west of the Site and it is orientated south to north. This is supported by pylons that are located to the north, west, and south of the Site.

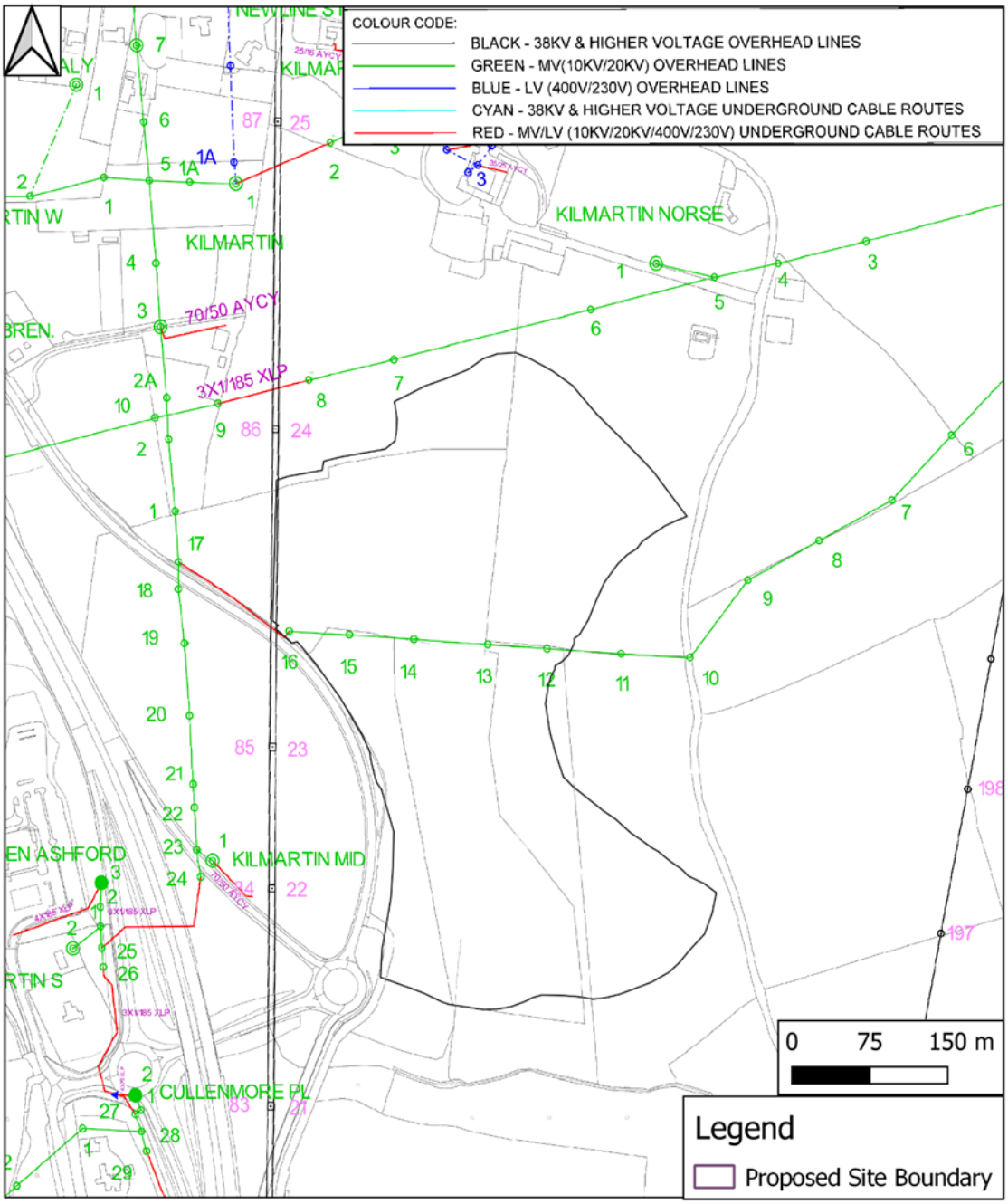


Figure 14-2 - ESB Services within EIAR Study Area

14.6.3 GAS INFRASTRUCTURE

Information received from Gas Networks Ireland (GNI) on 16 March 2023 indicates that there are no gas pipelines within the Application boundary. There is a high-pressure transmission pipe located 300 m east of the Application boundary. Correspondence with GNI has confirmed that there is no

potential for risk with works on Site and this pipeline.[2] The service maps received from GNI have been included in Appendix 14B.

14.6.4 TELECOMMUNICATIONS

Mapping sourced from the Eir CBYD online mapping request portal indicates there are no existing underground or overhead telecommunications cables in the study area (see Appendix 14C)

14.6.5 LOCAL WATER SUPPLIES AND FOUL WATER NETWORK

There are no public mains connection services recorded on Site. There is a discontinued water pipeline located along the R772, to the north-west of the Site. Historically, this would have been connected to the mains pipeline which runs north-west, abutting the R772. The service map received from Wicklow County Council has been included in Appendix 14D.

Properties to the north-west of the Site and closest to the N11 motorway are connected to the mains water, whereas properties to the immediate north obtain their water from private water wells. The Site is not in a Group Scheme and Public Supply Source protection area (GSI 2022 and EPA 2022). There are no mapped groundwater wells and springs on Site (GSI 2022), but there are mapped wells in the EIAR study area to the west of the M11 motorway in Kiltimon and Courtfoyle. Please refer to Chapter 8.0 (Water) for the assessment of potential effects of the Proposed Development on surface and ground water receptors.

Further information received from Kildare County Council on the 16th of March 2023 detailed that there is no sewer data in the area.

14.6.6 SURFACE WATER DRAINAGE INFRASTRUCTURE

Lands within the Site are dominated by improved grassland fields, hedgerows and treelines. Currently, the surface water infiltrates through a superficial deposit of Till in the eastern region of the Site to the underlying bedrock and in the west of the Site, cover is minimal to absent to the underlying bedrock.

There are no existing public surface water drainage networks and no surface watercourses within the Site. The Site is bounded by two streams:

- A watercourse that flows from west to east approximately 300 m north of the Application boundary – Coynes Cross Stream; and
- A watercourse that flows west to east along the southern boundary of the Site – Kilmartin Stream.

Run-off from the northern part of the valley feature drains to the Coynes Cross stream and run-off from the southern part of the valley drains to the Kilmartin stream. In the central part of the Site, run-off accumulates and forms an area of wet ground in the winter. An old French drain was discovered on Site running northwest to southeast across the Site towards the Kilmartin stream.

