

13.0 MATERIAL ASSETS

13.1 INTRODUCTION

This chapter evaluates the impacts, if any, which the proposed development may have on Material Assets as defined in the EPA Draft “*Guidelines on Information to be Contained in Environmental Impact Assessment Reports*” (2017) and EPA Draft “*Advice Notes for preparing Environmental Impact Statements*” (2015).

13.2 METHODOLOGY

The Draft EPA EIA Guidelines (2017) state that material assets refer to built services and infrastructure, roads and traffic and waste management. The Draft EPA Advice notes also give the following examples of material assets; non-renewable resources e.g. soils, ownership and access and tourism. In this EIA Report, the impacts on the various material assets described above have been considered in the following chapters of this EIA Report as follows:

- Chapter 5 Population and Human Health
- Chapter 6 Land, Soils, Geology and Hydrogeology
- Chapter 12 Traffic & Transportation
- Chapter 14 Waste Management.

This chapter assesses ownership and access, built services and infrastructure. Section 13.3 addresses ownership and access. The subsequent sections address built services and infrastructure. The potential impacts on built services and infrastructure, if any, are assessed in terms of the following:

- Power and Electrical Supply;
- Telecommunications;
- Water supply;
- Foul drainage infrastructure; and
- Surface water infrastructure.

Mitigation measures are proposed where required.

13.3 OWNERSHIP AND ACCESS

The route for the proposed underground double circuit 110 kilovolt (kV) transmission cable installation travels through lands which are owned by three different parties, as indicated in Drawing No. 17181-CSE-00-XX-DR-C-3120-3129 included in the Planning Drawings. These parties include Dublin City Council (DCC), Fingal County Council (FCC) and the Applicant.

Letters of consent from both DCC and FCC indicating permission for the cable installation to be constructed on the indicated lands are provided in Appendix 13.1 to this chapter.

As the proposed project is primarily running along the R139, access for this section of the construction project will be via the R139. Access to the Applicant’s lands and the Darndale Substation will be via the Applicant’s current site at the former Diamond Innovations site (Unit 1C), Clonshaugh Business & Technology Park, and adjacent lands, Dublin 17. Access to the Belcamp Substation will be via the current access road to the Substation. A letter of consent for access to the Belcamp Substation for the proposed development has been provided by ESB Networks as the final asset

owner of the cable installation and is included in Appendix 13.1. A letter of consent for Eirgrid as the operator of the cable installation is also included in Appendix 13.1.

As the operational phase of the project will fall under the management of Eirgrid, the Applicant will not require access to the 3rd party owned lands during the operational phase of the project.

13.4 RECEIVING ENVIRONMENT

The associated built services and infrastructure on and in the vicinity of the site are summarised in the following sections.

13.4.1 Power and Electrical Supply

There is a 110kV substation at Belcamp and the Applicant's site has a permitted 110kV Darndale Substation.

13.4.2 Telecommunications

Along the route of the proposed cable installation on the southern boundary of the R139 there is a fibre optic line running in an easterly direction from the Clonshaugh roundabout towards Clarehall. On the northern boundary of the R139 there is another fibre optic cable running along a section of the R139.

Telecommunications in situ at the Clonshaugh data storage facility in which the permitted Darndale substation is to be located include a fibre optic cable distribution network which was installed to serve the buildings on site.

13.4.3 Water Supply

The site on which the permitted Darndale substation is to be located contains a live 150mm watermain, which is fed from the public supply.

There are no public water supply lines running alongside the R139 or in the vicinity of the Belcamp substation.

13.4.4 Foul Drainage Infrastructure

The foul drainage infrastructure for the overall site on which the permitted Darndale substation is to be located was completed under Planning Reg. Ref. 4449/16. There is an existing 225mm diameter foul sewer within the site on the southern boundary which connects to the public foul sewer on Business Estate Road.

All the adjacent business and industrial developments appear to discharge to this public foul sewer, which falls in an easterly direction.

There is a 450mm diameter foul sewer and the 1050mm diameter north fringe sewer running adjacent to the R139. The north fringe sewer crosses the R139 at chainage 1220.

13.4.5 Surface Water Infrastructure

The surface water drainage infrastructure for the overall site on which the permitted Darndale substation is to be located was completed under Planning Reg. Ref. 4449/16. This included the construction of attenuation ponds, a main pond to the

west of the site and a smaller pond at the northern tip of the site. The main attenuation pond was designed to accommodate surface water run-off from the overall site on which the substation is to be located. There is an existing 375mm diameter connection from the main attenuation pond to the surface water sewer within the Business Estate Road along the southern boundary of the site. All adjacent business and industrial developments discharge to this surface water sewer, which appears to flow east, then south and outfall to the Santry River.

There are stormwater sewers running along both the northern and southern boundaries of the R139.

There are no stormwater sewers running from the R139 along the access route to the Belcamp substation.

13.5 CHARACTERISTICS OF THE DEVELOPMENT

13.5.1 Power and Electrical Supply

The proposed 110kv cable installation will run from the Belcamp Substation to the proposed Darndale substation, providing a permanent power supply to the substation, the Applicant's site in the Clonshaugh Industrial and Technology Park, including the proposed data storage facility, as well as serving the wider Clonshaugh area.

In this instance the nature of the proposed development ensures that rather than utilising electricity, the proposed development will ensure continuity of supply of electricity to the Clonshaugh area.

13.5.2 Water Supply, Foul Drainage and Surface Water Infrastructure

The nature and design of the proposed development, a cable installation, ensures there will be no demand for water supply, foul drainage or surface water management that will require infrastructural support.

13.6 POTENTIAL IMPACTS OF THE DEVELOPMENT

13.6.1 Construction Phase

Power and Electrical Supply

The contractors compound for the construction works for the proposed development is located within the Clonshaugh Technology and Industrial Park. During construction, contractors will require power for their onsite accommodation which will be sourced from the existing power supply to the existing site. There will be no impact on power supply for other local consumers.

