

Appropriate Assessment Screening for the Proposed Gas Turbine Power
Generation Station at Kilshane, Co. Dublin.



24th November 2025

Prepared by: Bryan Deegan (MCIEEM) of Altemar Ltd.

On behalf of: Kilshane Energy Ltd.

Document Control Sheet

Project	Appropriate Assessment Screening for the Proposed Gas Turbine Power Generation Station at Kilshane, Co. Dublin.		
Report	Appropriate Assessment Screening		
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Introduction

An Appropriate Assessment is an assessment of the potential effects of a proposed project or plan, on its own, or in combination with other plans or projects, on one or more European sites (Special Areas of Conservation (SAC) or Special Protection Areas (SPA)).

The following Appropriate Assessment (AA) (Screening Stage) has been prepared by **Altemar Ltd.** at the request of Kilshane Energy Ltd. The project relates to a proposed gas turbine power generation station development at Kilshane, Dublin 11.

The AA Screening stage examines the likely significant effects of the proposed development, either on its own, or in combination with other plans and projects, upon a European site and considers whether, on the basis of objective scientific evidence, it can be concluded, in view of best scientific knowledge and the conservation objectives of the relevant European sites, that there are not likely to be significant effects on any European site.

Altemar Ltd.

Since its inception in 2001, Altemar has been delivering ecological and environmental services to a broad range of clients. Operational areas include residential, infrastructural, renewable, oil & gas, private industry, local authorities, EC projects and State/semi-State Departments. Bryan Deegan is the managing director of Altemar. Bryan is an environmental scientist and marine biologist with 30 years' experience working in Irish terrestrial and aquatic environments, providing services to the State, Semi-State and industry. Bryan Deegan (MCIEEM) holds a MSc in Environmental Science, BSc (Hons.) in Applied Marine Biology, NCEA National Diploma in Applied Aquatic Science and a NCEA National Certificate in Science (Aquaculture). Bryan Deegan carried out all elements of this Appropriate Assessment Screening.

Background to the Appropriate Assessment

The Habitats Directive 92/43/EEC (together with the Birds Directive (2009/1477/EC)) forms the cornerstone of Europe's nature conservation policy. The Directive protects over 1000 animals and plant species and over 200 "habitat types" which are of European importance. In the Habitats Directive, Articles 3 to 9 provide the legislative means to protect habitats and species of European Community interest through the establishment and conservation of an EU-wide network of conservation sites (NATURA, 2000). These are Special Areas of Conservation (SACs) designated under the Habitats Directive and Special Protection Areas (SPAs) designated under the Birds Directive), Article 6(3) and 6(4) of the Habitats Directive set out the decision-making tests for plans and projects likely to affect European sites (Annex 1.1). Article 6(3) establishes the requirement for Appropriate Assessment:

"Any plan or project not directly connected with or necessary to the management of the [EUROPEAN] site but likely to have a significant effect thereon, either individually or in combination with other plans and projects, shall be subjected to appropriate assessment of its implications for the site in view of the site's conservation objectives. In light of the conclusions of the assessment of the implication for the site and subject to the provisions of paragraph 4, the component national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public."

As outlined in "Managing European sites, The provisions of Article 6 of the 'Habitats' Directive 92/43/EEC" (European Commission, 21 November 2018) *"The purpose of the appropriate assessment is to assess the implications of the plan or project in respect of the site's conservation objectives, either individually or in combination with other plans or projects. The conclusions should enable the competent authorities to ascertain whether the plan or project will adversely affect the integrity of the site concerned. The focus of the appropriate assessment is therefore specifically on the species and/or the habitats for which the European site is designated."*

As outlined in the EC guidance document on Article 6(4) (January 2007)¹:

“Appropriate assessments of the implications of the plan or project for the site concerned must precede its approval and take into account the cumulative effects which result from the combination of that plan or project with other plans or projects in view of the site’s conservation objectives. This implies that all aspects of the plan or project which can, either individually or in combination with other plans or projects, affect those objectives must be identified in the light of the best scientific knowledge in the field.

Assessment procedures of plans or projects likely to affect European sites should guarantee full consideration of all elements contributing to the site integrity and to the overall coherence of the network, both in the definition of the baseline conditions and in the stages leading to identification of potential impacts, mitigation measures and residual impacts. These determine what has to be compensated, both in quality and quantity. Regardless of whether the provisions of Article 6(3) are delivered following existing environmental impact assessment procedures or other specific methods, it must be ensured that:

- *Article 6(3) assessment results allow full traceability of the decisions eventually made, including the selection of alternatives and any imperative reasons of overriding public interest.*
- *The assessment should include all elements contributing to the site’s integrity and to the overall coherence of the network as defined in the site’s conservation objectives and Standard Data Form, and be based on best available scientific knowledge in the field. The information required should be updated and could include the following issues:*
 - *Structure and function, and the respective role of the site’s ecological assets;*
 - *Area, representativity and conservation status of the priority and nonpriority habitats in the site;*
 - *Population size, degree of isolation, ecotype, genetic pool, age class structure, and conservation status of species under Annex II of the Habitats Directive or Annex I of the Birds Directive present in the site;*
 - *Role of the site within the biographical region and in the coherence of the European network; and,*
 - *Any other ecological assets and functions identified in the site.*
- *It should include a comprehensive identification of all the potential impacts of the plan or project likely to be significant on the site, taking into account cumulative impacts and other impacts likely to arise as a result of the combined action of the plan or project under assessment and other plans or projects.*
- *The assessment under Article 6(3) applies the best available techniques and methods, to estimate the extent of the effects of the plan or project on the biological integrity of the site(s) likely to be damaged.*
- *The assessment provides for the incorporation of the most effective mitigation measures into the plan or project concerned, in order to avoid, reduce or even cancel the negative impacts on the site.*
- *The characterisation of the biological integrity and the impact assessment should be based on the best possible indicators specific to the European assets which must also be useful to monitor the plan or project implementation.”*

¹ European Commission. (2007). Guidance document on Article 6(4) of the 'Habitats Directive' 92/43/EEC – Clarification of the concepts of: alternative solutions, imperative reasons of overriding public interest, compensatory measures, overall coherence, opinion of the commission;

Stages of the Appropriate Assessment

This Appropriate Assessment screening was undertaken in accordance with the European Commission Methodological Guidance on the provision of Article 6(3) and 6(4) of the 'Habitats' Directive 92/43/EEC (EC, 2001), Part XAB of the Planning and Development Act 2000, as amended, in addition to the December 2009 publication from the Department of Environment, Heritage and Local Government; 'Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities' and the European Communities (Birds and Natural Habitats) Regulations 2011. In order to comply with the above Guidelines and legislation, the Appropriate Assessment process must be structured as follows:

1) Screening stage:

- Description of plan or project, and local site or plan area characteristics;
- Identification of relevant European sites, and compilation of information on their qualifying interests and conservation objectives
- Identification and description of individual in combination effects likely to result from the proposed project;
- Assessment of the likely significance of the effects identified above. Exclusion of sites where it can be objectively concluded that there will be no likely significant effects; and,
Conclusions

2) Appropriate Assessment (Natura Impact Statement):

- Description of the European sites that will be considered further;
- Identification and description of potential adverse impacts on the conservation objectives of these sites likely to occur from the project or plan; and,
- Mitigation Measures that will be implemented to avoid, reduce or remedy any such potential adverse impacts
- Assessment as to whether, following the implementation of the proposed mitigation measures, it can be concluded, beyond all reasonable scientific doubt, that there will be no adverse impact on the integrity of the relevant European Site in light of its conservation objectives"
- Conclusions.

If it can be demonstrated during the AA screening phase (Stage 1), that the proposed project will not have a significant effect, whether alone or in combination with other plans or projects, on the conservation objectives of a European site, then no further AA (Stage 2) will be required. It is important to note that there is a requirement to apply a precautionary approach to AA screening. Therefore, where effects are possible, certain or unknown at the screening stage, AA will be required.

In addition, it should be noted that Article 6(3) of the Habitats Directive must be interpreted as meaning that, in order to determine whether it is necessary to carry out, subsequently, an AA of the implications, for a site concerned, of a plan or project, it is not appropriate, at the screening stage, to take account of the measures intended to avoid or reduce the harmful effects of the plan or project on that site.

Stage 1 Screening Assessment

Management of the Site

The project is not directly connected with, or necessary to, the management of European sites.

Project Description

The Proposed Development comprises 2 no. Gas Turbine Power Generation Stations, with an output of up to 340 Megawatts (MW) each, equating to a total output of up to 680MW, along associated ancillary structures, and services, including an Air Insulated Substation (AIS) adjacent to each of the turbines. The Proposed Development also includes the construction of a 400kV Gas Insulated Switchgear (GIS) substation to serve the two Generation Stations. The proposed GIS substation will be connected to the national grid by way of a 400kV transmission line connection, which will be subject to a separate application.

The proposals will comprise the following:

- Construction of 2 no. Gas Turbines, with an output of up to 340 Megawatts (MW) each, along with ancillary structures and equipment associated with each of the two turbines. Each of the turbines will have an exhaust stack with a height of c. 28m.
- Adjacent to each of the turbines, the development will also comprise 1 no. single storey Packaged Electrical and Electronic Control Centre (PEECC); fan cooler systems; 1 no. single storey Continuous Emission Monitoring System (CEMS) Shelter, and associated plant and equipment.
- Adjacent to each of the gas turbines, the development includes 2 no. Air Insulated Substations (AIS) to house transformers and electrical equipment within fenced compounds.
- The proposed development will be bound to its northern and part of its eastern boundary by acoustic fencing.
- Construction of a 400kV GIS building and associated electrical equipment located to the northwest of the site, within a fenced compound.
- Provision of hard and soft landscaping works, tree planting and boundary treatments.
- Attenuation storage will be located to the southeast of the site, alongside the existing permitted attenuation storage.

The proposals will be provided on two areas of stone surfacing. Access and service roads are proposed. Additional planting is proposed across the site and all associated works. The development includes underground services, parking, lighting, and associated site development and excavation works, above and below ground, necessary to facilitate the development.

The site outline, site location and architectural layouts are shown in Figures 1-3.

Landscape

The landscape strategy for the proposed development has been prepared by McAtavey Architects to accompany this planning application. The proposed landscape plan is demonstrated in Figure 4.



 Site Outline

0 100 200 m

Project: Kilshane Power Station
 Location: Kilshane, Dublin 11.
 Date: 22nd September 2025
 Drawn By: Jeff Boyle (Altamar)

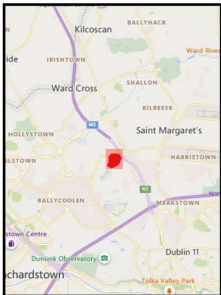
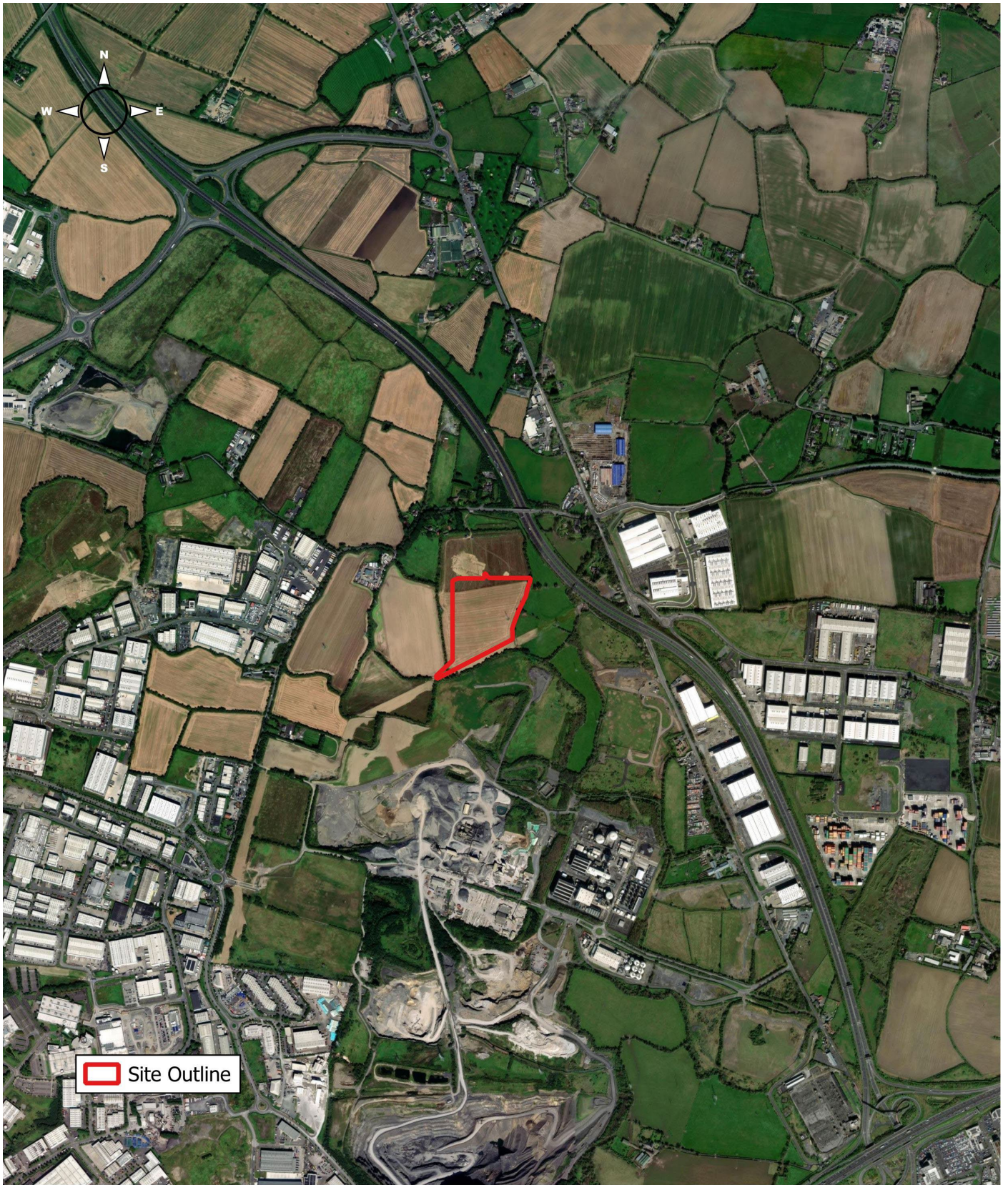


Figure 1. Site outline.