It is likely that the local surface watercourses are fed by a combination of surface water run-off and some baseflow from groundwater.

[2] Pers Comm via telephone 17 January 2023.

14.6.7 WASTE MANAGEMENT INFRASTRUCTURE

No waste is generated by Site activities at present. The maintenance and servicing of farming equipment is managed at the farmyard, owned by the Norse family. Any waste is collected and managed appropriately by an authorised waste contractor.

14.7 CHARACTERISTICS OF THE PROPOSED DEVEOLPMENT

During the works phase, the soil recovery facility will require potable and non-potable sources of water, energy, telecommunications (mobile), waste management for facilities (office, etc), and a surface water drainage network associated with hardstanding areas/access roads.

All facilities and access roads will be removed from the Site during the decommissioning of the facility, with the exception of the upgraded Site entrance, and associated surface water drainage infrastructure which will remain.

14.8 POTENTIAL EFFECTS

The main potential impacts and associated effects that have been considered in the assessment relate to the following:

- Activities or events that might impact electrical services and utilities for surrounding users;
- Activities or events that might impact telecommunications networks for surrounding users;
- Activities or events that might impact surface water drainage networks surrounding the Site;
- Activities or events that might impact water supplies and services for surrounding users;
- Activities or events that might impact wastewater networks for surrounding users; and
- Activities or events that might impact waste management infrastructure.

There are no gas pipelines within the Site or its immediate vicinity, and the Proposed Development will not require a gas connection. Therefore, potential effects to gas services and utilities for surrounding users has been scoped out of this assessment.

14.8.1 ELECTRICITY NETWORK UTILITIES

14.8.1.1 Connection and Energy Use

The Proposed Development will require approval from ESB Networks for connection for the Site office and facilities during the works phase of the soil recovery facility. Existing ESB overhead and underground services on Site are available to connect to, subject to agreement with ESB. Diesel generators will be used for mobile lighting during the works phase, if required. The electricity connection will not be required following the decommissioning of the soil recovery facility. All connection/disconnection works will be carried out in line with ESB requirements so as to avoid/minimise disruption to electrical supplies.

Considering the scale and location of Proposed Development, the potential impacts from the connection, operation and decommissioning of the proposed soil recovery facility on the local electrical supply network are therefore considered to be of ‘Negligible’ magnitude resulting in short- to medium- term effects that are ‘Imperceptible’ and therefore considered to be **Not Significant**.

14.8.1.2 Relocation of Poles

ESB poles are located within Application boundary, including within the footprint of the void space and near to the proposed Site entrance. The Applicant has entered into consultation with ESB

regarding the relocation of poles where this is deemed necessary to facilitate the operational activities during the works phase of the Soil Recovery Facility. During the pre-consultation process carried out for the Proposed Development (see section 14.2.1), ESB advised that that they are unable to engage with the Proposed Development until permission is granted. They provided a weblink to the ESB guidance outlining the application process that the Applicant must follow to request that an ESB pole or line is moved. The Applicant will follow ESB guidelines and seek any necessary permissions.

The potential impacts from the relocation of ESB infrastructure on the local electrical supply network is considered to be of 'Negligible' magnitude resulting in short- to medium- term effects that are 'imperceptible' and therefore considered to be **Not Significant**.

14.8.1.3 Working Near Overhead and Underground Lines

An underground line is mapped as located close to the Site entrance. Minor intrusive works (e.g. soil stripping) will be required to install the proposed Site entrance upgrade. ESB will be notified prior to any excavation work to ensure that appropriate precautions are taken before carrying out such activities.

It is noted that the ESB maps are indicative only and a cable avoidance tool will be used prior to any intrusive works (e.g. topsoil stripping) to confirm the presence/absence of underground cables.

Overhead lines are present on the Site and near the Site entrance and north of the Site. All works onsite during all phases will be carried out in line with the ESB guide 'ESB Networks Code of Practice for Avoiding Danger from Overhead Electricity Lines (ESB 2019)', as required.

Considering the nature and location of the Proposed Development, the potential impacts from working near powerlines on the local electrical supply network is considered to be of 'Negligible' magnitude resulting in short- to medium- term effects that are 'Imperceptible' and therefore considered to be **Not Significant**.

No works are proposed near the transmission lines.

14.8.2 TELECOMMUNICATIONS

It is proposed that staff will carry mobile phones on their persons and satellite phone will be available in the Site's office for use in emergency.

Potential impacts from the Site's activities on the local telecommunication have been scoped out of this assessment as no telecommunications cables are known to be present in the vicinity of the Site and therefore there is **no potential for effects**.

14.8.3 LOCAL WATER SUPPLIES AND FOUL WATER INFRASTRUCTURE

It is proposed to install a groundwater well onsite to source non-potable water during the works phase. Bottled drinking water will be available at Site facilities.

As it is not proposed to connect the Site facilities to the local water supply network, and with no active service pipelines mapped in the vicinity of the Site, there is considered to be no potential for the Proposed Development to impact water supply and therefore there is **no potential for effects**.

Site facilities for the Proposed Development will not be connected to local sewerage infrastructure, if present. The Site Office will utilise a portable toilet facility which will be serviced regularly by the authorised appropriate contractor and solids are removed for treatment or disposal offsite.

Therefore, potential impacts to local sewerage infrastructure (if present in the vicinity of the Site) are not anticipated to occur and therefore there is **no potential for effects**.

14.8.4 SURFACE WATER DRAINAGE INFRASTRUCTURE

Across the Site, surface water infiltrates through the underlying soils and sub-soils and percolates to the groundwater. Currently the surface water infiltrates through the underlying soils and sub-soils. There are no existing public surface water drainage networks within the Site and no areas of existing hardstanding.

The main change to surface water drainage onsite will be the sealing of ground surface from the construction of hardstanding areas which will be installed during enabling works and removed from the Site at the end of life point of the soil recovery facility. As outlined in Chapter 8.0 of this EIAR , the surface water run-off from the site entrance, internal access road, car parking, and hardstanding areas will be discharged to ground onsite via interceptors and soakways that will be constructed onsite A drain will also be installed into the fill to direct any surface waters that may collect to the north of the fill area into the fill body where it will discharge to ground within the Site. Surface water run off at the Site entrance will be re-directed back into the Site via the surface water management system (i.e. it will not discharge on to the public road network). As set out in Chapter 8.0 or this EIAR, the local area is predominantly at low risk of flooding, with discharge volumes from the Site unlikely to change flood risk.