In addition, some on-site equipment/plant and on-site lighting will require power supply which will be delivered through temporary on-site generators when works are underway on the section of the proposed cable installation along the R139. While works are in place at the Belcamp substation, power will be supplied from the substation itself. Where back-up generators are used and if generators are powered by diesel, there is a potential risk of a diesel spill.

Telecommunications

Telecommunications including fibre required during the construction phase will be provided via a mobile connection.

There are no potential impacts associated with telecommunications for the proposed development for the construction phase.

Water Supply

Welfare facilities (toilets etc.) will be required for the small number of construction staff. The location for the contractors compound within the Clonsaugh Technology and Industrial Park already contains a live 150mm watermain, which is fed from the public supply. The increase in demand will not be significant enough to impact existing users.

Water supply will not be required for construction works along the route.

Foul Drainage Infrastructure

Welfare facilities (canteens, toilets etc.) will be required for the construction crew at the construction compound. Portable toilets may be provided onsite for construction staff.

There will be no impact from construction works on the existing foul sewer network during construction.

Surface Water Infrastructure

The construction of the cable installation will have no impact on existing surface water drainage along the route. There may be a requirement to discharge stormwater collected in the trench to sewer. Any discharge water will be treated using a siltbuster or similar to removed suspended solids.

13.6.2 Operational Phase

There will be no impacts on Telecommunications, Water Supply, Foul Drainage Infrastructure and Surface Water Infrastructure during the operational phase. The nature of the proposed development ensures that rather than utilising electricity, the proposed development will ensure supply of electricity to the Clonsaugh area.

13.7. REMEDIAL AND MITIGATION MEASURES

13.7.1 Construction Phase

Construction of the proposed development will not require additional drainage and power from existing services. Surveys completed have identified where short term diversion of any services within the road will be required. Ongoing consultation with ESB Networks, Eirgrid, DCC, IDA, Irish Water and other relevant utility providers within the locality and compliance with any requirements or guidelines they may have will ensure a smooth construction schedule without disruption to the local and business community. Such diversions are common practice.

Power, Electricity Supply & Telecommunications

The cable installation is being designed in accordance with the requirements of ESB Networks. No remedial or mitigation measures are required.

Water Supply & Foul Drainage Infrastructure

Welfare facilities (canteens, toilets etc.) are already available within the construction compound in the Clonsaugh data storage facility and it is proposed that this will remain in place for the construction of the proposed development.

It is proposed to utilise the watermain currently serving the Clonsaugh Data storage development in order to serve the proposed development.

Surface Water & Foul Sewer Infrastructure

The works contractor will be obliged to put a number of measures in place to ensure that there are no interruptions to service in existing surface water sewers and private drains, unless this has been agreed in advance.

Strict quality control measures will be undertaken while laying pipes to minimise or eradicate infiltration.

13.7.2 Operational Phase

Power, Electricity Supply & Telecommunications

The cable installation has been designed in accordance with ESB Networks requirements. No remedial or mitigation measures are required in relation to power electricity or telecommunications supply.

Water Supply, Foul Drainage Infrastructure and Surface Water Infrastructure

During operation, there is no requirement for water supply, foul drainage or surface water infrastructure. As such no remedial or mitigation measures are required.

13.8 PREDICTED IMPACTS OF THE DEVELOPMENT

13.8.1 Construction Phase

Power and Electricity Supply

Temporary supplies will be required for the proposed development.

Telecommunications

There are no predicted impacts associated with telecommunications for the proposed development for the construction phase.

Water Supply & Foul Drainage Infrastructure

There are no predicted impacts for the proposed development for the construction phase. The works contractor will be required to maintain existing services. It is therefore expected that the impact on the public water supply foul sewer infrastructure will be imperceptible.

Surface Water Infrastructure

The works contractor may apply to DCC for a Section 4 discharge licence to discharge drainage from excavations, if it is required. The works contractor will be obliged to comply with any conditions of the discharge licence to control discharge quality and rate of flow. It is therefore expected that the impact on the surface water infrastructure will be imperceptible.

Predicted Impact – Construction Phase

The implementation of mitigation measures detailed in Section 14.7.1 will ensure that the predicted impacts on the material assets will be **temporary, neutral and imperceptible** for the construction phase.

13.8.2 Operational Phase

Power, Electrical Supply and Telecommunications

The proposed development is the power supply. This has been designed in accordance with ESB Network requirements to meet their assessment of capacity requirements.

Water Supply, Surface Water Infrastructure and Foul Drainage Infrastructure

There is no likely impact on water supply, surface water infrastructure and foul drainage infrastructure post construction.

Predicted Impact – Operational Phase

The implementation of mitigation measures detailed in Section 14.7.2 will ensure that the predicted impacts on the material assets will be **long-term, neutral** and **imperceptible**

13.9 RESIDUAL IMPACTS

The proposed development entails minimal use of material assets during construction with no impact once operational. The overall predicted impact of the proposed development can be classed as **long-term** and **not significant** with respect to material assets.

The assessment has considered cumulative impact of construction and operation in conjunction with surrounding developments. Considering the minimal use of material assets (temporary lighting and power) during construction, there is no likely cumulative impact.

Interactions are addressed in Chapter 16 of this EIA Report.

APPENDIX 13.1**LETTERS OF CONSENT FOR ACCESS TO 3RD PARTY LANDS**

The proposed development will provide additional electricity supply to the Clonshaugh Technology and Business Park through the provision of a Transmission cable connection between the existing Belcamp Substation and the permitted Darndale Substation. It is intended to support current power demand and future growth within the Clonshaugh area inclusive but not limited to the power requirements for the existing and proposed data storage centres owned by the Applicant and indicative future development within the Applicant's site.

An Bord Pleanála
64 Marlborough St,
Rotunda,
Dublin 1,
D01 V902

John Aloysius McKenna
Woodlands
Clonshaugh
Dublin 17FT27

12 September 2018

To Whom It May Concern,

RE: Lands at Clonshaugh Road, Dublin 17, D17 FT27- McKenna Lands - Folio Number DN7365

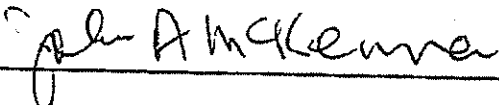
I refer to the above matter.