0 0.5 1 km

Project: Kilshane Power Station
 Location: Kilshane, Dublin 11.
 Date: 22nd September 2025
 Drawn By: Jeff Boyle (Altemar)

ALTEMAR
 Marine & Environmental Consultancy

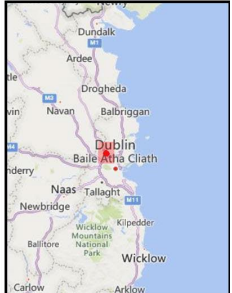
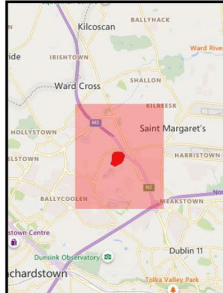


Figure 2. Site location.

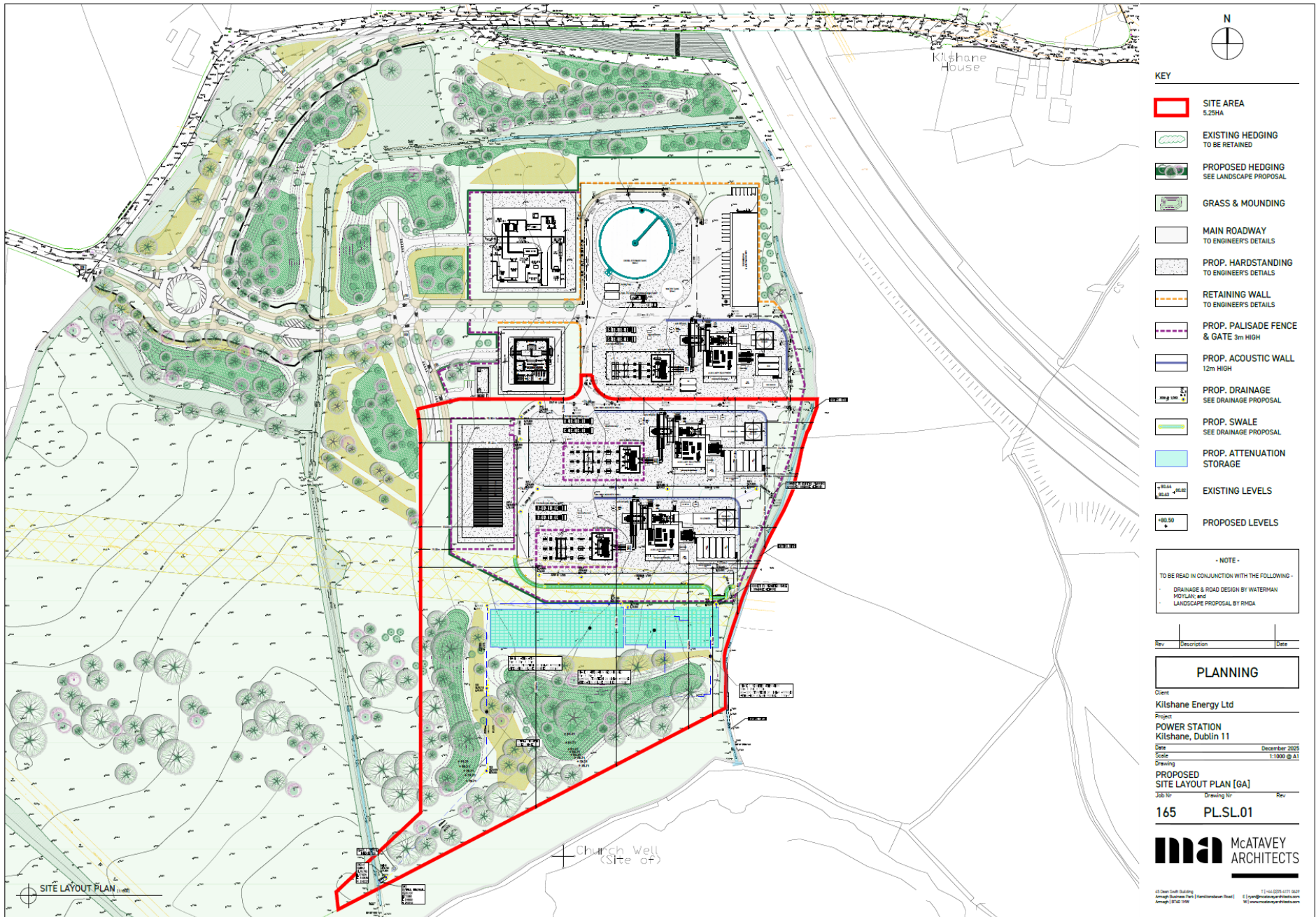


Figure 3. Proposed site layout plan.

Drainage

An Engineering Assessment Report has been prepared by Waterman Moylan Consulting Engineers Limited to accompany this planning application. This report outlines the following drainage strategy for the proposed development:

'Proposed Foul Water Network

The subject Phase 2 development is reliant on the permitted Phase 1 foul water network and pumping station under Reg. Ref. ABP-317480-23 and whose Confirmation of Feasibility was issued under CDS22004080. There is an increase of 10 no. operational staff in the subject development whose foul water peak flow calculations have been undertaken [...]. An upgrade of the Phase 1 development welfare facilities is not required to accommodate this staff increase. As such, there are no proposed foul water requirements within the subject Phase 2 red-boundary line.

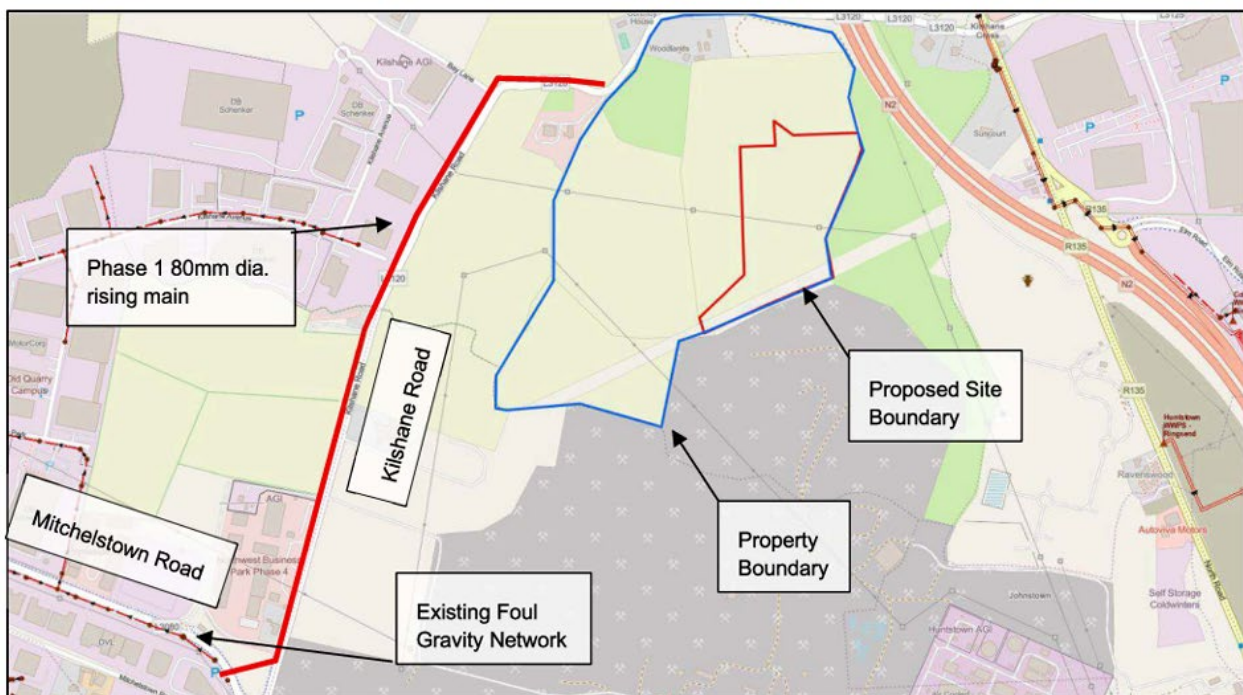


Figure 5. Layout of Permitted Phase 1 Foul Water rising main. (Source: Waterman Moylan)

Foul Water Drainage – General

Foul water sewers will be constructed strictly in accordance with Uisce Eireann requirements. No private drainage will be located within public areas. Drains will be laid to comply with the requirements of the latest Building Regulations, and in accordance with the recommendations contained in the Technical Guidance Document

Existing Surface Water Network

The site is comprised of a greenfield surrounded by hedgerows to the east and west, and bordered to the north by the permitted Phase 1 development which has a surface water network which attenuates to an underground storage system on the subject site before discharging at a controlled rate to the existing drainage ditch.

The site generally slopes from west to east. Surface water and rainfall is generally percolated through the site via grass and soil. The topographic survey has confirmed that the boundary hedgerows contain ditches which convey flow to an unnamed ditch system to the east of the site, during heavier rainfall events. These ditches only serve the subject site and the agricultural fields immediately to the west, located between the subject site and the Kilshane Road. This ditch generally flows in a north-easterly direction to join the River Ward at St. Margaret's Golf and Country Club. The River Ward is a tributary of the Broadmeadow River, which in turn outfalls to the Irish Sea at the Malahide Estuary. The location of this unnamed ditch and its route close to the proposed site are illustrated in Figure 6 below. The Malahide Estuary is a Special Protection Area (SPA), a candidate Special Area of Conservation (cSAC), a proposed National heritage Area (pNHA) and a RAMSAR site.

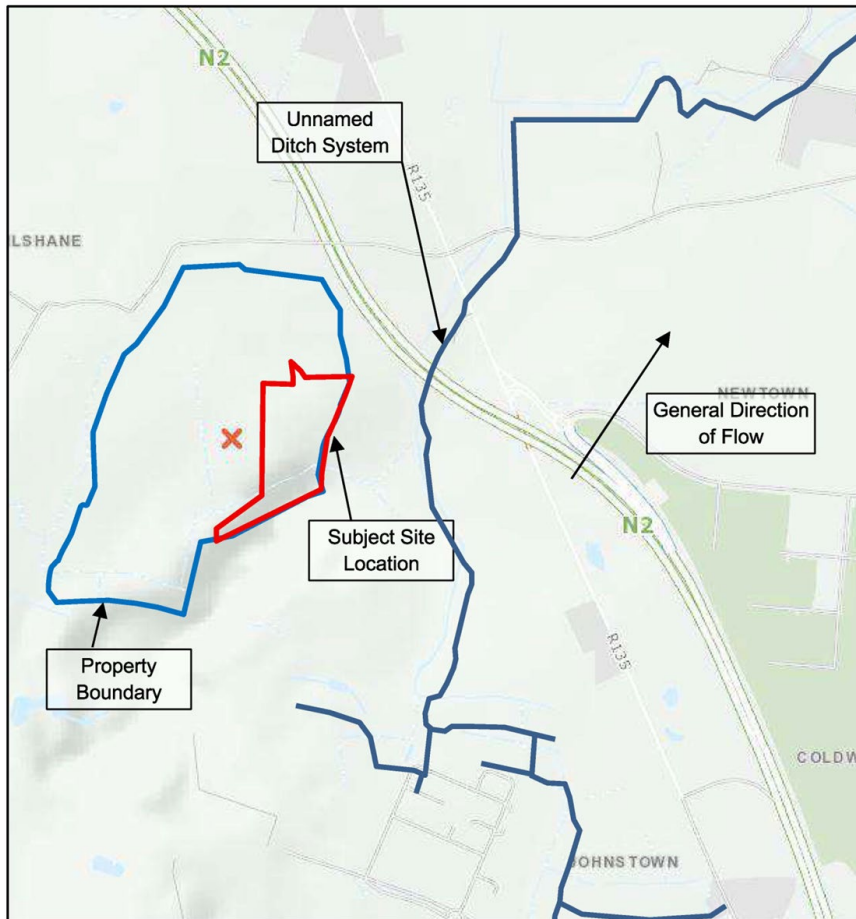


Figure 6. Local Ditch System and flow path. (Source: Waterman Moylan)

Proposed Surface Water Network & SuDS Strategy

It is proposed to incorporate a Storm Water Management Plan through the use of various SuDS techniques to treat and minimise surface water runoff from the site. The methodology involved in developing a Storm Water Management Plan for the subject site is based on recommendations set out in the Greater Dublin Strategic Drainage Study (GSDSDS) and in the SuDS Manual. Based on three key elements - Water Quantity, Water Quality and Amenity - the targets of the SuDS train concept have been implemented in the design, providing SuDS devices for each of the following:

- Source Control
- Site Control
- Regional Control.