With appropriate drainage infrastructure installed allowing for discharge of collected surface water runoff to ground onsite, it is considered that the effects of changing the surface water regime on the public road network are considered to be of at most 'Negligible' magnitude resulting in effects that are 'Imperceptible' and therefore **Not Significant**.

14.8.5 WASTE MANAGEMENT INFRASTRUCTURE

Waste arising from activities at the Site will be managed by appropriately authorised waste contractors. Offices and welfare facilities will be fully serviced.

Limited waste streams may be generated by the site activities, and it is considered that the impact on the local waste infrastructure is 'Negligible'**.** This 'Negligible' impact results in effects on the local waste management infrastructure that are 'Imperceptible' and, therefore, **Not Significant**.

14.8.6 "DO-NOTHING" SCENARIO

The Site comprises agricultural fields with a single gated entrance and infrastructure present on the Site is limited to ESB poles supporting an overhead line. The do-nothing scenario will result in no changes to the Site, and the poles and overhead line will remain in the same location.

14.9 MITIGATION AND MONITORING

14.9.1 MITIGATION MEASURES

- The mitigation of the works phase impacts of the Proposed Development in respect of biodiversity, water, air quality, noise, cultural heritage, traffic and transport, and landscape and visual are detailed in the relevant chapters of this EIAR.
- A cable avoidance tool will be used prior to any intrusive works (e.g. topsoil stripping) to locate any underground cables.

- All works will be carried out in line with the ESB guide 'ESB Networks Code of Practice for Avoiding Danger from Overhead Electricity Lines (ESB 2019), where relevant.

14.9.2 MONITORING

No specific monitoring is required in relation to material assets beyond that proposed for environmental emissions in other chapters of this EIAR.

14.10 RESIDUAL EFFECTS

The assessment concludes that the Proposed Development does not give rise to significant adverse effects on material assets surrounding the Site. In all cases, the residual effect is no greater than 'Imperceptible' and therefore overall, **Not Significant**.

14.11 CUMULATIVE EFFECTS

The cumulative effects associated with other permitted / under construction third-party developments have been considered in Chapter 15.0 of this EIAR. Cumulative effects are considered to be **Not Significant**.

14.12 DIFFICULTIES ENCOUNTERED

No other particular difficulties were encountered in the preparation of this chapter of the EIAR.

14.13 REFERENCES

EPA, (2022), Guidelines on the information to be contained in Environmental Impact Assessment Reports. Available at: https://www.epa.ie/publications/monitoring--assessment/assessment/EIAR_Guidelines_2022_Web.pdf

Eir CYBD mapping. Received from Eir CBYD online mapping request portal 05/01/2023.

ESB, (2019), ESB Networks Code of Practice for Avoiding Danger from Overhead Electricity Lines. Available: https://www.esbnetworks.ie/docs/default-source/publications/code-of-practice-for-avoiding-danger-from-overhead-electricity-lines.pdf?sfvrsn=15dde44_13

ESB network utility plans. Received from ESB networks on the 15/11/2022.

Gas Networks Ireland utility plans. Received from Gas Networks Ireland (GNI) on 16/03/2023.

Google Earth, (2023). Accessed 04/10/2023. Available at: https://earth.google.com/web/

GSI, (2022), Data and Maps. Accessed 04/10/2023. Available at: https://www.gsi.ie/en-ie/data-and-maps/Pages/default.aspx

Open Infrastructure Map. Available at: https://openinframap.org/#14.95/53.04685/-6.08326 Accessed: 10/12/2025.

OSi GeoHive Hub, (2023). Accessed 04/10/2023. Available at: https://www.geohive.ie/

Wicklow County Council utility mapping. Received 16/03/2023.

Appendix 14A

ESB SERVICE MAPPING

ESB Networks

TITLE:

20221115-043_A0

COLOUR CODE:

- BLACK - 38KV & HIGHER VOLTAGE OVERHEAD LINES
- GREEN - MV(10KV/20KV) OVERHEAD LINES
- BLUE - LV (400V/230V) OVERHEAD LINES
- CYAN - 38KV & HIGHER VOLTAGE UNDERGROUND CABLE ROUTES
- RED - MV/LV (10KV/20KV/400V/230V) UNDERGROUND CABLE ROUTES

DATE: 15-Nov-2022

** SCALE: 1:2500

** SCALE WHEN PRINTED ON AN A0 PAGE
XY COORDINATES DISPLAYED IN IRISH GRID COORDINATE SYSTEM

WARNING

THIS MAP INDICATES THE APPROXIMATE LOCATION OF ESB TRANSMISSION (400KV, 220KV, 110KV, 38KV) AND DISTRIBUTION (20KV, 10KV, 230V/400V) UNDERGROUND CABLES AND OVERHEAD LINES IN THE GENERAL AREA OF THE PROPOSED WORKS. ESB NETWORKS TAKES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE MAP. IT IS THE USER'S RESPONSIBILITY TO INDEPENDENTLY VERIFY THE INFORMATION AND THE LOCATION OF UNDERGROUND CABLES AND OVERHEAD LINES. LOW VOLTAGE (230V/400V) SERVICE CABLES (E.G. HOUSE SERVICES, FACTORY/SHOP SERVICES, PUBLIC LIGHTING LAMP SERVICES, ETC) ARE NOT INCLUDED BUT THEIR PRESENCE SHOULD BE ANTICIPATED. THE DEPTHS OF UNDERGROUND CABLES MUST NEVER BE ASSUMED. ADDITIONAL MORE DETAILED INFORMATION IS AVAILABLE FOR HIGH VOLTAGE TRANSMISSION UNDERGROUND CABLES (38KV, 110KV, 220KV, 400KV) FROM THE LOCAL ESB NETWORKS TRANSMISSION REPRESENTATIVE - SEE ATTACHED LIST FOR CONTACT DETAILS OR CALL 1800 372 757. NO WORK SHOULD BE CARRIED OUT IN THE VICINITY OF 38KV OR HIGHER VOLTAGE UNDERGROUND CABLES WITHOUT PRIOR CONSULTATION WITH ESB NETWORKS. BEFORE ANY MECHANICAL EXCAVATION IS UNDERTAKEN, THE ACTUAL LOCATION OF ALL UNDERGROUND ELECTRICITY CABLES MUST BE ESTABLISHED AND VERIFIED ON THE SITE USING:
(A) UP-TO-DATE MAP RECORDS; (B) CABLE LOCATER EQUIPMENT OPERATED IN BOTH POWER AND RADIO MODES;
(C) CAREFUL HAND DIGGING OF TRIAL HOLES USING 'SAFE DIGGING PRACTICE'. REFER ALSO TO 'HSA CODE OF PRACTICE FOR AVOIDING DANGER FROM UNDERGROUND SERVICES'. ESB TAKES NO RESPONSIBILITY FOR AND SHALL BEAR NO LIABILITY, HOWSOEVER ARISING, IN RELATION TO ANY DAMAGE, INJURY/DEATH OR LOSS OF SUPPLY AS A RESULT OF DAMAGE OR INTERFERENCE WITH ITS NETWORKS.