I hereby confirm consent to a Planning Application for a Grid Connection and all associated works being submitted on land within my control – Folio Number DN7365, identified in Yellow on the enclosed drawing prepared by Clifton Scannell Emerson Consulting Engineers, Ref.: 9002.

For the avoidance of doubt this letter does not create any contract or interest in respect of the said lands.

Yours sincerely

SIGNED:



John Aloysius McKenna

This drawing is produced using the
Irish Transverse Mercator (ITM).

A1

1:100000000

Ground at 100m

Area under construction

Proposed New
Main Cable Route
to be constructed in
accordance with
specification

Changsha Water

Folio No DN 7365



LEGEND:

----- Folio Level Boundary

----- Extent of Cable Route

PROJ: IRTM
SCALE: 1:100000000
PH: MF 2007/0018



ADSL
110m Sub-Station

Extent of Cable Route to
John Appala Appena

Scale: 1:100000000
Date: 17/01/2018
Project Code: 1.1250 @ A1

17181 - CSE-00-XX-DR-C-9002

S3
SUBSTATION INTERNAL REVIEW
AND CHECKLIST (RCS)

P00 PRELIMINARY
17_181

An Bord Pleanála
64 Marlborough St,
Rotunda,
Dublin 1,
D01 V902

12 September 2018

To Whom It May Concern,

**RE: Lands at Clonshaugh Road, Dublin 17, D17 FT27- Park Developments Group
(Killiney Estates Limited) - Folio Number DN184565F**

We refer to the above matter.

We hereby confirm consent to a Planning Application for a Grid Connection and all associated works being submitted on land within our control – Folio Number DN184565F, identified in Yellow on the enclosed drawing prepared by Clifton Scannell Emerson Consulting Engineers, Ref.: 9002.

For the avoidance of doubt this letter does not create any contract or interest in respect of the said lands.

Yours sincerely

SIGNED:



For and on behalf of Park Developments Group / Killiney Estates Limited



The drawing is produced using the Irish Transverse Mercator (ITM)

A1



LEGEND:

Field Lined Boundary
Extent of Cable Route

ISSUED FOR INFORMATION
PH 19 2017/018



ADSL
Fibre Sub-Station

Extent of Cable Route to
Hess Road Property Developments Company Ltd

17/01/2018

17181 - CSE-00-XX-DR-C-9001

S3 PRELIMINARY

17/01/2018

17/01/2018

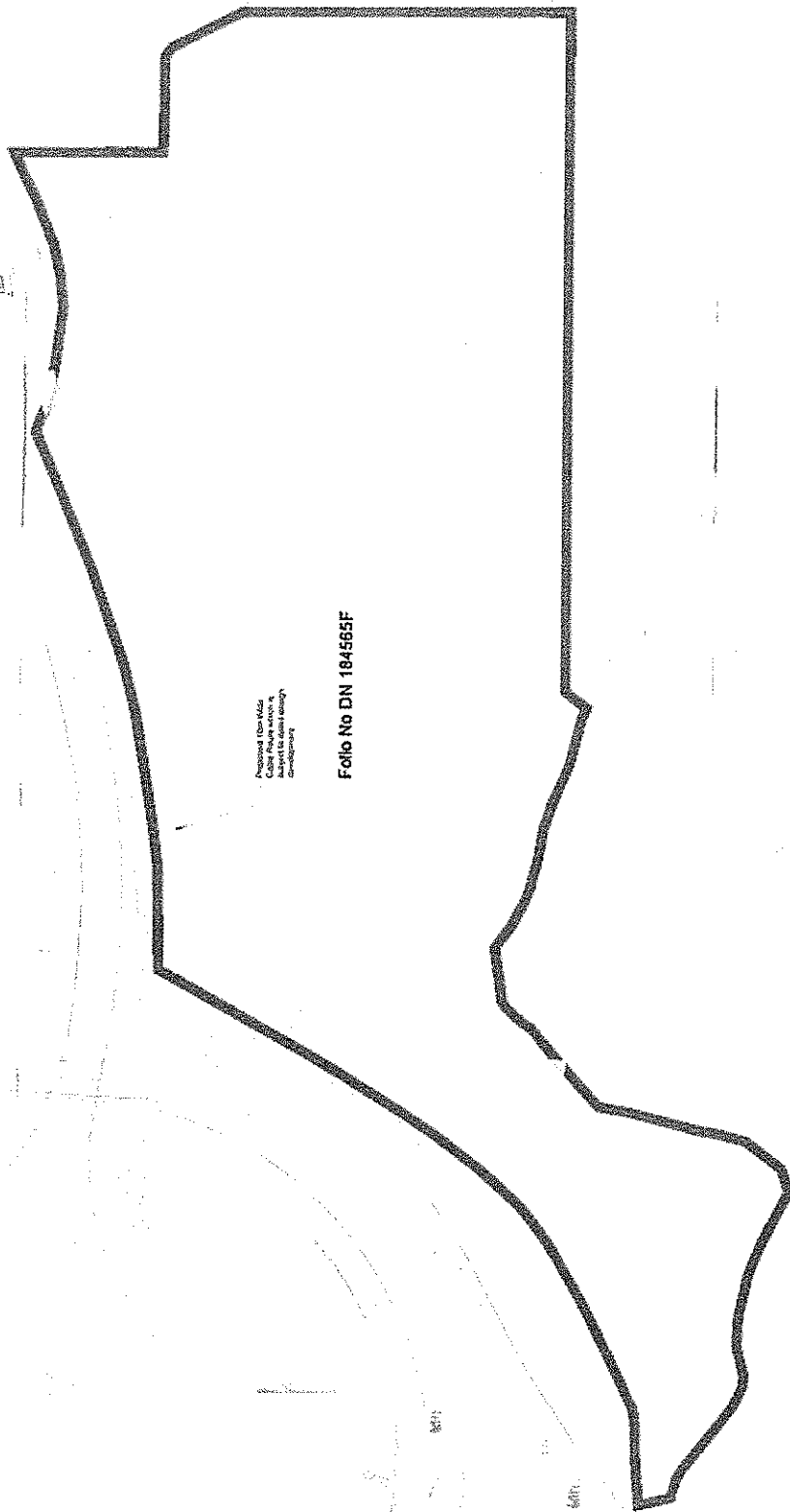
Released for Circulation Pursuant to Release of Information Act, 2004

Clenstagh Bridge

Area under

Proposed (See Also
Cable Route within
Boundary)

Folio No DN 184565F





26th November 2018

Our Ref: FOR 2535

Ms. Hazel Craigie,
Senior Planner,
Planning Dept.,
Fingal County Council.