For storm water management purposes the site will be considered as 1 catchment area, see Figure 7 below. Attenuation will be provided by upsizing the underground attenuation system in the permitted Phase 1 development. [...]

c. 12,682m² of stone area will be incorporated in the power station equipment compounds which will allow for some infiltration into the underlying ground. However, for purposes of attenuation calculations and to have a robust/conservative design, the stone area has been included as 100% hardstanding area.

Similarly to the permitted Phase 1, Storm water from the proposed Phase 2 site will drain to a series of Storm Water pipes before connecting to the Phase 1 Storm Water network which will then ultimately discharge at a controlled rate, limited to the greenfield equivalent runoff, to the existing ditches at the south-western corner of the site boundary. Rainfall in excess of this will be attenuated in a new underground attenuation system which will be located beside the Phase 1 attenuation system. Additionally, the Phase 1 flow control pump set will be upsized to accommodate the additional Phase 2 surface water runoff. The proposed development will be designed to incorporate best drainage practice.

All SuDS features will remain under private management and maintenance.'

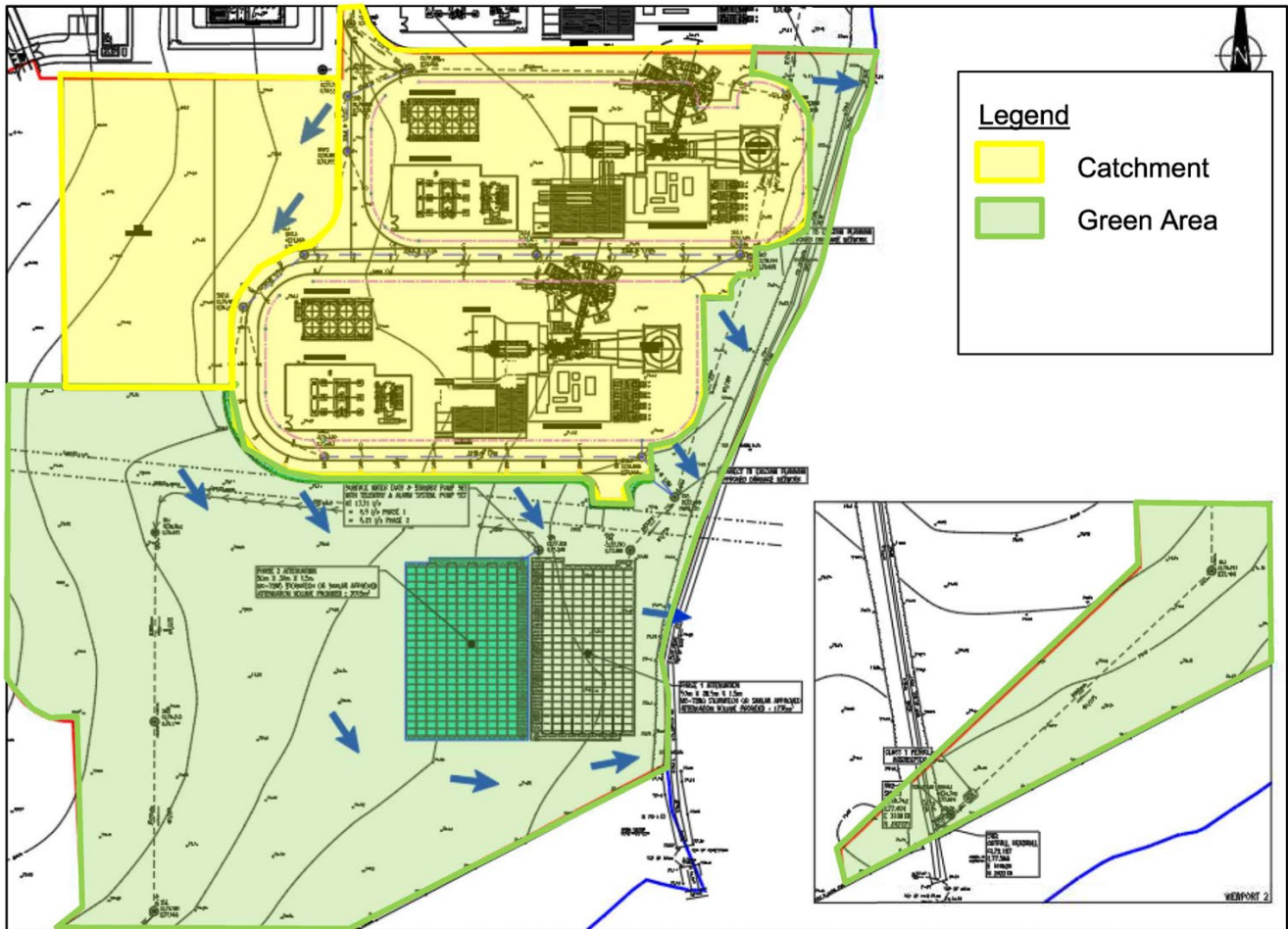


Figure 7. Catchment area. (Source: Waterman Moylan)

'Site Control

Roadside Trees

It is proposed to provide roadside trees throughout the development, in conjunction with the swales. Trees can help control storm water runoff because their leaves, stems, and roots slow rain from reaching the ground and capture and store rainfall to be released later. Trees help to attenuate flows, trap silts and pollutants, promote infiltration and prevent erosion. Incorporating tree planting offers multiple benefits, including attractive planting features, improved air quality and increased biodiversity whilst helping to ensure adaptation to climate change.

Swales

Swales are grassed channels proposed to run parallel and adjacent to selected roads throughout the site. The road gullies in these areas will be linked to the swales, and rainfall from road surfaces may then be percolated to the soil with further absorption by the trees as aforementioned. Grassed swales also enhance surface water runoff quality as the blades of grass slow down water flow, allowing suspended particles to filter and settle out of suspension. The swales will be connected to the surface water network so that any excess flows can be directed to the mains rather than overflowing to open spaces on the site.

Regional Control

Ponds and Forebay systems (not proposed to be used)

It would be the preferred option to utilise a pond and forebay system to attenuate and treat surface water volumes. Unfortunately, due to the proximity of the site to the end of the runway of Dublin Airport, an attenuation pond at this location would present a hazard to pilots and planes along the flightpath. There is the potential of glare blinding the pilots, caused by the reflection of sunlight from the pond's surface. Furthermore, a pond would attract waterfowl and similar birds, which would present a bird-strike hazard (when flying birds

are hit by planes or sucked into jet engines). As such, underground attenuation systems are proposed to be used, to mitigate these risks, as agreed for Phase 1.

Underground attenuation system

An underground attenuation system is proposed to be utilised for the proposed development by upsizing the underground system in the permitted Phase 1 development under Reg. Ref. ABP-317480-23 for the reasons given above. These underground systems are modular systems, which will provide sufficient attenuation volume for each catchment. These systems allow suspended particles to settle out of suspension by reducing the velocity of the surface water as it flows through the system. The system also allows for the percolation of water back to the water table.

Attenuation Discharge Pump set:

Discharge from the underground attenuation system is pumped at the greenfield equivalent runoff rate for c.116.3m before outfalling by gravity to the existing ditch at the south-western corner of the subject development via a headwall. The Phase 1 flow control pump set will be increased from 8.59l/s to 16.04l/s to accommodate the proposed Phase 2 catchment.

Petrol Interceptor:

A Class 1 Petrol interceptor is proposed to be installed before surface water outfalls to the existing ditch system. The Interceptor will remove hydrocarbons from surface flows before they outfall to natural watercourses. '

The surface and foul water drainage plans are shown in Figures 8 & 9.

Site-Specific Flood Risk Assessment

A Site-Specific Flood Risk Assessment has been prepared by Waterman Moylan to accompany this planning application. This report concludes with the following:

'As indicated in the [...] table, the various sources of flooding have been reviewed, and the risk of flooding from each source has been assessed. Where necessary, mitigation measures have been proposed. As a result of the proposed mitigation measures, the residual risk of flooding from any source is low.'

Table 1. Summary of the Flood Risks form the Various Components. (Source: Waterman Moylan)

Source	Pathway	Receptor	Likelihood	Consequence	Risk	Mitigation Measure	Residual Risk
<i>Tidal</i>	<i>Irish Sea (Malahide Estuary)</i>	<i>Proposed development</i>	<i>Extremely low</i>	<i>None</i>	<i>Extremely low</i>	<i>None</i>	<i>Extremely Low</i>
<i>Fluvial</i>	<i>Local ditches (tributary of the River Ward)</i>	<i>Proposed development</i>	<i>Low</i>	<i>Low</i>	<i>Extremely low</i>	<i>Setting of floor levels & freeboard, overland flood routing, no localised low points, no structures located in flood zone</i>	<i>Extremely Low</i>
<i>Pluvial</i>	<i>Private & Public Drainage Network</i>	<i>Proposed development, downstream properties, and roads</i>	<i>Ranges from high to low</i>	<i>Moderate to High</i>	<i>Ranges from high to low</i>	<i>Appropriate drainage, SuDS, and attenuation design, setting of floor levels, overland flood routing, no structures located in flood zone</i>	<i>Low</i>
<i>Ground Water</i>	<i>Ground</i>	<i>Underground services, ground level of buildings, roads</i>	<i>Low to moderate</i>	<i>Moderate</i>	<i>Moderate</i>	<i>Appropriate setting of floor levels, flood routing, damp proof membranes</i>	<i>Low</i>
<i>Human/Mechanical Error</i>	<i>Drainage Network</i>	<i>Proposed development</i>	<i>Moderate to High</i>	<i>Moderate to High</i>	<i>Moderate to High</i>	<i>Setting of floor levels, overland flood routing, regular inspection of surface water network</i>	<i>Low</i>

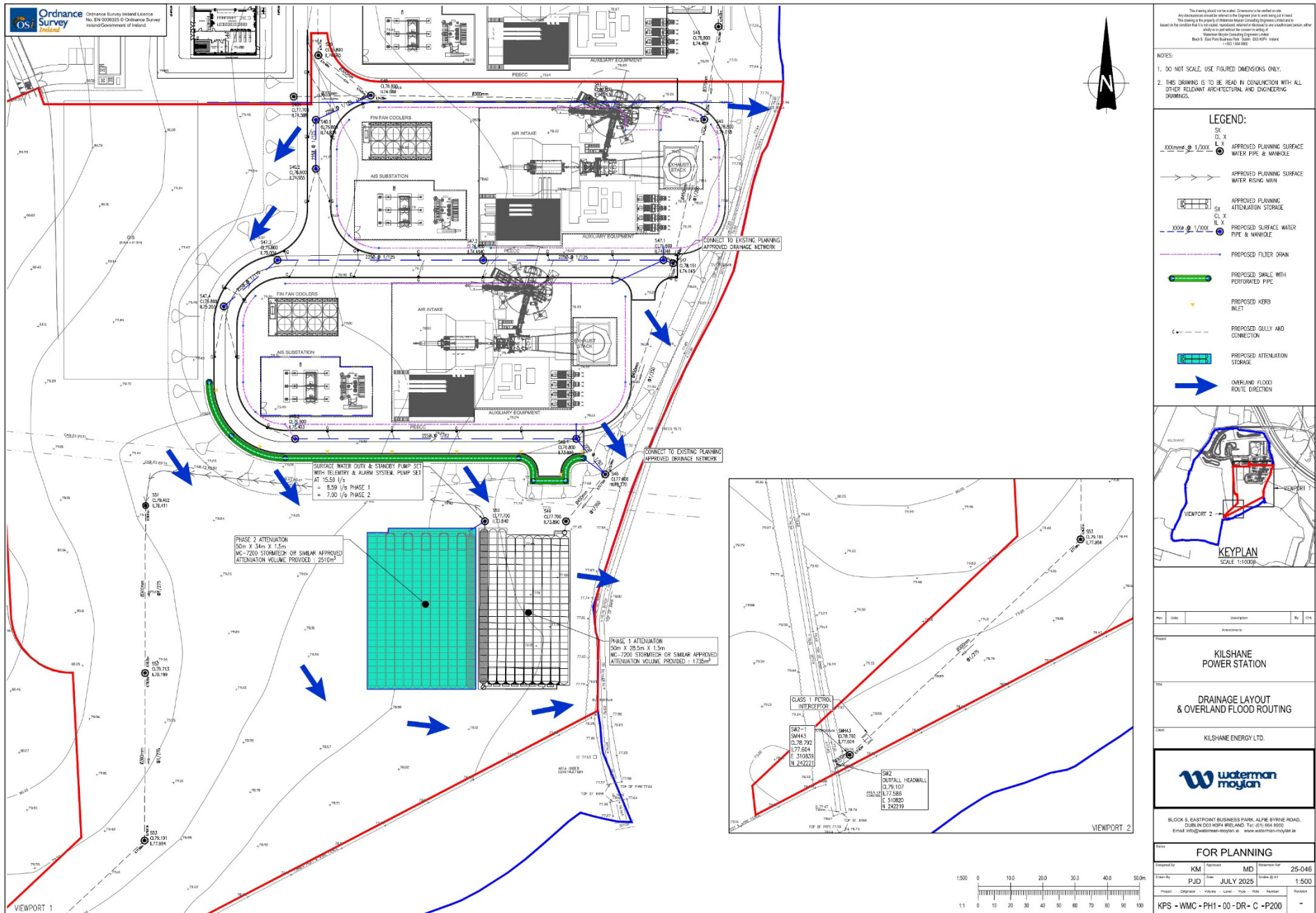


Figure 8. Proposed drainage layout.