ESB NETWORKS HAS ISSUED THIS MAP AS A PDF DOCUMENT. IF VIEWING A PAPER VERSION OF THIS MAP, THE VIEWER MUST ENSURE THAT IT HAS BEEN PRINTED IN COLOUR TO FIT TO AN A0 (OR LARGER) PAGESIZE AND THAT EACH OF THE COLOURS INDICATED ON THE COLOUR CODE LEGEND ABOVE ARE CLEAR AND DISTINCT FROM EACH OTHER TO MAINTAIN A CORRECT REPRESENTATION OF THE ELECTRICAL NETWORK INFORMATION.

X.Y: 327021 , 202063

X.Y: 329922 , 202063

X.Y: 329922 , 200140

DUNRAN CASTLE

ASHFORD WRENSTOWN

KILTIM

KILMARTIN N

KILTIMON W

KILTIMON MURPHY

KILTIMON

COYNES X CAPRANI

CULLENMORE

KILMARTIN M

8A

NEW LINE STUD

KILMARTIN HEALY

KILMARTIN NORSE 2

KILMARTIN W

KILMARTIN

KILMART BREN

3X1/185 XLP

70/50 AYCY

25/16 AYCY

BALLYVOLAN E

SWEETBANK JOHNSTON

BALLYVOLAN KYLE

TIGLIN S

TIGLIN W

KILMARTIN E

KILMARTIN NORSE

KILMARTIN 332000

KILMARTIN WHELAN

BARNACOYLE BIG

APPLEGREEN ASHFORD

KILMARTIN MID

KILMARTIN S

CULLENMORE PL

CULLENMORE LEVINS

COURTFOYLE

RTFOYLE BARRON

BARNACOYLE BIG 3

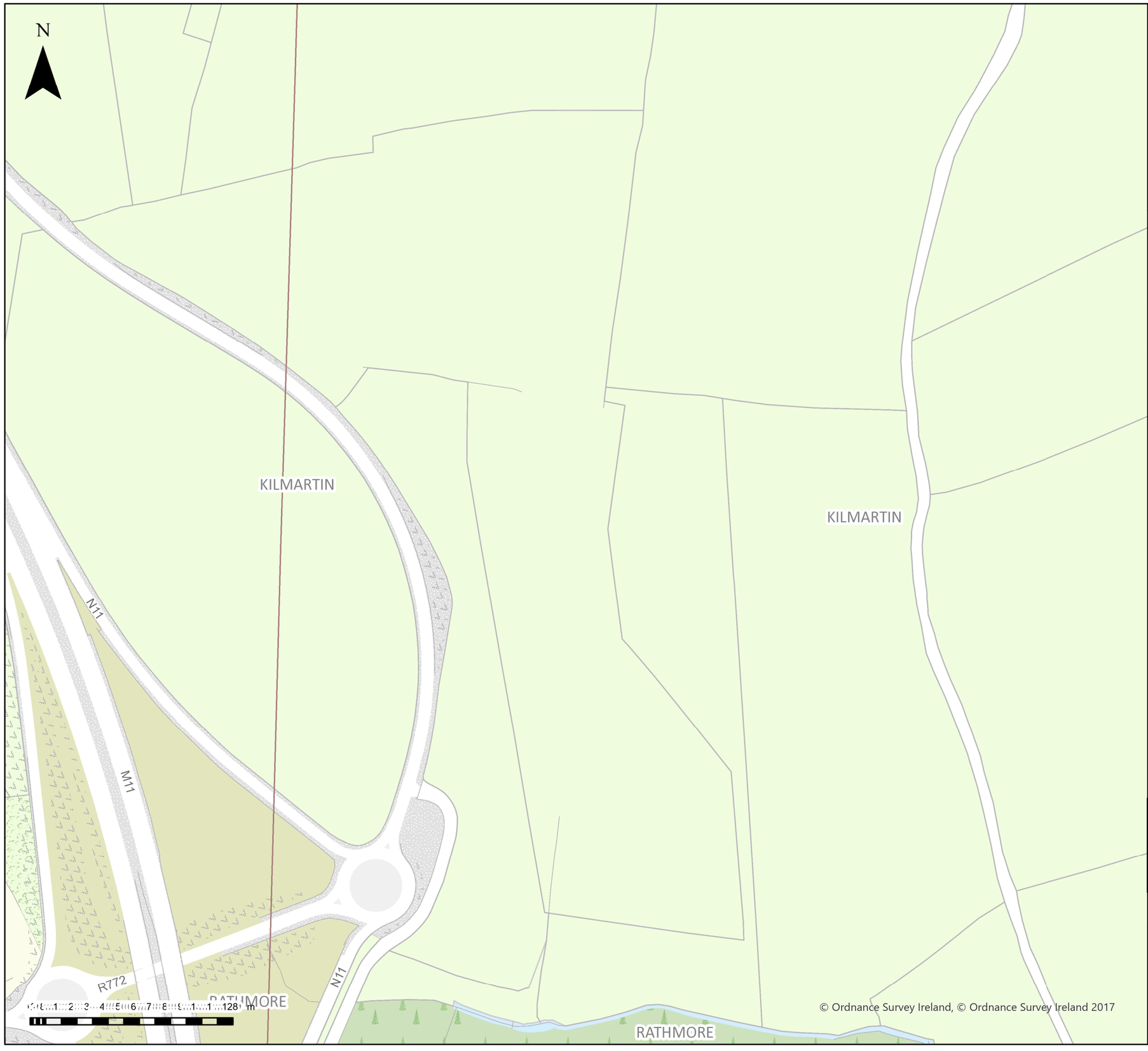
BARNACOYLE LITTLE

CASTLEGR

PLEASE NOTE THAT THERE ARE: HIGH VOLTAGE (38KV AND HIGHER VOLTAGES) OVERHEAD LINES AND UNDERGROUND CABLES ON THIS MAP. IF YOU INTEND WORKING, OR UNDERTAKING DEVELOPMENT WITHIN A CORRIDOR EXTENDING 40 METRES ON EITHER SIDE OF ANY HIGH VOLTAGE OVERHEAD LINES OR WITHIN A CORRIDOR EXTENDING 5 METRES ON EITHER SIDE OF ANY HIGH VOLTAGE UNDERGROUND CABLES YOU MUST CONTACT THE DESIGNATED PARTIES (PLEASE SEE ENCLOSED SHEET) IN ADVANCE OF THE WORKS