Re: Proposed planning application – lands at Clonshaugh parallel to the R139 - Amazon

Dear Hazel,

I confirm that the Property Services Division, Economic Enterprise & Tourism Development Department of Fingal County Council consent only to the inclusion of those lands in the ownership of Fingal County Council as shown outlined in red on drawing 17_181-CSE-00-XX-DR-C-1035 for the purpose of the application for planning permission and for no other purpose. It is the responsibility of the applicant for planning permission to ensure that the drawing supplied correctly reflects the boundaries of the land stated to be in the ownership of the Council.

Furthermore it should be noted the within consent does not confer any rights to Amazon in respect of the lands identified and this letter shall not constitute a note or memorandum in writing for the purposes of Section 51 of the Land and Conveyancing Law Reform Act 2009.

In the event that planning permission is granted no works should commence without prior written agreement from the Property Services Division of Fingal County Council.

Yours sincerely,

Derek Tumbleton
Senior Staff Officer
Property Services Division

This drawing is produced using the
Irish Transverse Mercator (ITM)
Geographic Coordinate System



Scale 1:2500

OSi Ref: 3064-D
Co-Ordinates to Irish Transverse Mercator

THIS IS A COMPUTER GENERATED MAP

Legend

- Fingal Site boundary outlined in Red
- Proposed service wayleave shown Yellow
- Proposed twin 110kV Circuits in carriageway

Clifton Scannell Emerson Associates

Darndale 110kV Grid Connection

Project: FINGAL CO CO Proposed Wayleave Twin 110kV Circuit - Planning Application

Drawn By: LT Checked by: PF Scale: 1:2500 @ A3 CSEA Job No. 17_181 Date: 18-11-2018

Drawn Progress Information: 17_181-CSE-00-XX-DR-C-1035

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Clifton Scannell Emerson Associates Limited, Consulting Engineers, Seahar Lodge, Cahaladwan Avenue, Blackrock, Co. Dublin, Ireland.
T: +353 1 288 5069 F: +353 1 283 3168 E: info@csea.ie W: www.csea.ie



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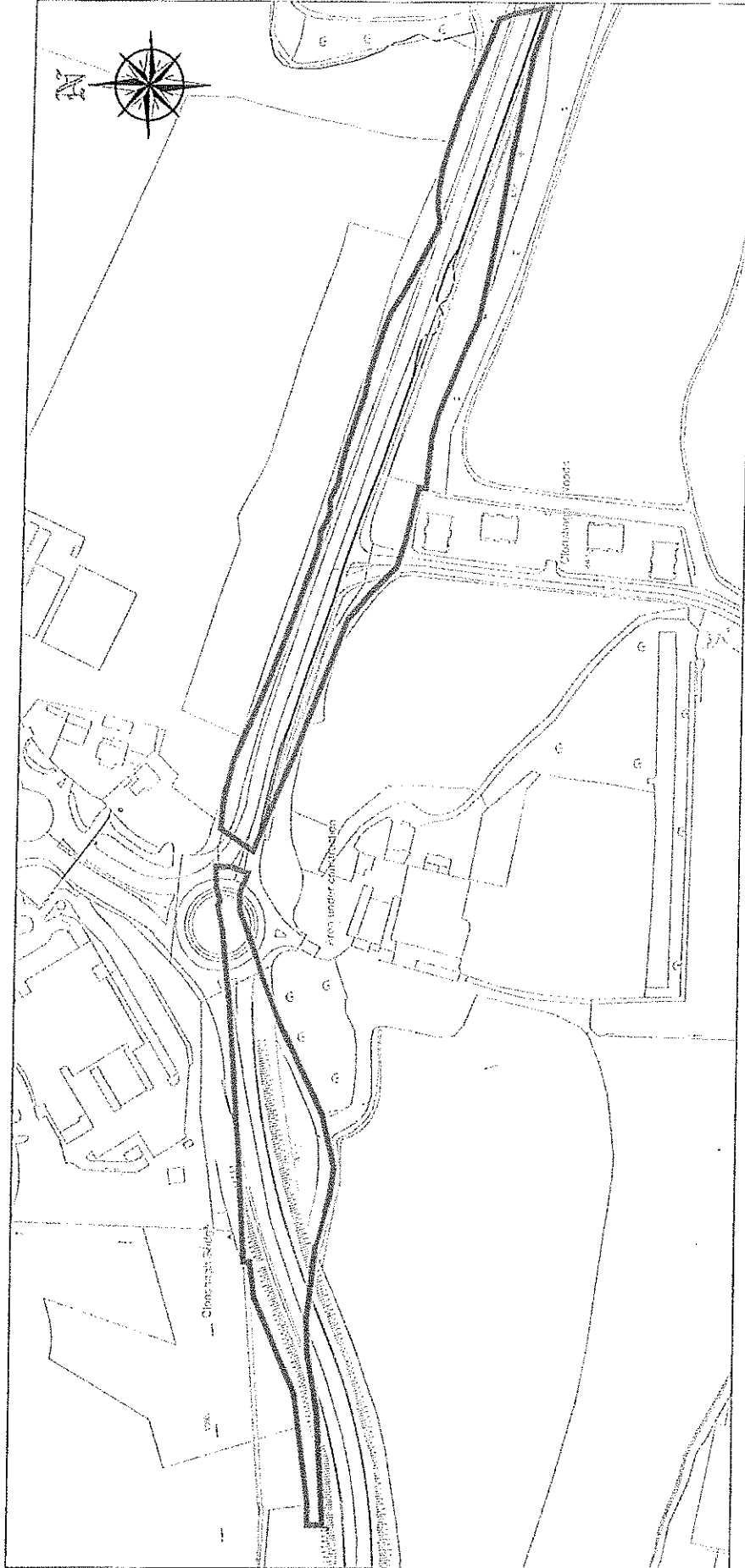
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Yours sincerely,