Drawing Location: N:\Projects\2025\046 Kilshane Power Station\DWG\Waterman Moynihan\Kilshane\Approved Drawings\25-046-P200-Drainage Layout.dwg
 Date: 14 Jul 2025 11:58am

The drawing shall not be sealed. Dimensions to be used as indicated.
 Any dimensions shall be checked against the Engineer's plan and sealed as a condition of issue.
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NOTES:
 1. DO NOT SCALE. USE FIGURED DIMENSIONS ONLY.
 2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTURAL AND ENGINEERING DRAWINGS.

LEGEND:
 SX X APPROVED PLANNING SURFACE
 XXXXXXX @ 1/200 X APPROVED PLANNING SURFACE WATER PIPE & MANHOLE
 --- APPROVED PLANNING SURFACE WATER RISING MAIN
 [Grid] SX X APPROVED PLANNING ATTENUATION STORAGE
 --- @ 1/200 X PROPOSED SURFACE WATER PIPE & MANHOLE
 --- PROPOSED FILTER DRAIN
 [Green Line] PROPOSED SKILLET WITH PERFORATED PIPE
 [Yellow Triangle] PROPOSED KERB INLET
 [Dashed Line] PROPOSED GULLY AND CONNECTION
 [Blue Box] PROPOSED ATTENUATION STORAGE
 [Blue Arrow] OVERLAND FLOOD ROUTE DIRECTION

Rev.	Date	Description	By	CHK

KILSHANE POWER STATION
DRAINAGE LAYOUT & OVERLAND FLOOD ROUTING
 KILSHANE ENERGY LTD.

BLOCK 6, EASTPORT BUSINESS PARK, ALPHE BYRNE ROAD,
 DUBLIN D03 H9K4 IRELAND. TEL: 011 854 8900
 Email: info@watermanmoynihan.ie www.watermanmoynihan.ie

FOR PLANNING
 Drawn By: KM
 Checked: MD
 Date: 25-04-2025
 Project: PJD
 Issue: JULY 2025
 Scale: 1:500

KPS - WMC - PH1 - 00 - DR - C - P200

Identification of Relevant European Sites

The proposed development site is not within a European site. As outlined in Office of the Planning Regulator (2021) *“The zone of influence of a proposed development is the geographical area over which it could affect the receiving environment in a way that could have significant effects on the Qualifying Interests of a European site. This should be established on a case-by-case basis using the Source-Pathway-Receptor framework and not by arbitrary distances (such as 15 km).”*

The nearest European sites with a hydrological connection to the subject site are Malahide Estuary SAC & SPA (9.6km). The nearest watercourse is immediately adjacent to the site at the southwestern corner (Figure 11). This is the River Ward, a tributary of the Broadmeadow River, which in turn outfalls to the Irish Sea at the Malahide Estuary. During operation, after onsite attenuation, it is proposed to discharge surface water from the development to an unnamed drainage ditch at an approximate minimum distance of 125 m to the east of the site, which outfalls to the River Ward. There is, therefore, an indirect hydrological pathway to the Malahide Estuary SAC and SPA. However, given the minimum hydrological distance from the proposed development site to these European sites (c. 14 km along the watercourse network), the scale of the proposed development, and the fact that only landscaping works involving planting will be undertaken within c. 65 m of the River Ward, any pollutants, dust or silt laden run off that may enter this network will either infiltrate through the soil, or be dispersed, diluted, and ultimately settle to negligible levels within the River Ward and Broadmeadow River prior to reaching the downstream European sites (Malahide Estuary SAC and SPA). Foul water drainage will connect to an existing foul water network on Mitchelstown Road through the permitted Phase 1 development (Ref. ABP-317480-23) north of the site, before ultimately being treated along this network under licence. In the absence of mitigation measures, no significant effects on Natura 2000 sites are foreseen via the proposed surface and foul water drainage.

The Zol of the proposed development would be seen to be restricted to the site outline, with potential for minor localised noise and lighting impacts during construction which do not extend significantly beyond the site outline nor are they likely to have any significant effects on any European sites.

Despite the lack of any direct hydrological connection to European Sites, but in the interest of carrying out a thorough assessment in line with both the Habitats Directive, and the precautionary principle, the area of assessment was expanded beyond the Zol to include designated sites within 15km of the proposed development site, and sites beyond 15km with the potential for a hydrological connection. This was done in the interest of ensuring that any pathways, however indirect or remote, were considered. All European sites within 15km are listed in Table 1. The qualifying interests, and the potential impact of the proposed development on each European site and qualifying interest, are screened out in Table 2. No potential impacts are foreseen on European sites beyond 15km as there are no direct or indirect pathways to these sites.

The SACs and SPAs within 15km of the proposed development are demonstrated in Figures 9 and 10. Waterbodies and European sites located proximate to the proposed development are demonstrated in Figures 11 – 13.

Table 1. European sites within 15km of the subject site (and beyond with a potential hydrological connection)

Site Code	NATURA 2000 Site	Distance
<i>Special Areas of Conservation</i>		
IE000205	Malahide Estuary SAC	9.6 km
IE000206	North Dublin Bay SAC	11.9 km
IE001398	Rye Water Valley/Carton SAC	12.1 km
IE000210	South Dublin Bay SAC	12.3 km
IE000199	Baldoyle Bay SAC	12.4 km
IE000208	Rogerstown Estuary SAC	12.4 km
<i>Special Protection Areas</i>		
IE004025	Malahide Estuary SPA	9.6 km
IE004024	South Dublin Bay and River Tolka Estuary SPA	9.6 km
IE004006	North Bull Island SPA	11.8 km
IE004016	Baldoyle Bay SPA	12.5 km
IE004015	Rogerstown Estuary SPA	13.1 km
IE004236	North-West Irish Sea SPA	13.7 km

Table 2. Initial screening of European sites within 15km and European sites beyond 15km with potential of hydrological connection to the proposed development

European Site Code	Name	Screened IN/OUT	Details/Reason
Special Areas of Conservation			
IE000205	Malahide Estuary SAC	OUT	<p>Conservation Objectives</p> <p>To maintain or restore the favourable conservation condition of the Annex I habitats for which the SAC has been selected.</p> <p>Qualifying Interests</p> <p>Mudflats and sandflats not covered by seawater at low tide [1140] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330] Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410] Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120] Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]</p> <p>Potential Impact</p> <p>The proposed development is located approximately 9.6 km from this SAC (Figure 9). There is no direct hydrological pathway to the SAC.</p> <p>There is an indirect hydrological pathway to the SAC via surface water drainage. After onsite attenuation, it is proposed to discharge surface water from the development to an unnamed drainage ditch at an approximate minimum distance of 125 m to the east of the site, which outfalls to the River Ward. There is, therefore, an indirect hydrological pathway to the Malahide Estuary SAC. However, given the minimum hydrological distance from the proposed development site to this SAC (c. 14 km along the watercourse network), the scale of the proposed development, and the fact that only landscaping works involving planting will be undertaken within c. 65 m of the River Ward, any pollutants, dust or silt laden run off that may enter this network will either infiltrate through the soil, or be dispersed, diluted, and ultimately settle to negligible levels</p>

European Site Code	Name	Screened IN/OUT	Details/Reason
			<p>within the River Ward and Broadmeadow River prior to reaching this SAC.</p> <p>Foul water drainage will connect to an existing foul water network on Mitchelstown Road through the permitted Phase 1 development (Ref. ABP-317480-23) north of the site, before ultimately being treated along this network under licence.</p> <p>No potential impact is foreseen. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p>No significant effects are likely.</p>
IE000206	North Dublin Bay SAC	OUT	<p>Conservation Objectives</p> <p>To maintain or restore the favourable conservation condition of the Annex I habitats and the Annex II species for which the SAC has been selected.</p> <p>Qualifying Interests</p> <p>Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>) [1330] Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410] Embryonic shifting dunes [2110] Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120] Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] Humid dune slacks [2190] Petalwort (<i>Petalophyllum ralfsii</i>) [1395]</p> <p>Potential Impact</p> <p>The proposed development is located approximately 11.9 km from this SAC (Figure 9). There is no direct or indirect hydrological connection between the proposed development site and the SAC.</p> <p>No potential impact is foreseen. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p>No significant effects are likely.</p>
IE001398	Rye Water Valley/Cart on SAC	OUT	<p>Conservation Objectives</p> <p>To maintain or restore the favourable conservation condition of the Annex I habitats and the Annex II species for which the SAC has been selected.</p> <p>Qualifying Interests</p> <p>Petrifying springs with tufa formation (<i>Cratoneurion</i>) [7220] <i>Vertigo angustior</i> (Narrow-mouthed Whorl Snail) [1014] <i>Vertigo moulinsiana</i> (Desmoulin's Whorl Snail) [1016]</p> <p>Potential Impact</p> <p>The proposed development site is located approximately 12.1 km from this SAC. There is no direct or indirect hydrological connection between the proposed development site and the SAC.</p>

European Site Code	Name	Screened IN/OUT	Details/Reason
			<p>No potential impact is foreseen. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p>No significant effects are likely.</p>
IE000210	South Dublin Bay SAC	OUT	<p>Conservation Objectives</p> <p>To maintain the favourable conservation condition of the Annex I habitats for which the SAC has been selected.</p> <p>Qualifying Interests</p> <p>Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] Salicornia and other annuals colonising mud and sand [1310] Embryonic shifting dunes [2110]</p> <p>Potential Impact</p> <p>The proposed development is located approximately 12.3 km from this SAC (Figure 9). There is no direct or indirect hydrological connection between the proposed development site and the SAC.</p> <p>No potential impact is foreseen. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p>No significant effects are likely.</p>
IE000199	Baldoye Bay SAC	OUT	<p>Conservation Objectives</p> <p>To maintain the favourable conservation condition of the Annex I habitats for which the SAC has been selected.</p> <p>Qualifying Interests</p> <p>Mudflats and sandflats not covered by seawater at low tide [1140] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330] Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]</p> <p>Potential Impact</p> <p>The proposed development is located approximately 12.4 km from this SAC (Figure 9). There is no direct or indirect hydrological connection between the proposed development site and the SAC.</p> <p>No potential impact is foreseen. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p>No significant effects are likely.</p>
IE000208	Rogerstown Estuary SAC	OUT	<p>Conservation Objectives</p> <p>To maintain or restore the favourable conservation condition of the Annex I habitats for which the SAC has been selected.</p> <p>Qualifying Interests</p> <p>Estuaries [1130] Mudflats and sandflats not covered by seawater at low tide [1140] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330] Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410] Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]</p>

European Site Code	Name	Screened IN/OUT	Details/Reason
			<p>Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]</p> <p>Potential Impact</p> <p>The proposed development is located approximately 12.4 km from this SAC (Figure 9). There is no direct or indirect hydrological connection between the proposed development site and the SAC.</p> <p>No potential impact is foreseen. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p>No significant effects are likely.</p>
Special Protection Areas			
IE004025	Malahide Estuary SPA	OUT	<p>Conservation Objectives</p> <p>To maintain the favourable conservation condition of the Annex I species and associated wetland habitat for which the SPA has been selected.</p> <p>Qualifying Interests</p> <p>Great Crested Grebe (<i>Podiceps cristatus</i>) [A005] Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] Shelduck (<i>Tadorna tadorna</i>) [A048] Pintail (<i>Anas acuta</i>) [A054] Goldeneye (<i>Bucephala clangula</i>) [A067] Red-breasted Merganser (<i>Mergus serrator</i>) [A069] Oystercatcher (<i>Haematopus ostralegus</i>) [A130] Golden Plover (<i>Pluvialis apricaria</i>) [A140] Grey Plover (<i>Pluvialis squatarola</i>) [A141] Knot (<i>Calidris canutus</i>) [A143] Dunlin (<i>Calidris alpina</i>) [A149] Black-tailed Godwit (<i>Limosa limosa</i>) [A156] Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] Redshank (<i>Tringa totanus</i>) [A162] Wetland and Waterbirds [A999]</p> <p>Potential Impact</p> <p>The proposed development is located approximately 9.6 km from this SPA (Figure 10). There is no direct hydrological pathway to the SPA.</p> <p>There is an indirect hydrological pathway to the SPA via surface water drainage. After onsite attenuation, it is proposed to discharge surface water from the development to an unnamed drainage ditch at an approximate minimum distance of 125 m to the east of the site, which outfalls to the River Ward. There is, therefore, an indirect hydrological pathway to the Malahide Estuary SPA. However, given the minimum hydrological distance from the proposed development site to this SPA (c. 14 km along the watercourse network), the scale of the proposed development, and the fact that only landscaping works involving planting will be undertaken within c. 65 m of the River Ward, any pollutants, dust or silt laden run off that may enter this network will either infiltrate through the soil, or be dispersed, diluted, and ultimately settle to negligible levels within the River Ward and Broadmeadow River prior to reaching this SPA.</p>