Appendix 14B

GNI SERVICE MAPPING



Important Safety Notice: Damage to gas pipelines can result in serious injury or death. Gas network information is provided as a general guide. The exact location and depth of medium or low pressure distribution gas pipes must be verified on site by carrying out necessary investigations, including, for example, hand digging trial holes along the route of the pipe. Service pipes are not generally shown but their presence should always be anticipated.

High pressure transmission pipelines are shown in red. If a transmission pipeline is identified within 10m of any intended excavations then work must not proceed before GNI has been consulted. The true location and depth of a transmission pipeline must be verified on site by a representative of GNI. Contact can be made through 1800 427 747.

All work in the vicinity of the gas network must be completed in accordance with the current edition of the Health and Safety Authority publication, 'Code of Practice For Avoiding Danger From Underground Services' which is available from the Health and Safety Authority (0818 289 389) or can be downloaded at www.hsa.ie.

- Aurora Telecom Duct
- Aurora Telecom Sub Duct
- Aurora Telecom Inserted Gas Pipe

Aurora TELECOM

Aurora Telecom Queries - 01-8926166 (Office Hours)
Aurora_Network_Queries@gasnetworks.ie
Aurora Telecom Emergency Only 1800 427399 / 01 2030120

- Transmission Pipe (High Pressure)
- Transmission Pipe (Construction Issue)
- Distribution Pipe (Medium Pressure)
- Distribution Pipe (Low Pressure)
- Service Pipe (Medium Pressure)
- Service Pipe (Low Pressure)
- Strategic Pipe (Medium Pressure)
- Strategic Pipe (Low Pressure)
- Inserted
- Abandoned Pipe

C=?	Cover (depth in metres)		Pressure Monitor
CP	CP Test Point		Protection (Slabbing)
	End Cap		Protection (Sleeve)
	Hot Tap		Reducer
	Installation		Service Terminator
	Valve		Tee
	Mains Verification**		Transition

** Please contact GNI on 1800-427747 for specific information

DIAL BEFORE YOU DIG 1800 42 77 47
In Emergency call 1800 20 50 50 Gas Networks Ireland

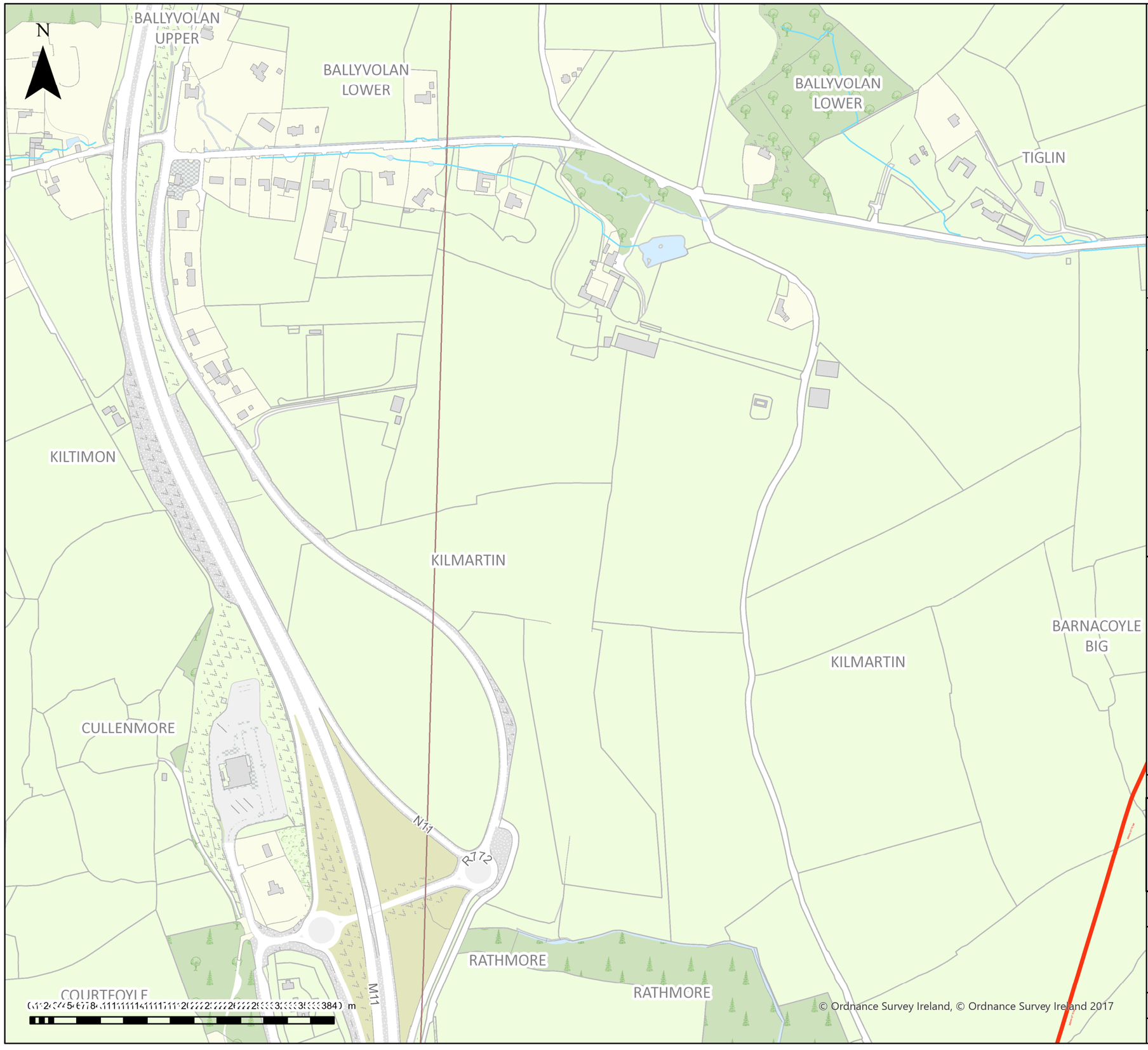
Gas Networks Ireland

GAS NETWORK INFORMATION

Description: smccarthy@SDUBLINCOCO.ie

Location: 728479,701103

Plot Date: 08/11/2022 11:45	Scale: 2500 @ A3
Plotted By: 4969	Ref ID: *4969_08112022114504*



Important Safety Notice: Damage to gas pipelines can result in serious injury or death. Gas network information is provided as a general guide. The exact location and depth of medium or low pressure distribution gas pipes must be verified on site by carrying out necessary investigations, including, for example, hand digging trial holes along the route of the pipe. Service pipes are not generally shown but their presence should always be anticipated.