Derek Tumbleton
Senior Staff Officer
Property Services Division

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Geographic Coordinate System



Scale 1:2500

OSI Ref: 3064-D

Co-Ordinates to Irish Transverse Mercator

THIS IS A COMPUTER GENERATED MAP

Legend	
Fingal Site boundary outlined in Red	
Proposed service wayleave shown Yellow	
Proposed twin 110kV Circuits in carriageway	

Project	Darrdale 110kV Grid Connection		
Drawn By	LT	Checked by	PF
Drawn No.	17_181	Checked No.	A3_CSEA Job No. 17_181
Date	15-11-2018		
Drawn Process	Information		
Drawn No.	17_181-CSE-00-XX-DR-C-1035		



Clifton Scannell Emerson
Associates

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Clifton Scannell Emerson Associates Limited, Consulting Engineers, Searson Lodge, Castleclawson Avenue, Blackrock, Co. Dublin, Ireland.
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NETWORKS

esbnetworks.ie

Bóthar O'Loughlin, Cill Chainnigh
Co. Cill Chainnigh, R95 HR62, Éire
Fón 1850 372 757 Fáics +353 56 752 374

O'Loughlin Road, Kilkenny
Co. Kilkenny, R95 HR62, Ireland
Phone 1850 372 757 Fax +353 56 752 374

An Bord Pleanála,
64 Marlborough Street,
Dublin 1.

26th November 2018

Re: Grid Connection Agreement between Eirgrid and Amazon

ESB confirms it is the legal owner of the lands in Folio DN156498L in the townland of Belcamp, Coolock, County Dublin, on which an application is to be submitted to An Bord Pleanála by Amazon.

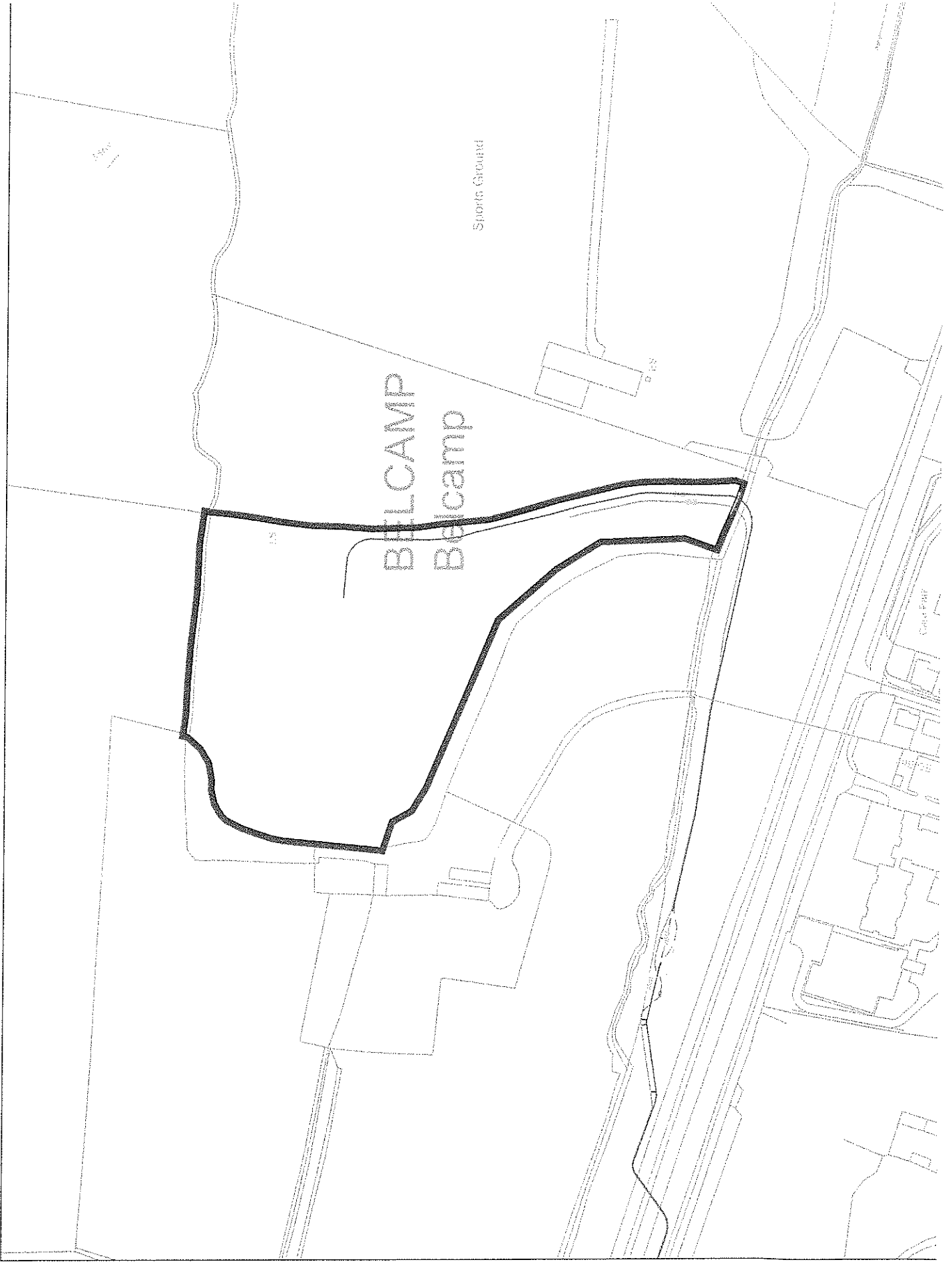
This application is in respect of installation of underground 110kV cable circuits.