European Site Code	Name	Screened IN/OUT	Details/Reason
			<p>Foul water drainage will connect to an existing foul water network on Mitchelstown Road through the permitted Phase 1 development (Ref. ABP-317480-23) north of the site, before ultimately being treated along this network under licence.</p> <p>Given the minimum distance to this SPA (9.6 km), across substantial suburban and urban environments, no significant noise or vibration impacts on this SPA are foreseen. Further, the proposed development site does not provide any suitable habitat for any of the species listed as qualifying interests of this SPA. Therefore, potential <i>ex-situ</i> impacts on these qualifying interests outside of the boundaries of the SPA can be ruled out.</p> <p>No potential impact is foreseen. The construction and operation of the proposed development will not impact on the conservation interests of the site.</p> <p>No significant effects are likely.</p>
IE004024	South Dublin Bay and River Tolka Estuary SPA	OUT	<p>Conservation Objectives</p> <p>To maintain the favourable conservation condition of the Annex I species and associated wetland habitat for which the SPA has been selected.</p> <p>Qualifying Interests</p> <p>Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] Oystercatcher (<i>Haematopus ostralegus</i>) [A130] Ringed Plover (<i>Charadrius hiaticula</i>) [A137] Grey Plover (<i>Pluvialis squatarola</i>) [A141] Knot (<i>Calidris canutus</i>) [A143] Sanderling (<i>Calidris alba</i>) [A144] Dunlin (<i>Calidris alpina</i>) [A149] Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] Redshank (<i>Tringa totanus</i>) [A162] Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] Roseate Tern (<i>Sterna dougallii</i>) [A192] Common Tern (<i>Sterna hirundo</i>) [A193] Arctic Tern (<i>Sterna paradisaea</i>) [A194] Wetland and Waterbirds [A999]</p> <p>Potential Impact</p> <p>The proposed development is located approximately 9.6 km from this SPA (Figure 10). There is no direct or indirect Source-Pathway-Receptor linkage between the proposed development site and the SPA.</p> <p>Given the minimum distance to this SPA (9.6 km), across substantial suburban and urban environments, no significant noise or vibration impacts on this SPA are foreseen. Further, the proposed development site does not provide any suitable habitat for any of the species listed as qualifying interests of this SPA. Therefore, potential <i>ex-situ</i> impacts on these qualifying interests outside of the boundaries of the SPA can be ruled out.</p> <p>No potential impact is foreseen. There is no direct or indirect pathway from this site to the SPA. The proposed development will not impact on the conservation interests of the site.</p>

European Site Code	Name	Screened IN/OUT	Details/Reason
			No significant effects are likely.
IE004006	North Bull Island SPA	OUT	<p>Conservation Objectives</p> <p>To maintain the favourable conservation condition of the Annex I species and associated wetland habitat for which the SPA has been selected.</p> <p>Qualifying Interests</p> <p>Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] Shelduck (<i>Tadorna tadorna</i>) [A048] Teal (<i>Anas crecca</i>) [A052] Pintail (<i>Anas acuta</i>) [A054] Shoveler (<i>Anas clypeata</i>) [A056] Oystercatcher (<i>Haematopus ostralegus</i>) [A130] Golden Plover (<i>Pluvialis apricaria</i>) [A140] Grey Plover (<i>Pluvialis squatarola</i>) [A141] Knot (<i>Calidris canutus</i>) [A143] Sanderling (<i>Calidris alba</i>) [A144] Dunlin (<i>Calidris alpina</i>) [A149] Black-tailed Godwit (<i>Limosa limosa</i>) [A156] Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] Curlew (<i>Numenius arquata</i>) [A160] Redshank (<i>Tringa totanus</i>) [A162] Turnstone (<i>Arenaria interpres</i>) [A169] Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] Wetland and Waterbirds [A999]</p> <p>Potential Impact</p> <p>The proposed development is located approximately 11.8 km from this SPA (Figure 10). There is no direct or indirect Source-Pathway-Receptor linkage between the proposed development site and the SPA.</p> <p>Given the minimum distance to this SPA (11.8 km), across substantial suburban and urban environments, no significant noise or vibration impacts on this SPA are foreseen. Further, the proposed development site does not provide any suitable habitat for any of the species listed as qualifying interests of this SPA. Therefore, potential <i>ex-situ</i> impacts on these qualifying interests outside of the boundaries of the SPA can be ruled out.</p> <p>No potential impact is foreseen. There is no direct or indirect pathway from this site to the SPA. The proposed development will not impact on the conservation interests of the site.</p> <p>No significant effects are likely.</p>
IE004016	Baldoyle Bay SPA	OUT	<p>Conservation Objectives</p> <p>To maintain the favourable conservation condition of the Annex I species and associated wetland habitat for which the SPA has been selected.</p> <p>Qualifying Interests</p> <p>Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] Shelduck (<i>Tadorna tadorna</i>) [A048] Ringed Plover (<i>Charadrius hiaticula</i>) [A137] Golden Plover (<i>Pluvialis apricaria</i>) [A140] Grey Plover (<i>Pluvialis squatarola</i>) [A141]</p>

European Site Code	Name	Screened IN/OUT	Details/Reason
			<p>Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] Wetland and Waterbirds [A999]</p> <p>Potential Impact</p> <p>The proposed development is located approximately 12.5 km from this SPA (Figure 10). There is no direct or indirect Source-Pathway-Receptor linkage between the proposed development site and the SPA.</p> <p>Given the minimum distance to this SPA (12.5 km), across substantial suburban and urban environments, no significant noise or vibration impacts on this SPA are foreseen. Further, the proposed development site does not provide any suitable habitat for any of the species listed as qualifying interests of this SPA. Therefore, potential <i>ex-situ</i> impacts on these qualifying interests outside of the boundaries of the SPA can be ruled out.</p> <p>No potential impact is foreseen. There is no direct or indirect pathway from this site to the SPA. The proposed development will not impact on the conservation interests of the site.</p> <p>No significant effects are likely.</p>
IE004015	Rogerstown Estuary SPA	OUT	<p>Conservation Objectives</p> <p>To maintain the favourable conservation condition of the Annex I species and associated wetland habitat for which the SPA has been selected.</p> <p>Qualifying Interests</p> <p>Greylag Goose (<i>Anser anser</i>) [A043] Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] Shelduck (<i>Tadorna tadorna</i>) [A048] Shoveler (<i>Anas clypeata</i>) [A056] Oystercatcher (<i>Haematopus ostralegus</i>) [A130] Ringed Plover (<i>Charadrius hiaticula</i>) [A137] Grey Plover (<i>Pluvialis squatarola</i>) [A141] Knot (<i>Calidris canutus</i>) [A143] Dunlin (<i>Calidris alpina</i>) [A149] Black-tailed Godwit (<i>Limosa limosa</i>) [A156] Redshank (<i>Tringa totanus</i>) [A162] Wetland and Waterbirds [A999]</p> <p>Potential Impact</p> <p>The proposed development is located approximately 13.1 km from this SPA (Figure 10). There is no direct or indirect Source-Pathway-Receptor linkage between the proposed development site and the SPA.</p> <p>Given the minimum distance to this SPA (13.1 km), across substantial suburban and urban environments, no significant noise or vibration impacts on this SPA are foreseen. Further, the proposed development site does not provide any suitable habitat for any of the species listed as qualifying interests of this SPA. Therefore, potential <i>ex-situ</i> impacts on these qualifying interests outside of the boundaries of the SPA can be ruled out.</p>

European Site Code	Name	Screened IN/OUT	Details/Reason
			<p>No potential impact is foreseen. There is no direct or indirect pathway from this site to the SPA. The proposed development will not impact on the conservation interests of the site.</p> <p>No significant effects are likely.</p>
IE004236	North-West Irish Sea SPA	OUT	<p>Conservation Objectives</p> <p>To maintain the favourable conservation condition of the Annex I species for which the SPA has been selected.</p> <p>Qualifying Interests</p> <p>Red-throated Diver (<i>Gavia stellata</i>) [A001] Great Northern Diver (<i>Gavia immer</i>) [A003] Fulmar (<i>Fulmarus glacialis</i>) [A009] Manx Shearwater (<i>Puffinus puffinus</i>) [A013] Cormorant (<i>Phalacrocorax carbo</i>) [A017] Shag (<i>Phalacrocorax aristotelis</i>) [A018] Common Scoter (<i>Melanitta nigra</i>) [A065] Little Gull (<i>Larus minutus</i>) [A177] Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] Common Gull (<i>Larus canus</i>) [A182] Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183] Herring Gull (<i>Larus argentatus</i>) [A184] Great Black-backed Gull (<i>Larus marinus</i>) [A187] Kittiwake (<i>Rissa tridactyla</i>) [A188] Roseate Tern (<i>Sterna dougallii</i>) [A192] Common Tern (<i>Sterna hirundo</i>) [A193] Arctic Tern (<i>Sterna paradisaea</i>) [A194] Little Tern (<i>Sterna albifrons</i>) [A195] Guillemot (<i>Uria aalge</i>) [A199] Razorbill (<i>Alca torda</i>) [A200] Puffin (<i>Fratercula arctica</i>) [A204]</p> <p>Potential Impact</p> <p>The proposed development is located approximately 13.7 km from this SPA (Figure 10). There is no direct or indirect Source-Pathway-Receptor linkage between the proposed development site and the SPA.</p> <p>Given the minimum distance to this SPA (13.7 km), across substantial suburban and urban environments, no significant noise or vibration impacts on this SPA are foreseen. Further, the proposed development site does not provide any suitable habitat for any of the species listed as qualifying interests of this SPA. Therefore, potential <i>ex-situ</i> impacts on these qualifying interests outside of the boundaries of the SPA can be ruled out.</p> <p>No potential impact is foreseen. There is no direct or indirect pathway from this site to the SPA. The proposed development will not impact on the conservation interests of the site.</p> <p>No significant effects are likely.</p>