High pressure transmission pipelines are shown in red. If a transmission pipeline is identified within 10m of any intended excavations then work must not proceed before GNI has been consulted. The true location and depth of a transmission pipeline must be verified on site by a representative of GNI. Contact can be made through 1800 427 747.

All work in the vicinity of the gas network must be completed in accordance with the current edition of the Health and Safety Authority publication, 'Code of Practice For Avoiding Danger From Underground Services' which is available from the Health and Safety Authority (0818 289 389) or can be downloaded at www.hsa.ie.

Legal Notice: Gas Networks Ireland (GNI) and its affiliates, accept no responsibility for the accuracy of any information contained in this document including data concerning location and technical designation of the gas distribution and transmission network (the"Information"). The Information should not be relied on for accurate distance or depth of cover measurements.

Any representations and warranties, express or implied, are excluded to the fullest extent permitted by law. No liability shall be accepted for any loss or damage including, without limitation,direct, indirect or consequential loss, arising out of or in connection with the use or re-use of the Information.

Reproduced from the Ordnance Survey by permission of the Government. Licence No. 3-3-34

- Aurora Telecom Duct
- Aurora Telecom Sub Duct
- Aurora Telecom Inserted Gas Pipe

Aurora TELECOM

Aurora Telecom Queries - 01-8926166 (Office Hours)
Aurora_Network_Queries@gasnetworks.ie
Aurora Telecom Emergency Only 1800 427399 / 01 2030120

- Transmission Pipe (High Pressure)
- Transmission Pipe (Construction Issue)
- Distribution Pipe (Medium Pressure)
- Distribution Pipe (Low Pressure)
- Service Pipe (Medium Pressure)
- Service Pipe (Low Pressure)
- Strategic Pipe (Medium Pressure)
- Strategic Pipe (Low Pressure)
- Inserted
- Abandoned Pipe

C=?	Cover (depth in metres)		Pressure Monitor
CP	CP Test Point		Protection (Slabbing)
	End Cap		Protection (Sleeve)
	Hot Tap		Reducer
	Installation		Service Terminator
	Valve		Tee
	Mains Verification**		Transition

** Please contact GNI on 1800-427747 for specific information

DIAL BEFORE YOU DIG 1800 42 77 47
In Emergency call 1800 20 50 50 Gas Networks Ireland

Gas Networks Ireland

GAS NETWORK INFORMATION

Description: test

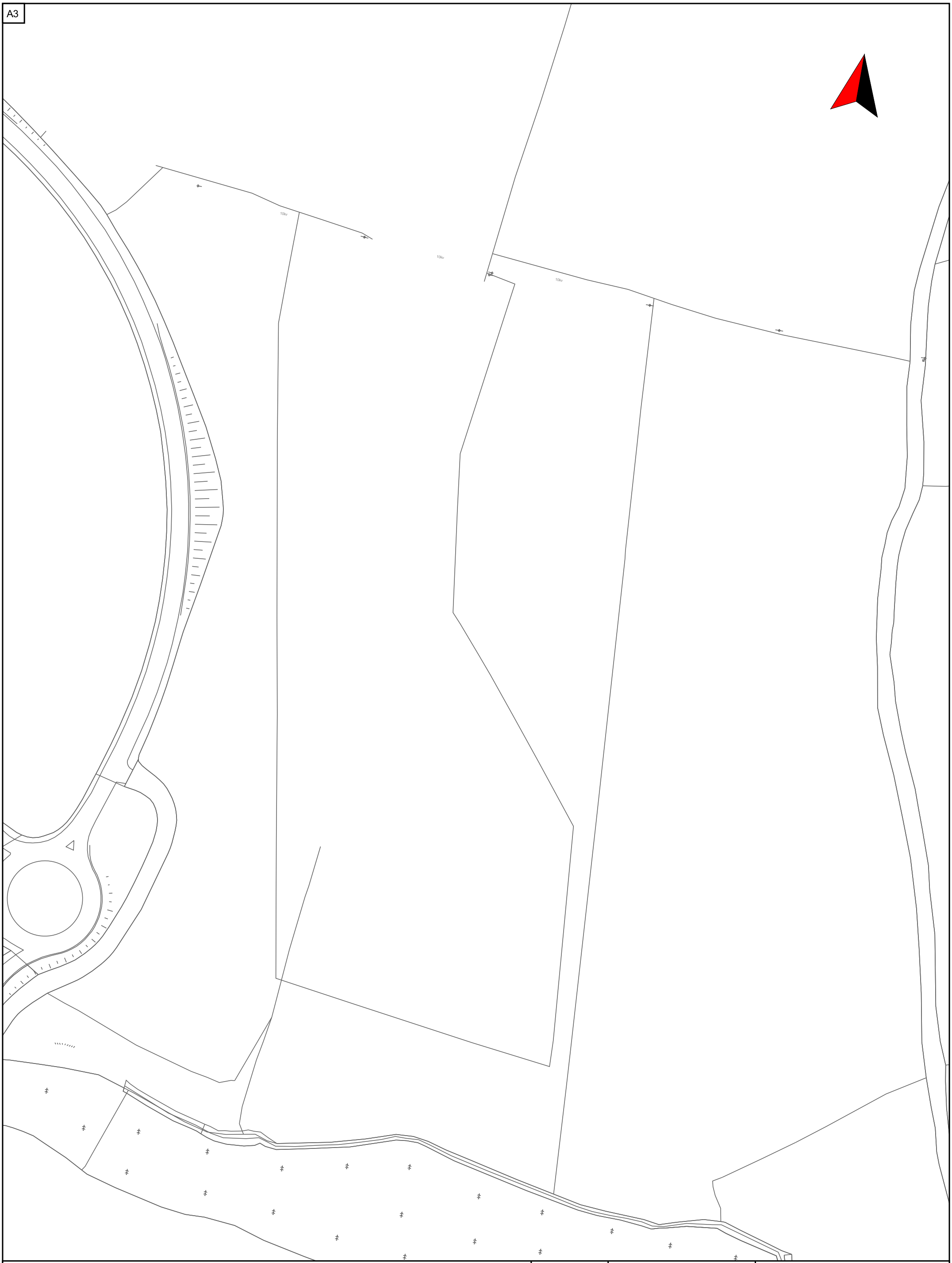
Location: 728476,701317

Plot Date: 16/03/2023 12:47	Scale: 5000 @ A3
Plotted By: 3982	Ref ID: *3982_16032023124700*