ESB consents solely to the making of this application in respect of its lands, and not for any other purpose (including permission to access the lands for the execution of the proposed works).

Yours sincerely,

A handwritten signature in black ink, appearing to read 'M. B. O'Sullivan'.

For and on behalf of ESB.



12

Sports Ground

BEL CAMP
Belcamp

12

Club Path

12



NETWORKS

esbnetworks.ie

Bóthar O'Loughlin, Cill Chainnigh
Co. Cill Chainnigh, R95 HR62, Éire
Fón 1850 372 757 Fáics +353 56 752 374

O'Loughlin Road, Kilkenny
Co. Kilkenny, R95 HR62, Ireland
Phone 1850 372 757 Fax +353 56 752 374

An Bord Pleanála,
64 Marlborough Street,
Dublin 1.

26th November 2018

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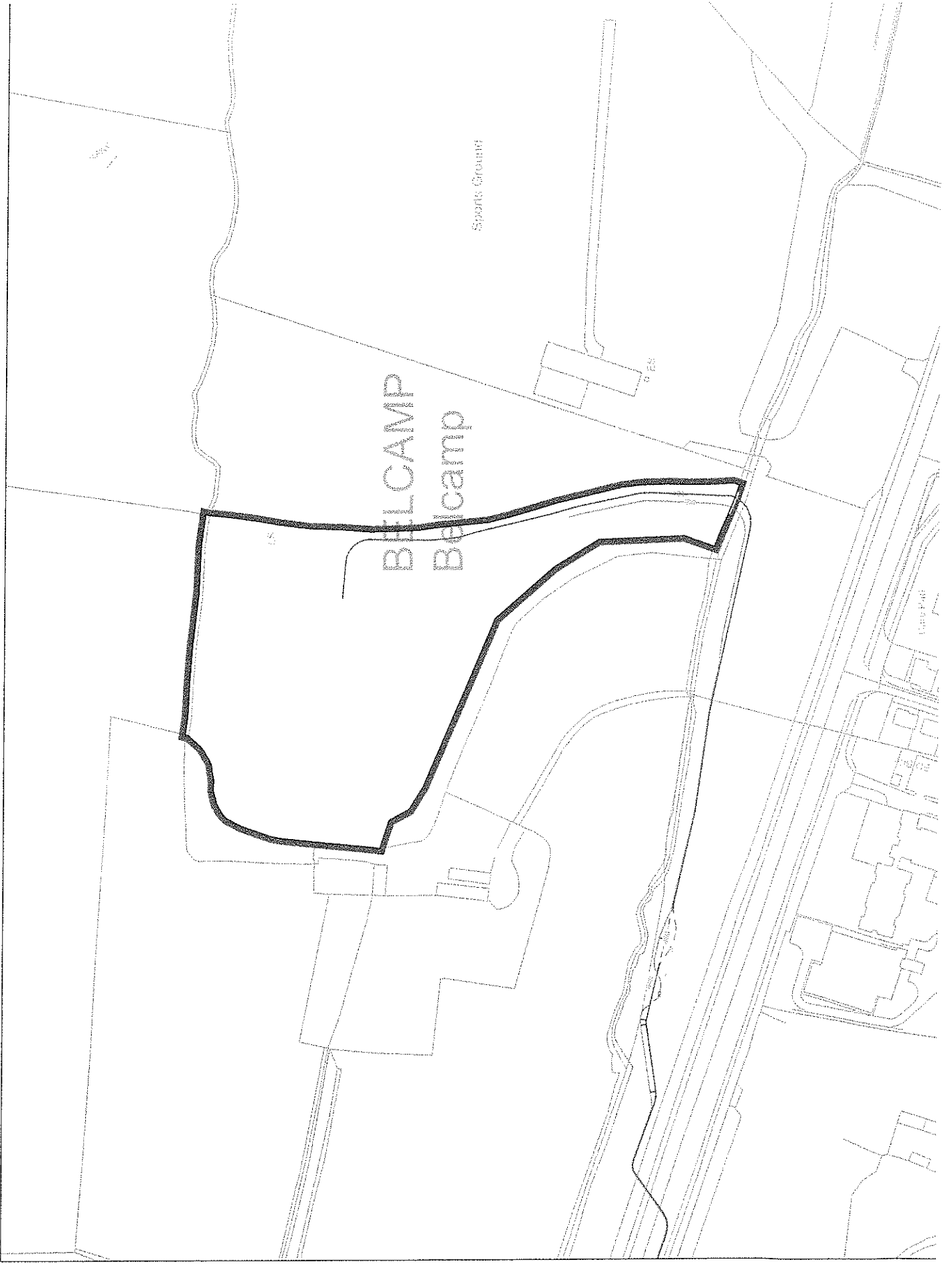
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This application is in respect of installation of underground 110kV cable circuits.

ESB consents solely to the making of this application in respect of its lands, and not for any other purpose (including permission to access the lands for the execution of the proposed works).

Yours sincerely,

For and on behalf of ESB.



Sports Ground

BELCAMP
Belcamp

Club Path

Amazon Data Services Ireland Ltd

29th November 2018

Re: ***IDA Ireland Consent to apply for Planning Permission – Amazon Data Services Ireland Ltd , Proposed Twin 110kv Circuit – IDA Lands at Belcamp, Dublin 17***

To Whom It May Concern,

IDA refer to your request for the consent of IDA (Ireland) (“the IDA”) to a planning application for the construction of a Twin 110kv Circuit at IDA lands at Belcamp , Dublin 17 as per the drawing submitted for review namely: *17_181-CSE-00-XX-DR-C-1038*

IDA consents to your lodging the said planning application on condition that the consent is not to be construed as:

1. an approval (express or implied) by IDA of the plans and specifications regarding the proposed planning application;
2. an authorisation (express or implied) to you, your servants or agents to enter upon the said lands to carry out excavation or construction work associated with any grant of planning permission issued on foot of the planning application.