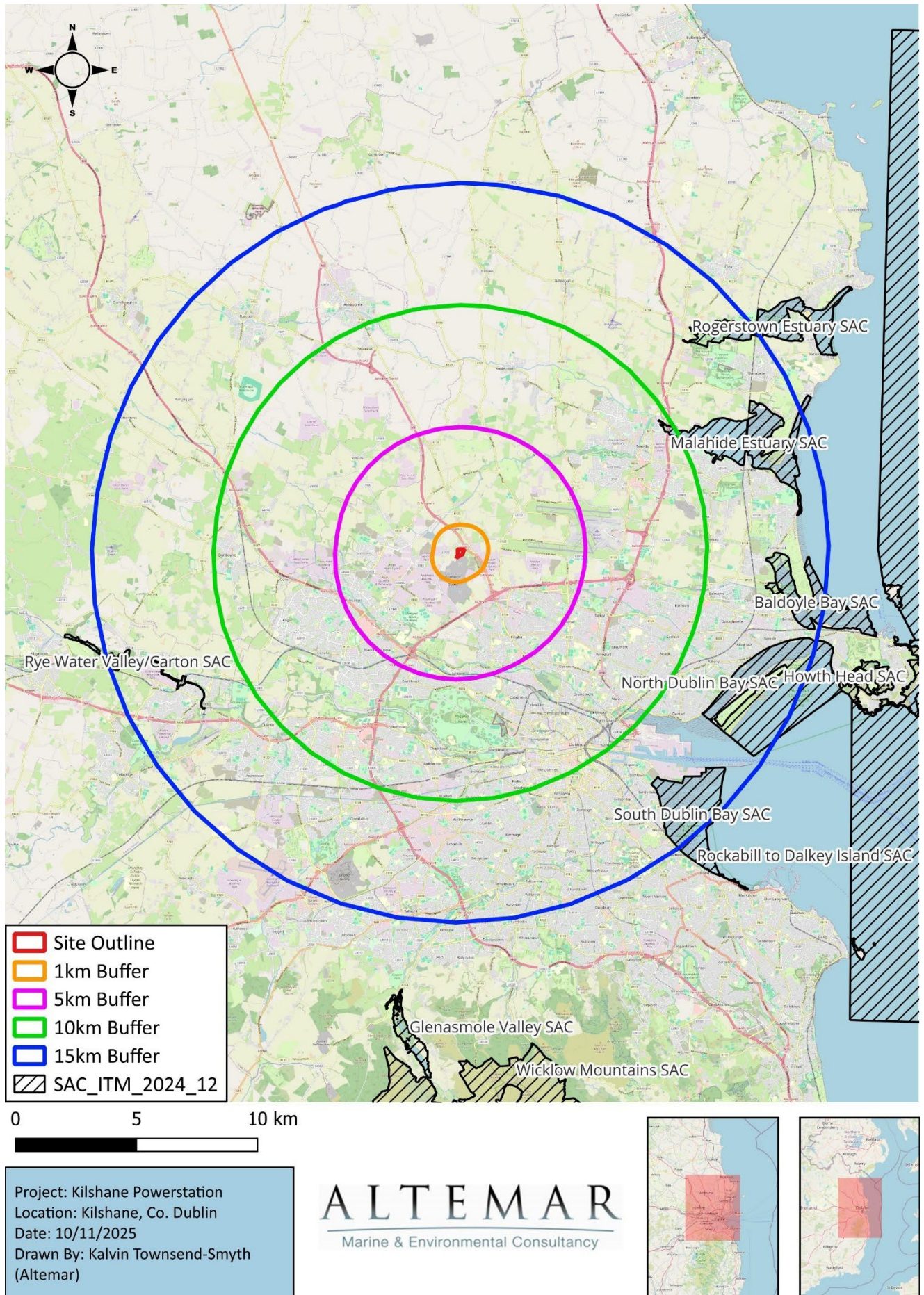


Figure 9. Special Areas of Conservation (SAC) within 15km of the subject site

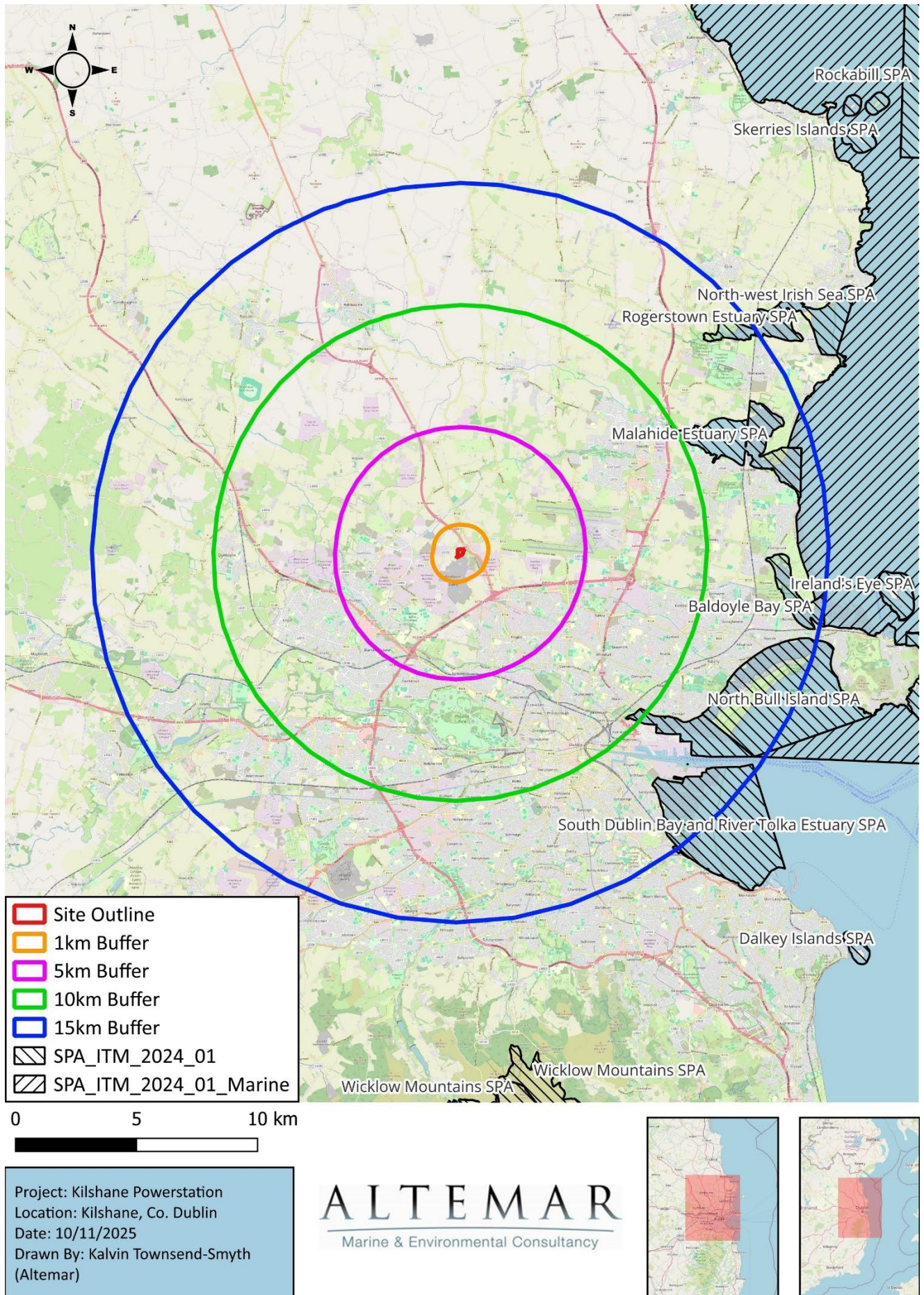
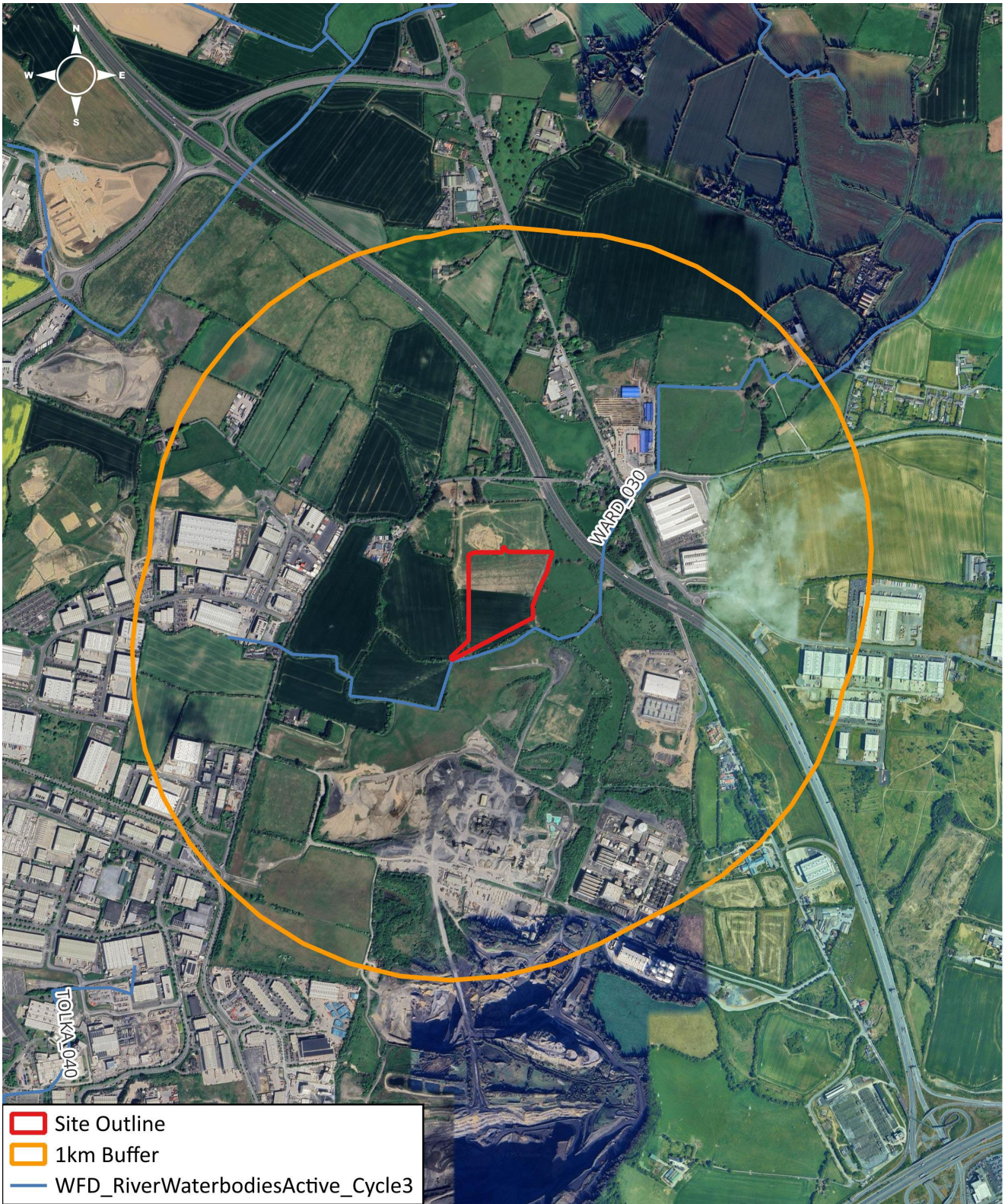


Figure 10. Special Protection Areas (SPA) within 15km of the subject site



0 200 400 m

Project: Kilshane Powerstation
 Location: Kilshane, Co. Dublin
 Date: 10/11/2025
 Drawn By: Calvin Townsend-Smyth
 (Altemar)

ALTEMAR
 Marine & Environmental Consultancy

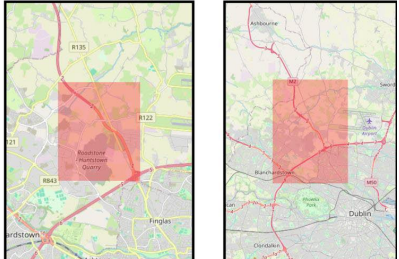


Figure 11. Watercourses within 1km of the subject site

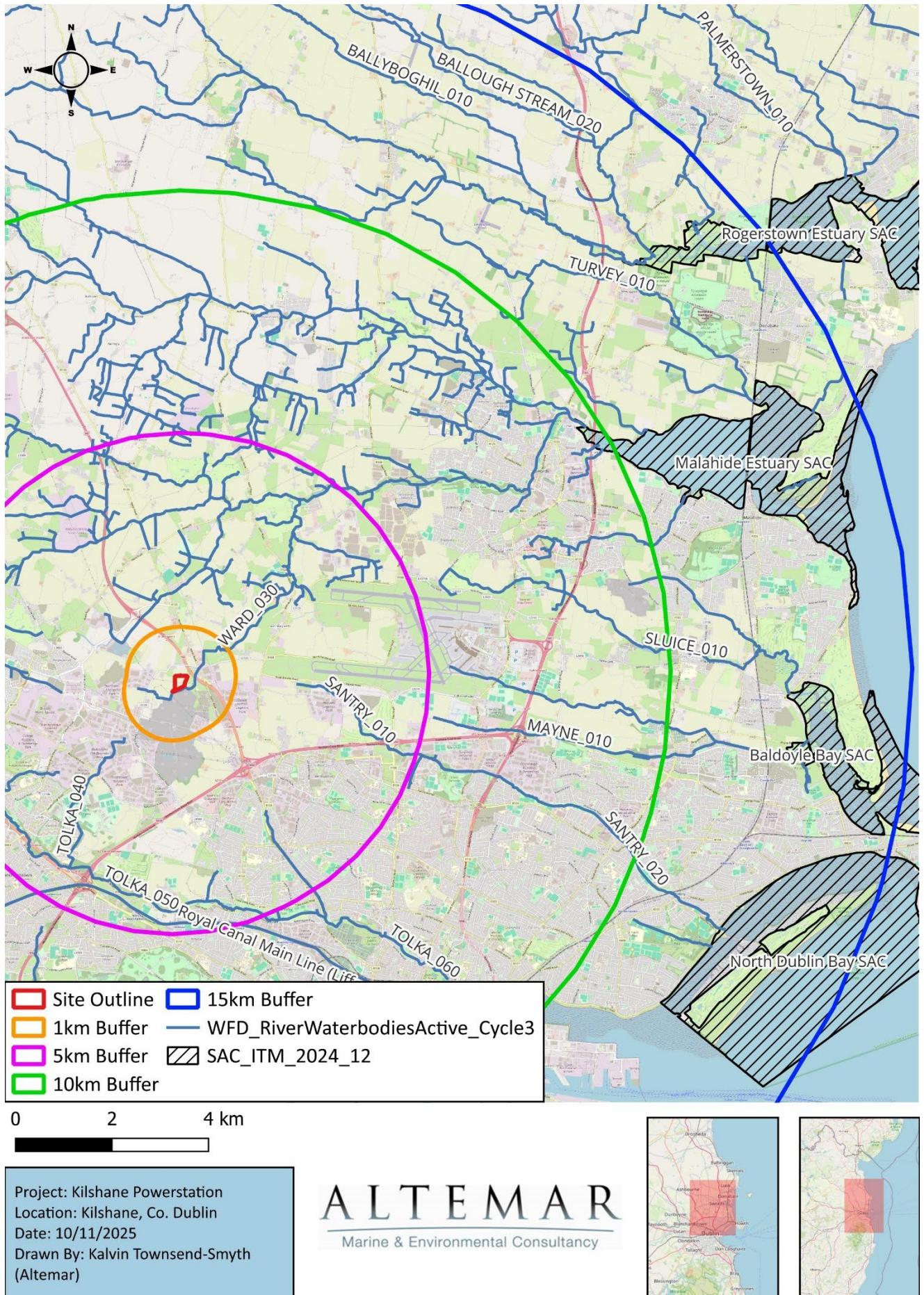
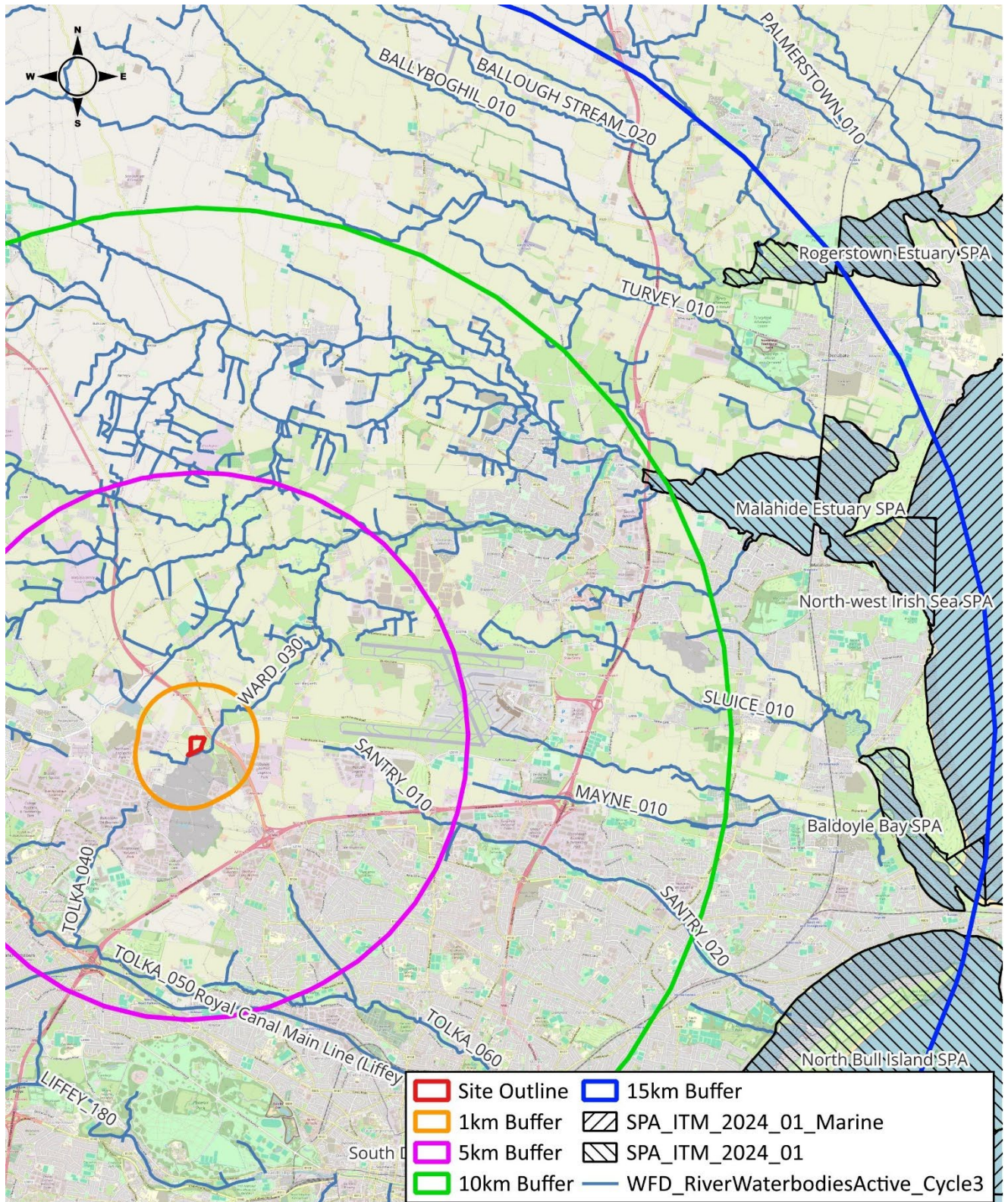