Appendix 14C

EIR SERVICE MAPPING

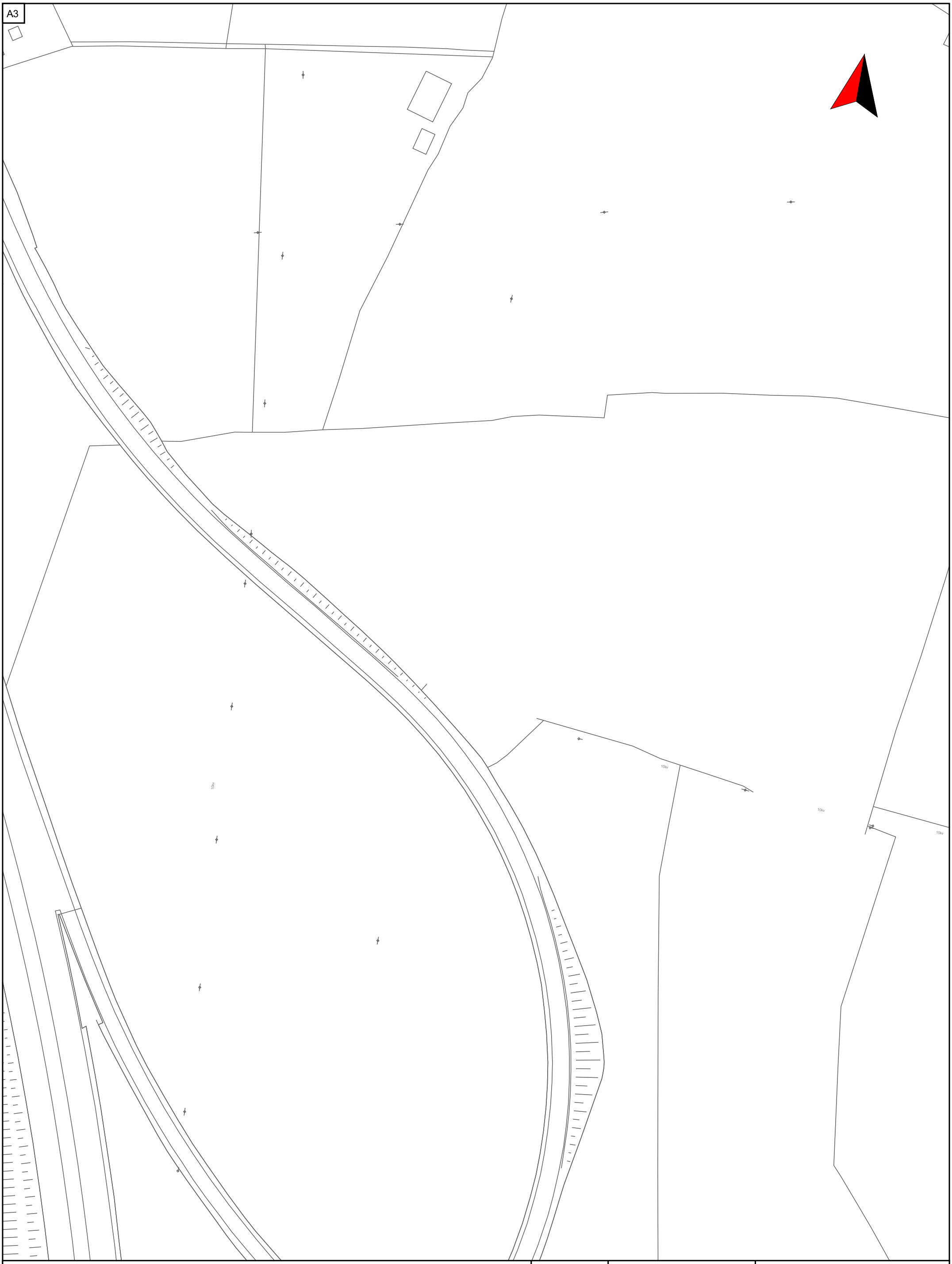
A3



eMaps open eir Civil Engineering Infrastructure Service

Scale: 1:1500	Irish National Grid Co-Ordinates Centre XY: 328601 m, 200967 m
Date 05/01/2023	Smallworld Powered by GE