Furthermore, the consent is issued subject to the following conditions:

1. Compliance with the regulations and obtaining approval of all public, local, and other authorities.
2. Obtaining planning permission and complying with conditions.
3. Compliance with appropriate Regulations.
4. Compliance with the rights of lessees and occupiers of adjoining and surrounding properties.
5. The reinstatement to the satisfaction of IDA Ireland, of any damaged areas/services adjoining the development.
6. IDA Ireland to be notified of proposed start and completion dates.
7. Compliance with all Licencing requirements as agreed with the Local Authority

It should be noted that this confirmation does not affect IDA Ireland's right to make observations or to object to the proposed development.

Yours sincerely,



Portfolio Executive
IDA Ireland

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Geographic Coordinate System



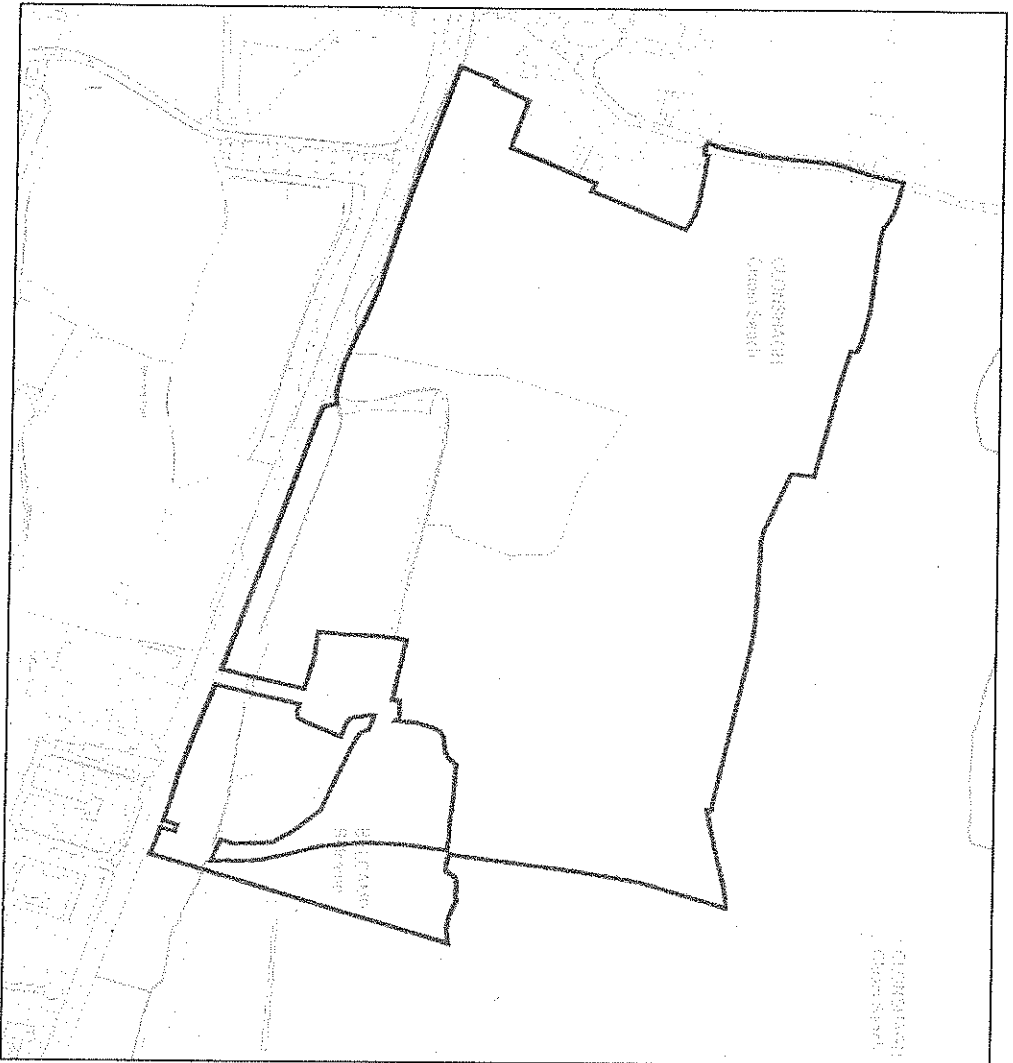
- Legend**
- IDA Site boundary outlined in Red
 - Proposed service wayleave shown in yellow

Scale 1:5000

OSI Ref: 3064-D

Co-Ordinates to Irish Transverse Mercator

THIS IS A COMPUTER GENERATED MAP



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Clifton Scammell Immsom
A s c o c i a t e s

Project: Dundalk 110kV Grid Connection

Eng Title: IDA Belanna - Proposed Wayleave Train 110kV Circuit - Planning Application

Drawn By: KF O'NEILL **PF:** GAA **Scale:** 1:5000 @ A3 CSIA/SH/17_181 **Date:** 15-11-2018

Eng progress: Information **Doc No:** 17_181_OSE-00-XX-DR-C-1038

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Comhairle Cathrach
Baile Átha Cliath
Dublin City Council

Transportation Planning Division, Environment and Transportation,
Civic Offices, Wood Quay, Dublin 8

Rannán Pleanála Iompair, Roinn Comhshaoil agus Iompair,
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8
T.(01) 2222099 E. trafficplanning@dublincity.ie

Amazon Data Services Ireland Ltd
One Burlington Plaza,
Burlington Road,
Dublin 4,
Ireland.

Tuesday, January 22, 2019

Re: Letter of Consent to Planning Application

Site: Planning Application for proposed Twin 110Kv Circuits on lands in control of Dublin City Council along the R139 Road within Clonshaugh & Belcamp townlands

To Whom It May Concern,

I refer to the above intended planning application, the site of which includes lands in the control of Dublin City Council, specifically lands, within the road bed of the R139. The project is the installation of a twin 110Kv underground circuit within a ducting network. The route of the scheme is as indicated on the attached drawing. The areas hatch indicate lands which are in control of Dublin City Council.

Refer to the attached Drg No 17181-CSE-00-XX-DR-C-1041

I wish to confirm that the City Council has no objection to the inclusion of these lands for the purpose of making a planning application. This is without prejudice to the outcome of the planning application process.

In the event that planning permission is granted and the development requires acquisition of Dublin City Council property including air rights, disposal will be subject to terms and conditions agreed with the Chief Valuer's Office. Any disposal of Dublin City Council property is also subject to Council approval under Section 183 of the Local Government Act 2001.

Yours faithfully,


Celine Reilly
Executive Manager

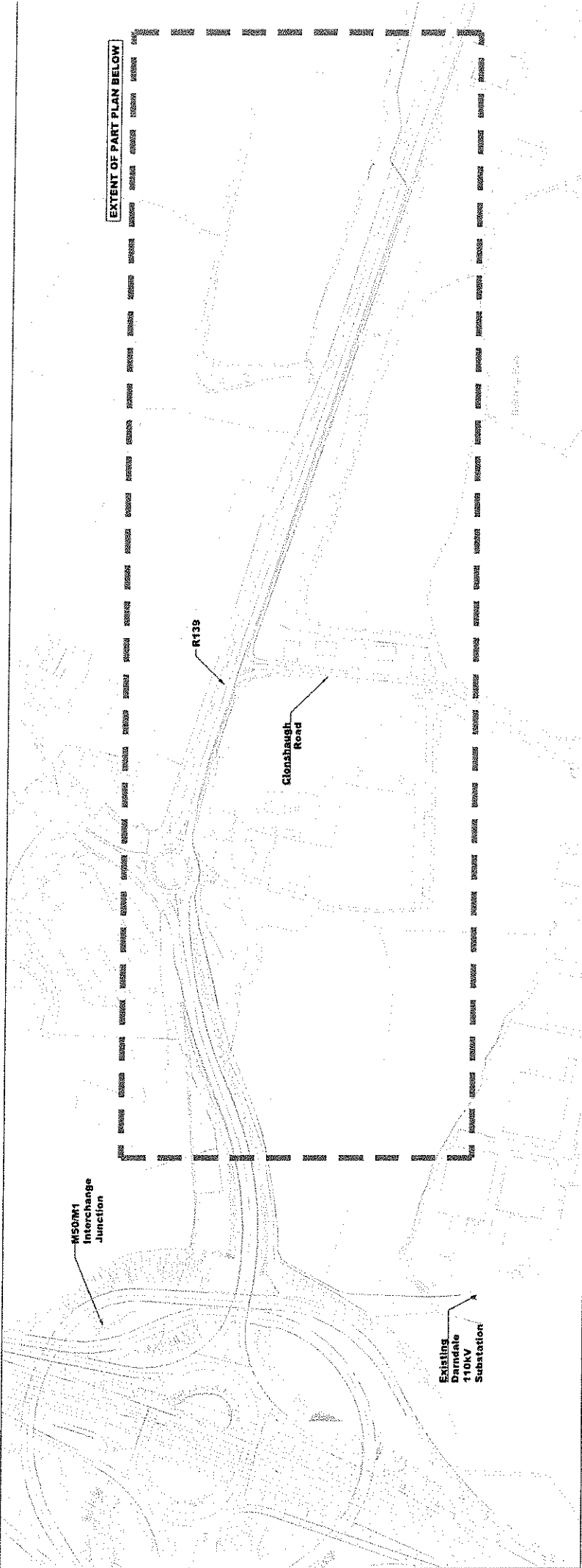
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23 JAN 2019

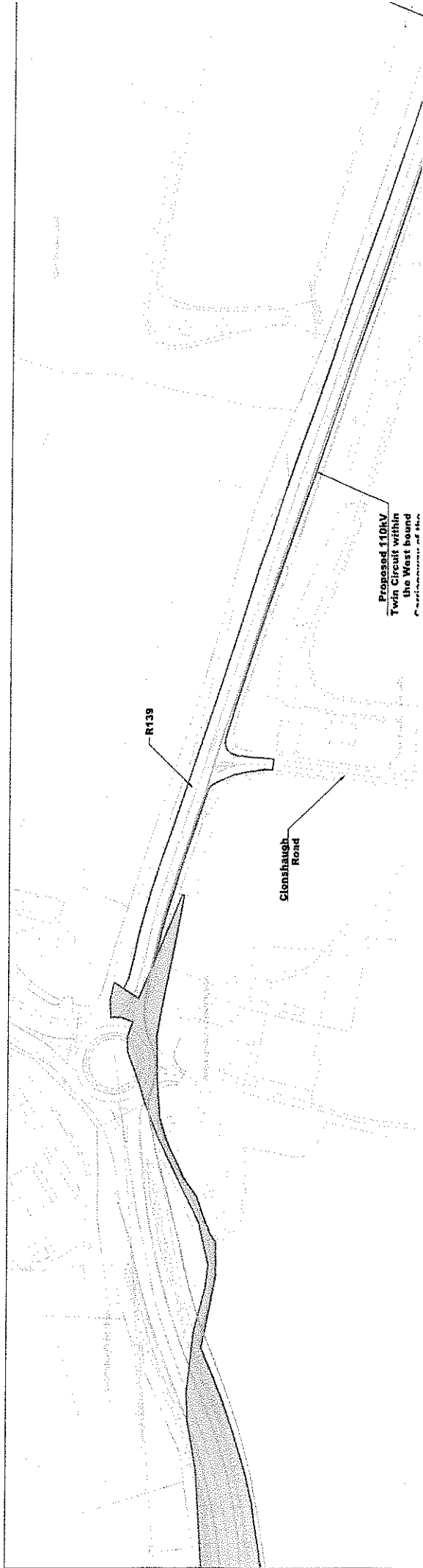
17181-CSE-00-XX-DR-C-1041

Information on Dublin City Council services is available on our website at www.dublincity.ie

EXTENT OF PART PLAN BELOW



Location Plan Layout
Scale 1:3000



**Proposed 110KV
Twin Circuit within
the West bound**