Figure 12. Watercourses and SACs near the subject site



0 2 4 km

Project: Kilshane Powerstation
 Location: Kilshane, Co. Dublin
 Date: 10/11/2025
 Drawn By: Calvin Townsend-Smyth
 (Altamar)

ALTEMAR
 Marine & Environmental Consultancy

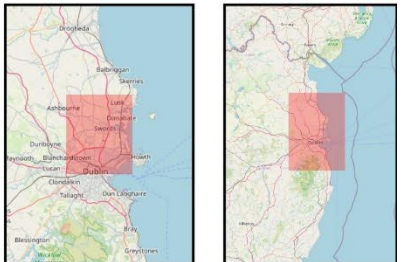


Figure 13. Watercourses and SPAs near the subject site

In-Combination Effects

The following is a list of planning application(s) as identified as having potential for in-combination effects:



Figure 14. Relevant Permitted/Submitted Development

Constructed but not Operational

Based on the planning search done in support of this application, no relevant 'Constructed but not Operational' projects with potential for cumulative effects were identified.

Permitted but not Constructed

PA06F.312131 - Townlands of Clonshagh, Dubber and Newtown, County Fingal and Dublin City

Greater Dublin Drainage Project consisting of a new wastewater treatment plant, sludge hub centre, orbital sewer, outfall pipeline and regional biosolids storage facility. The development will include a Regional WwTP of 500,000 PE on 29.8 ha site in Clonshagh to be constructed in a single phase; 11.3 km length outfall pipe from WwTP to outfall point approximately 1 km north-east of Ireland Eye (5.4 km land-based, 5.9 km marine section); among others. This planning application was accompanied by an Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS).

- ▶ Granted: 09 July 2025
- ▶ Expiry Date: 09 July 2035
- ▶ Status: Not yet constructed

FW24A/0400E - Huntstown Power Station, In the townlands of Huntstown and Johnstown, Co.Dublin, D11N407.

Permission for A Battery Energy Storage System facility to include up to 85 no. containerised battery storage modules on concrete bases, 20 no. transformer and power conditioning units, cable racks, and associated lighting. Associated development including internal access roads, security gates, palisade perimeter security fencing, acoustic barrier, site drainage and all other works required to facilitate the development. This planning application was accompanied by a Planning and Environmental Considerations Report (PECR) including a construction dust and noise assessments, an Appropriate Assessment Screening, and a CEMP including a Construction Traffic Management Plan and a Surface Water Management Plan, and a Resource and Waste Management Plan.

- ▶ Granted: 01 July 2025
- ▶ Expiry Date: Not available
- ▶ Status: Not yet constructed

FW24A/0339E / PL06F.321196 - Bloomburn Cottage, Kilshane, Dublin 11, D11 F1WB., and Kilmonan Lodge, Kilshane, Dublin 11, D11XP89.

The demolition of two no. existing detached dwellings (Bloomburn Cottage, Kilshane, Dublin 11, D11F1W8 and Kilmonan Lodge, Kilshane, Dublin 11, D11 XP89) and associated garages and shed structures, and permission for the use of the subject site (c. 2.52 Ha) as a storage container depot with a maximum capacity of c. 1,270 no. containers in 9 no. blocks ranging in height between 3 no. and 6 no. containers high, with 2 no. 8.7 mt. high reefer gantries, construction of ancillary single storey detached office and workshop building (c. 363 m2 GFA), construction of single storey detached prefabricated security hut (c. 9.5 m2 GFA), provision of 9 no. car parking spaces including 1 no. disabled persons car parking space and 1 no. electric vehicle charging space, 2 no. motorcycle parking spaces, 6 no. bicycle spaces and bicycle shelter and provision of 8 no. truck parking spaces, new onsite wastewater treatment system and percolation area, among others. This planning application was accompanied by a Landscape Plan. Condition no. 5 and no. 6 of the planning grant states that prior to commencement of development a Resource Waste Management Plan and a Construction Management Plan (CMP) shall be prepared and agreed with the planning authority. Condition no. 8 states that a site suitability assessment for the proposed on-site wastewater treatment system shall be carried out. Condition no.9 state that prior to commencement of development, the developer shall submit and get in agreement with the planning authority on the details for the disposal of the surface water.

- ▶ Granted: 23 April 2025
- ▶ Expiry Date: 23 April 2025 for both construction and operations.
- ▶ Status: Not yet constructed

FW21A/0151 / PL06F.313583 - Lands adjacent to Huntstown Power Station, North Road, Finglas, Dublin 11.

Demolition of 2 no. existing residential dwellings and ancillary structures to the east of the site (c.344qm total floor area); Construction of 2 no. data hall buildings (Buildings A and B) comprising data hall rooms, mechanical and electrical galleries, ancillary offices including meeting rooms, workshop spaces, staff areas including break rooms, toilets, shower/changing facilities, storage areas, lobbies, outdoor staff areas, loading bays and docks, associated plant throughout, photovoltaic panels and screened plant areas at roof levels, circulation areas and stair and lift cores throughout; External plant and 58 no. emergency generators located within a generator yard to the east and west of Buildings A and B at ground level. The area is enclosed by a c.6.5m high louvred screen wall; Among others. This planning application was accompanied by an Environmental Impact Assessment Report (EIAR) and an Appropriate Assessment Screening Report.

- ▶ Granted: 21 March 2025
- ▶ Expiry Date: 21 March 2035
- ▶ Status: Not yet constructed

VA06F.311528 - Lands adjacent to Huntstown Power Station, North Road, Finglas, Dublin 11.

The development comprises a two-storey 220kV gas insulated switchgear (GIS) substation to be known as 'Mooretown' with a total gross floor area of 2,068m2 and overall height of 17m – 20m, 5 no. 20kV switchgear buildings, a series coil and 1 no. 20kV control room building, underground cabling and all associated and ancillary site works. This planning application was accompanied by an Environmental Impact Assessment Report (EIAR) and an Appropriate Assessment Screening Report.

- ▶ Granted: 21 March 2025
- ▶ Expiry Date: 21 March 2035
- ▶ Status: Not yet constructed

VA06F.318677 - Within the townlands of Fieldstown, Clonmethan Electoral District, Co.Dublin.

The development comprises a SID application for a 110kV Air Insulated Switchgear (AIS) tail-fed substation compound, combined with a 13.3km 110kV underground cable connection to Finglas 220kV Substation. The development will also include all access and associated infrastructure. This planning application was accompanied by an Environmental Impact Assessment Screening (EIA) Report and an Appropriate Assessment Screening Report.

- ▶ Granted: 29 January 2025
- ▶ Expiry Date: 29 January 2035
- ▶ Status: Not yet constructed

FW22A/0204 / PL06F.317480 - Kilshane Road, Kilshane, Finglas, Dublin 11 (within Proposed Development site boundary).

This development is referent to Kilshane Phase 1 and comprises the construction of a new Gas Turbine Power Generation Station with an output of up to 293 Megawatts; The demolition of a detached residential dwelling (c. 142 m2 GFA) and associated farm buildings (c. 427 m2 GFA) located in the north west corner of the subject site; The construction of entrance gates, low wall and railings fronting the realigned Kilshane Road and a private internal road network providing for vehicular, cyclist and pedestrian access to serve the development; Total provision of 26 no. car parking spaces; Among others. This planning application was accompanied by an Environmental Impact Assessment Report (EIAR), an Appropriate Assessment Screening Report, a COMAH Assessment, an Assessment of Major Accidents, a Flood Risk Assessment, Archaeological Test Excavation Report, a Preliminary Construction Environmental Management Plan, and a Preliminary Construction, Demolition and Waste Management Plan.

- ▶ Granted: 16 May 2024
- ▶ Expiry Date: operational lifespan of 25 years
- ▶ Status: Not yet constructed

VA06F.314894 - Lands at Kilshane Road, Kilshane, Finglas, Dublin 11 (within Proposed Development site boundary).

Proposed development of a 220kV Gas Insulated Switchgear (GIS) substation on lands at Kilshane Road, and an underground 220kV transmission line connection to the existing Cruiserath 220kV substation. This planning application was accompanied by an Environmental Report and Appropriate Assessment Screening Report. Condition 8 of the planning grant states that prior to commencement of development, a detailed Construction Environmental Management Plan (CEMP) for the construction phase shall be submitted to and agreed in writing with the planning authority. Condition 9 states that the developer shall facilitate the archaeological appraisal of the site. Condition 13 outlines the noise limit levels the development will have to comply when operational.

- ▶ Granted: 24 August 2023
- ▶ Expiry Date: 24 August 2033
- ▶ Status: Not yet constructed

FW22A/0213 - Newtown & Coldwinters, North Road, Fingal, Co. Dublin.

The development is within a total site area of up to c. 1 ha. to include 1 no. DSO (Distribution System Operator) electrical substation building. 1 no. customer switchgear, electrical inverter / transformer station modules. 40 no. containerised battery storage units on concrete support structures, heating, ventilation and air conditioning units (HVAC units), access tracks and upgraded site entrance, underground cabling route c. 1.45 km to existing ESB 220kV Finglas Electricity Substation, associated electrical cabling and ducting, security gates, palisade perimeter security fencing, CCTV security monitoring system and landscaping works and all associated ancillary site infrastructure. This planning application was accompanied by an Environmental Impact Assessment (EIA) Screening Report, an Appropriate Assessment Screening Report, Environmental and Planning Report, Noise Impact Assessment and a Flood Risk Assessment.

- ▶ Granted: 28 February 2023

- ▶ Expiry Date: 28 February 2033
- ▶ Status: Not yet constructed

FW22A/0066 - A site (known as site A), located to the north of Northwest Logistics Park, (NWL), Ballycoolin, Dublin 15.

The proposed development consists of the construction of a high technology manufacturing unit (for the manufacturing of high technology electrical components), with a total gross floor area (GFA) of 23,6000 sq.m (including ancillary office space of 2,318 sq.m. at ground and first floor levels), and with a main parapet height of c. 12 metres and maximum height of 14.5 metres; Provision of a link corridor between the proposed high technology manufacturing unit and Unit 900 to the south (logistics/warehouse unit permitted under Reg. Ref. FW21A/0146); rooftop plant for the proposed unit, an ESB substation with switchroom, 2 no. emergency generators, 2 no. sprinkler/water tanks and 2 no. pumphouses, among others. This planning application was accompanied by an Environmental Impact Assessment Report (EIAR), Appropriate Assessment Screening Report, Flood Risk Assessment, Construction and Demolition Waste Management Plan and an Outline Construction Management Plan.

- ▶ Granted: 07 July 2022
- ▶ Expiry Date: 7 July 2027
- ▶ Status: Not yet constructed

FW20A/0219 - Newtown and Coldwinters, North Road, Co. Fingal.

Permission for an amendment to the original planning permission, at this site, for a gas peaking facility with 10 no. containerised gas fired generating units, with an export capacity of 20 megawatts (MV) under planning reference FW19A/0090. Amendments are proposed to the gas peaking will consist of the installation of 6 no. battery storage units with an export electricity capacity of 10-15 MV and 4 no. containerised gas fired generating units with an export electricity capacity of 10 MV, in replacement for the 10 no. containerised gas fired generating units, granted under planning reference FW19A/0090. 3 no. inverter transformers will also be added to the site, being the battery storage units. Other elements of the development will remain the same as FW19A/0090 and include an underground cabling route c 1.45km along the R135 road, among others. This planning application was accompanied by a Landscape Plan. Condition no.7 of the planning grant states binding operational hours for the use of heavy construction machinery and general construction activities. Condition 8 states that the development shall be so operated that there will be no emissions of malodours, gas, dust, fumes or other deleterious materials, no noise vibration on site as would give reasonable cause for annoyance to any person in any residence, adjoining unit or public place in the vicinity. Condition 8 states that no surface water / rainwater is to discharge into the foul water system under any circumstances, the surface water drainage must be in compliance with the 'Greater Dublin Regional Code of Practice for Drainage Works, Version 6.0, FCC, April 2006 and that Stormwater shall not discharge onto the public road.