A3



eMaps open eir Civil Engineering Infrastructure Service

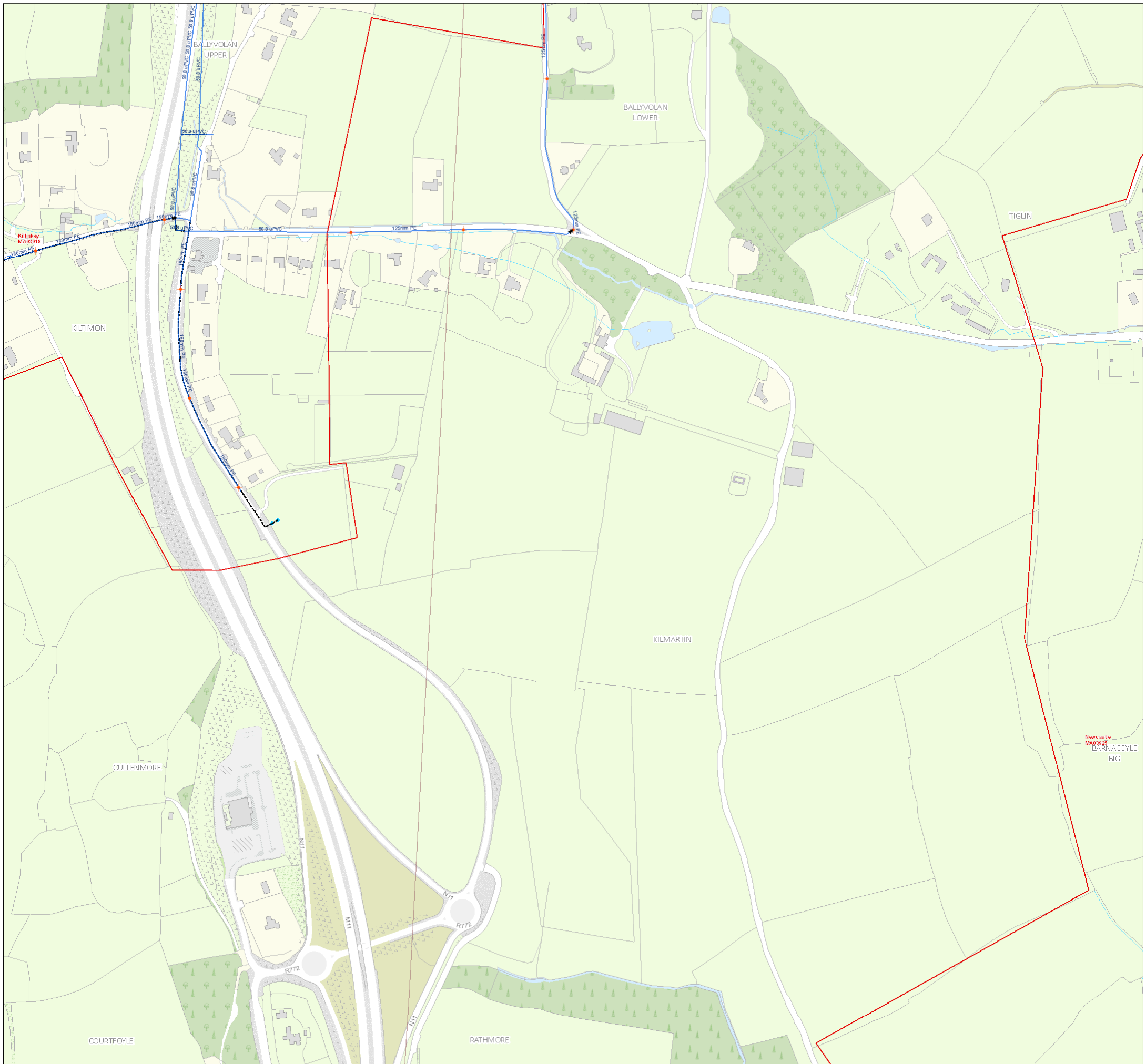
Scale: 1:1500	Irish National Grid Co-Ordinates Centre XY: 328390 m, 201182 m
Date 05/01/2023	Smallworld Powered by GE

d

Appendix 14D

WATER SERVICE MAPPING

Irish Water Web Map



Water Distribution Network
- Water Treatment Plant
- Water Pump Station
- Storage Cell/Tower
- Dosing Point
- Meter Station
- Abstraction Point
- Telemetry Kiosk

Reservoir
- Potable
- Raw Water

Water Distribution Mains
- Irish Water
- Private

Trunk Water Mains
- Irish Water
- Private

Water Lateral Lines
- Irish Water
- Non IW
- Water Casings
- Water Abandoned Lines
- Boundary Meter
- Bulk/Check Meter
- Group Scheme
- Source Meter
- Waste Meter
- Unknown Meter ; Other Meter
- Non-Return
- PRV
- PSV
- Sluice Line Valve Open/Closed
- Butterfly Line Valve Open/Closed
- Sluice Boundary Valve Open/Closed
- Butterfly Boundary Valve Open/Closed
- Scour Valves
- Single Air Control Valve
- Double Air Control Valve
- Water Stop Valves
- Water Service Connections
- Water Distribution Chambers
- Water Network Junctions
- Pressure Monitoring Point
- Fire Hydrant
- Fire Hydrant/Washout

Water Fittings
- Cap
- Reducer
- Tap
- Other Fittings

Sewer Foul Combined Network
- Waste Water Treatment Plant
- Waste Water Pump station

Sewer Mains Irish Water
- Gravity - Combined
- Gravity - Foul
- Gravity - Unknown
- Pumping - Combined
- Pumping - Foul
- Pumping - Unknown
- Syphon - Combined
- Syphon - Foul
- Overflow

Sewer Mains Private
- Gravity - Combined
- Gravity - Foul
- Gravity - Unknown
- Pumping - Combined
- Pumping - Foul
- Pumping - Unknown
- Syphon - Combined
- Syphon - Foul
- Overflow
- Sewer Lateral Lines
- Sewer Casings

Sewer Manholes
- Standard
- Backdrop
- Cascade
- Catchpit
- Bifurcation
- Hatchbox
- Lamphole
- Hydrobrake
- Other; Unknown

Discharge Type
- Outfall
- Overflow
- Soakaway
- Standard Outlet
- Other; Unknown

Cleanout Type
- Rodding Eye
- Flushing Structure
- Other; Unknown

Sewer Inlets
- Catchpit
- Gully
- Standard
- Other; Unknown

Sewer Fittings
- Vent/Col
- Other; Unknown

Storm Water Network

Surface Water Mains
- Surface Gravity Mains
- Surface Gravity Mains Private
- Surface Water Pressurised Mains
- Surface Water Pressurised Mains Private

Inlet Type
- Gully
- Standard
- Other; Unknown

Storm Manholes
- Standard
- Backdrop
- Cascade
- Catchpit
- Bifurcation
- Hatchbox
- Lamphole
- Hydrobrake
- Other; Unknown
- Storm Culverts
- Storm Clean Outs
- Stormwater Chambers

Discharge Type
- Outfall
- Overflow
- Soakaway
- Other; Unknown

Gas Networks Ireland
- Transmission High Pressure Gasline
- Distribution Medium Pressure Gasline
- Distribution Low Pressure Gasline

ESB Networks

ESB HV Lines
- HV Underground
- HV Overhead
- HV Abandoned

ESB MVLV Lines
- MV Overhead Three Phase
- MV Overhead Single Phase
- LV Overhead Three Phase
- LV Overhead Single Phase
- MVLV Underground
- Abandoned

Non Service Categories
- Proposed
- Under Construction
- Out of Service
- Decommissioned

Water Non Service Assets
- Water Point Feature
- Water Pipe
- Water Structure

Waste Non Service Assets
- Waste Point Feature
- Sewer
- Waste Structure

UISCE ÉIREANN : IRISH WATER

Print Date: 16/03/2023

Printed by:Irish Water