- ▶ Granted: 07 Apr 2021
- ▶ Expiry Date: Not available
- ▶ Status: Not yet constructed

Table 3 outlines the estimated construction timelines for Proposed development and the identified Permitted but not Constructed developments with potential for cumulative impacts.

Table 1 Construction Timelines for Proposed Development and Permitted but Not Constructed Developments with Potential for Cumulative Impacts

Development	Original Estimated Start	Original Estimated End	Approximate Construction Duration (months)
Kilshane Phase 2 (Proposed Development)	Q1 2027	Q3 2029	33 months
PA06F.312131	Q4 2021 (Planning Grant only received on the 09/07/2025 – original timelines have been affected)	Q4 2025 (Planning Grant only received on the 09/07/2025 – original timelines have been affected)	42 months
FW24A/0400E	Q1/ Q2 2026	Q3 2027/ Q3 2028	15-27 months
FW24A/0339E / PL06F.321196	Information not available	Information not available	Information not available
FW21A/0151 / PL06F.313583	Q3 2021 (Planning Grant only received on the 21/3/2025 – original timelines have been affected)	Q3 2026 (Planning Grant only received on the 21/3/2025 – original timelines have been affected)	54 months
VA06F.311528	Q1/Q2 2022 (Planning Grant only received on the 21/3/2025 – original timelines have been affected)	Q1/Q2 2024 (Planning Grant only received on the 21/3/2025 – original timelines have been affected)	24 months
VA06F.318677	Q4 of 2024 (Planning Grant only received on the 29/01/2025 – original timelines have been affected)	Q4 of 2026 (Planning Grant only received on the 29/01/2025 – original timelines have been affected)	24 months
FW22A/0204 / PL06F.317480 - Kilshane Phase 1	Q4 2025	Q1 2028	30 months
VA06F.314894	Information not available	Information not available	Information not available
FW22A/0213	Information not available	Information not available	4/6 months
FW22A/0066	Q3 2022 (As of 06/10/25, construction works have not commenced – original timelines have been affected)	Q3 2023 (As of 06/10/25, construction works have not commenced – original timelines have been affected)	9-11 months
FW20A/0219	Information not available	Information not available	4-6 months

In the Planning System

At the time of this data search (06th October 2025) there are no relevant applications within the ZOI in the planning system.

Known Future Developments not in the Planning System within the Zone of Influence

The 2 no. additional turbines proposed as part of the Phase 2 development will require a separate / additional 400kV grid connection. Accordingly, it is anticipated that EirGrid will submit an application for a new gridline in due course. While the exact route and design details have yet to be finalised, a preliminary alignment is illustrated in Figure 5 below. The final routing and development characteristics will be confirmed at a later stage. This application will be accompanied by an Environmental Impact Assessment Report (EIAR).

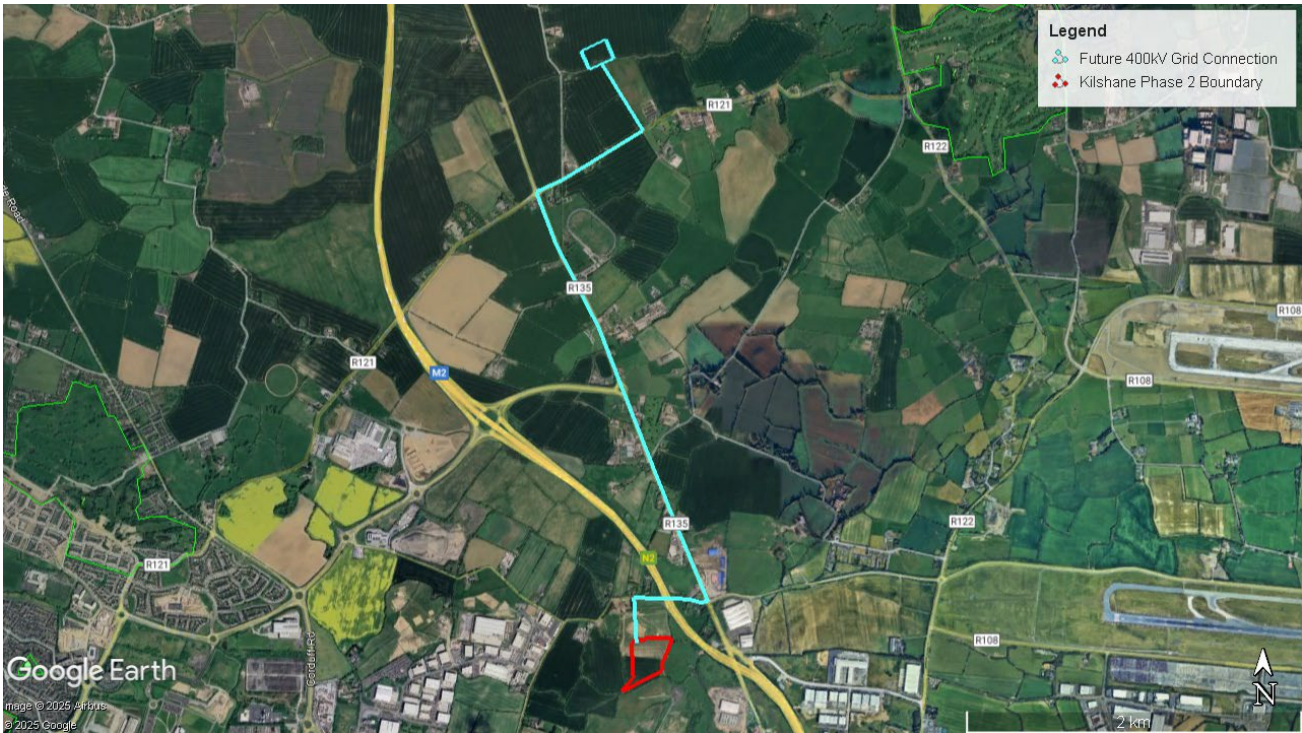


Figure 11. Future 400kV Grid Connection.

Following an analysis of development proposals in the vicinity of the subject site, it is considered that in combination effects with other existing and proposed developments in proximity to the application area would be unlikely, neutral, not significant and localised. It is concluded that no significant effects on European sites are likely as a result of the proposed development in combination with other projects. No in combination effects are foreseen.

No projects in the vicinity of the proposed development would be seen to have a significant in combination effect on Natura 2000 sites.

Conclusions

The nearest European sites with a hydrological connection to the subject site are Malahide Estuary SAC & SPA (9.6 km). The nearest waterbody to the site is the River Ward, a tributary of the Broadmeadow River, which ultimately outfalls to the Malahide Estuary approximately 14 km (along watercourse network) downstream of the subject site. The River Ward is immediately adjacent to the site boundary at the southwestern corner at its closest point (Figure 11). During operation, after onsite attenuation, it is proposed to discharge surface water from the development to an unnamed drainage ditch to the east of the site which discharges to the River Ward. There is, therefore, an indirect hydrological pathway to the Malahide Estuary SAC and SPA. It should be noted that standard measures will be in place to ensure compliance with Water Pollution Acts. However, in the absence of these measures, no significant effects on downstream European sites are likely during the operation of the proposed development. There is the potential for silt and contaminants to enter the surface water network during the construction phase of development. However, given the minimum hydrological distance from the proposed development site to these European Sites (c. 14 km along the watercourse network), the scale of the proposed development, and the fact that only landscaping works involving planting will be undertaken within c. 65 m of the River Ward, any pollutants, dust or silt laden run off that may enter this network will either infiltrate through the soil, or be dispersed, diluted, and ultimately settle to negligible levels within the River Ward and Broadmeadow River prior to reaching the downstream European sites (Malahide Estuary SAC and SPA). Foul water drainage will connect to an existing foul water network on Mitchelstown Road through the permitted Phase 1 development (Ref. ABP-317480-23) north of the site, before ultimately being treated along this network under licence. In the absence of mitigation measures, no significant effects on Natura 2000 sites are foreseen via the proposed surface and foul water drainage.

Having taken into consideration the foul and surface water drainage from the proposed development, the distance between the proposed development to designated conservation sites, lack of direct hydrological pathway or biodiversity corridor link to conservation sites, and the dilution and settlement effect within the River Ward, the Broadmeadow River, and the marine environment it is concluded that the proposed development would not give rise to any significant effects to designated sites. The construction and operation of the proposed development will not impact on the conservation objectives of qualifying interests of European sites.

This report presents a Stage 1 Appropriate Assessment Screening for the Proposed Development, outlining the information required for the competent authority to screen for appropriate assessment and to determine whether or not the Proposed Development, either alone or in combination with other plans and projects, in view of best scientific knowledge, is likely to have a significant effect on any European or European site.

On the basis of the content of this report, the competent authority is enabled to conduct a Stage 1 Screening for Appropriate Assessment and consider whether, in view of best scientific knowledge and in view of the conservation objectives of the relevant European sites, the Proposed Development, individually or in combination with other plans or projects is likely to have a significant effect on any European site.

Data Used for AA Screening

NPWS site synopses and Conservation objectives of sites within 15km were assessed. The most recent SAC and SPA boundary shapefiles were downloaded and overlaid on Bing Road maps and satellite imagery.

Findings of No Significant Effects Report

Details of Project	Appropriate Assessment Screening for the Proposed Gas Turbine Power Generation Station at Kilshane, Co. Dublin.
Name and Location of NATURA 2000 Sites Within 15km	Baldoyle Bay SAC North Dublin Bay Malahide Estuary SAC South Dublin Bay SAC Rogerstown Estuary SAC Rye Water Valley/Carton SAC Baldoyle Bay SPA North Bull Island SPA Malahide Estuary SPA South Dublin Bay and River Tolka Estuary SPA Rogerstown Estuary SPA North-west Irish Sea SPA
Project Description	The construction of a Gas Turbine Power Generation Station with an output of up to 680 Megawatts.
Is the Project directly connected with the management of the NATURA 2000 site?	No
Details of any other projects or plans that together with this project could affect the NATURA 2000 site	None
The assessment of significant effects	
Describe how the project is likely to affect the NATURA 2000 site	No significant effect predicted
Response to consultation	N/A
Data collected to carry out the assessment	Supporting NPWS data.
Who carried out the assessment	Altemar Ltd.
Sources of data	NPWS website, standard data form, conservation objectives data of the site and references outlined in the AA Screening Report.
Explain why the effects are not considered significant	Having taken into consideration the distance to the nearest European site, the nature and scale of the proposed development, lack of direct hydrological pathway to conservation sites and the proposed foul and surface water drainage strategy, it is concluded that this development would not give rise to any significant effects on designated sites.
Level of assessment completed	Stage 1 Screening
Overall conclusions	On the basis of the content of this report, the competent authority is enabled to conduct a Stage 1 Screening for Appropriate Assessment and consider whether, in view of best scientific knowledge and in view of the conservation objectives of the relevant European sites, the Proposed Development, individually or in combination with other plans or projects is likely to have a significant effect on any European site.

References

1. Department of Environment Heritage and Local Government Circular NPW 1/10 and PSSP 2/10 on Appropriate Assessment under Article 6 of the Habitats Directive – Guidance for Planning Authorities March 2010.
2. Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government 2009;
www.npws.ie/publications/archive/NPWS_2009_AA_Guidance.pdf
3. Managing NATURA 2000 Sites: the provisions of Article 6 of the Habitats Directive 92/43/EEC, European Commission 2000;
ec.europa.eu/environment/nature/Natura2000/management/docs/art6/provision_of_art6_en.pdf
4. Assessment of Plans and Projects Significantly Affecting EUROPEAN Sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC;
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5. Assessment of plans and projects in relation to Natura 2000 sites – Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EC; [https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:52021XC1028\(02\)&from=EN](https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:52021XC1028(02)&from=EN)
6. Guidance document on Article 6(4) of the 'Habitats Directive' 92/43/EEC – Clarification of the concepts of: alternative solutions, imperative reasons of overriding public interest, compensatory measures, overall coherence, opinion of the commission;
ec.europa.eu/environment/nature/Natura2000/management/docs/art6/guidance_art6_4_en.pdf
7. Guidance document on the implementation of the birds and habitats directive in estuaries and coastal zones with particular attention to port development and dredging;
ec.europa.eu/environment/nature/Natura2000/management/docs/guidance_doc.pdf
8. The Status of EU Protected Habitats and Species in Ireland.
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9. NPWS (2012) Conservation Objectives: Baldoyle Bay SAC 000199. Version 1.0. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
10. NPWS (2013) Conservation Objectives: North Dublin Bay SAC 000206. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
11. NPWS (2013) Conservation Objectives: Malahide Estuary SAC 000205. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
12. NPWS (2013) Conservation Objectives: South Dublin Bay SAC 000210. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
13. NPWS (2013) Conservation Objectives: Rogerstown Estuary SAC 000208. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
14. NPWS (2021) Conservation Objectives: Rye Water Valley/Carton SAC 001398. Version 1. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage.
15. NPWS (2013) Conservation Objectives: Baldoyle Bay SPA 004016. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
16. NPWS (2015) Conservation Objectives: North Bull Island SPA 004006. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
17. NPWS (2013) Conservation Objectives: Malahide Estuary SPA 004025. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
18. NPWS (2015) Conservation Objectives: South Dublin Bay and River Tolka Estuary SPA 004024. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
19. NPWS (2013) Conservation Objectives: Rogerstown Estuary SPA 004015. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
20. NPWS (2023) Conservation Objectives: North-west Irish Sea SPA 004236. Version 1. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage.