

Grange Cottage (Beattie's Cottage)

Report to inform the Environmental Impact Assessment
Screening Determination

South Dublin County Council

Project number: 60687020

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Quality information

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1. Introduction

1.1 Purpose of the Report

This Environmental Impact Assessment (EIA) Screening Report to inform the EIA Screening Determination has been prepared by AECOM Ireland Limited (AECOM) on behalf of South Dublin County Council (hereafter referred to as the 'Applicant' or 'SDCC') for the redevelopment of the Grange Cottage (locally known as Beattie's Cottage) and associated outbuildings (hereafter referred to as the 'Proposed Development'), at a site located east of the 12th Lock on the Grand Canal, Lucan, County Dublin. The Proposed Development is part of the larger 12th Lock Masterplan¹ which aims to bring vacant properties into functional use and enhance the economic, amenity, and tourist value for the area, and involves changing the land use from residential to a mixed-use development which includes a childcare facility, a café, a multi-purpose space for events, a studio for artists, and a boat storage clubhouse, as well as landscaping works and all associated ancillary and conservation works.

The location of the Proposed Development and the context of its surrounding environs are illustrated in Figure 1.1. The extent of the Proposed Development is hereafter referred to as the 'site'.

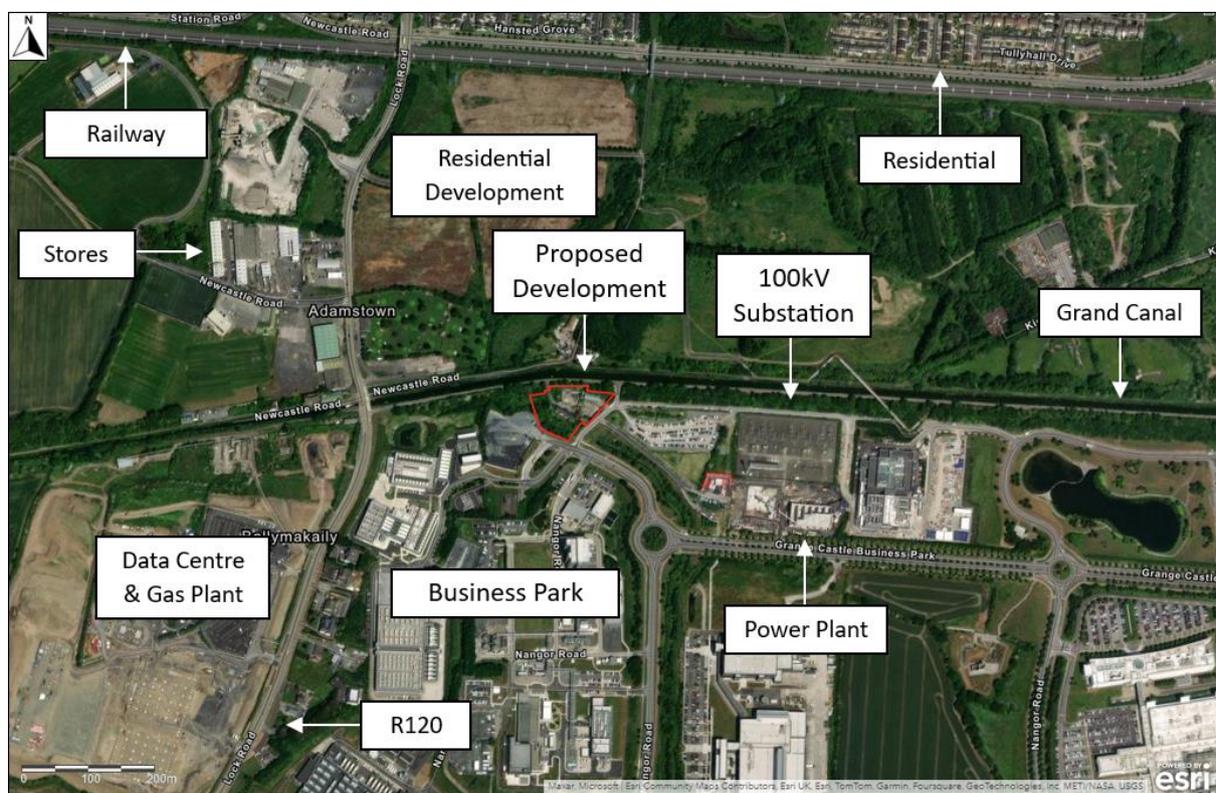


Figure 1.1: Overview of the Proposed Development Location and Surrounding Environs

This report to inform the EIA Screening Determination looks to establish whether the Proposed Development necessitates the undertaking of a full EIA and subsequent publication of an Environmental Impact Assessment Report (EIAR) as required under Directive 2014/52/EU (the "EIA Directive") and will consider the Proposed Development under Schedule 5 of the Planning and Development Regulations 2001 (as amended) and Section 50 of the Roads Act 1993 (as amended).

¹ As part of the 12th Lock Masterplan, the Applicant intends to apply, through an independent application, for permission to redevelop a site at the 12th Lock (north of the Grand Canal and west of the R120 Regional Road) into a film production studio with associated facilities. Subject to planning approval, works will involve the demolition of two derelict units, retention of and changes to the largest unit, relocation of an existing Electricity Supply Board (ESB) substation, and improvements to the public realm along the R120 Regional Road. At the time of writing this report, the Applicant has yet to apply for permission. This proposed development is further discussed under Table 6.3 of this report.

This report sets out:

- A plan sufficient to identify the land;
- A description of the Proposed Development, including in particular:
 - A description of the physical characteristics of the Proposed Development and, where relevant, of demolition works;
 - A description of the location of the Proposed Development, with particular regard to the environmental sensitivity of geographical areas likely to be affected;
- A description of the aspects of the environment likely to be significantly affected by the Proposed Development;
- To the extent the information is available, a description of any likely significant effects of the Proposed Development on the environment resulting from:
 - The expected residues and emissions and the production of waste, where relevant; and
 - The use of natural resources, in particular soil, land, water, and biodiversity.
- Such other information or representations as the person making the request may wish to provide or make, including any features of the Proposed Development or any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment.

This report should be read in conjunction with all other reports submitted with this planning application.

1.2 Qualifications & Experience

This report has been prepared by Grisel Calcagno (BSc, MSc). Grisel is a Graduate Environmental Consultant with AECOM Ireland Ltd with over one year's experience in environmental consultancy. Within this time, Grisel has carried out EIA Screenings for Active Travel schemes and roads projects and assisted in the preparation of EIA Scoping Reports and EIARs for energy and transport projects. Grisel is a Graduate Member of the Institute of Environmental Management and Assessment (IEMA) (GradIEMA).

This report has been checked by Aldona Binchy. Aldona is an Associate Director (MSc. Eng, PIEMA) with AECOM. Aldona has over 19 years' experience in co-ordinating EIAs for mining and minerals, energy including renewable energy and other infrastructure projects.

This report has been lead verified by Michael McMullan. Michael is an Environment Director with AECOM, a Chartered Town Planner and Chartered Environmentalist (CEnv), a Fellow of the Institute of Environmental Management and Assessment (FIEMA) and a Principal EIA Practitioner with IEMA. Michael has over 27 years' experience in EIA for development and infrastructure projects. Project experience has ranged from road, rail, aviation, water, maritime, power development and waste management schemes to property and master planning.

2. Legislation and Guidance

EIA requirements derive from Council Directive 85/337/EEC of 27 June 1985 on the assessment of the effects of certain public and private projects on the environment as amended by Council Directive 97/11/EC of 3 March 1997, Directive 2003/35/EC of 26 May 2003 and Directive 2009/31/EC of 23 April 2009, which were codified in Directive 2011/92/EU of the European Parliament and the Council on the assessment of the effects of certain public and private projects on the environment. Directive 2011/92/EU was subsequently amended by Directive 2014/52/EU of the European Parliament and of the Council of 16 April 2014. Together these comprise the EIA Directive.

The EIA Directive had direct effect in Ireland from May 2017 and was transposed into Irish planning law in September 2018 in the form of the European Union (EU) (Planning and Development) (Environmental Impact Assessment) Regulations 2018. The regulation sets out the amendments made to a number of Irish acts and regulations in line with the EIA Directive (as transposed into Irish legislation). This includes amendments to the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended). The Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended) provide guidance as to the specific requirements for both public and private projects to assess their potential effects on the environment and the steps to be undertaken in relation to whether a full EIA is required.

Under the Planning and Development Regulations 2001 (as amended) EIA development fall into two Schedules. EIA is mandatory for developments listed within Schedule 5, Part 1, while Schedule 5, Part 2 developments require EIA if they are a development of a type set out in Part 2 of Schedule 5 which equal or exceed, a limit specified within Schedule 5 Part 2 in respect of the relevant class of development.

Criteria to evaluate whether significant impacts on the receiving environment will arise from a proposed development are listed under Schedule 7 of the Planning and Development Regulations 2001 (as amended). A list of the relevant information to be provided by the applicant or developer for the purposes of sub-threshold EIA Screening is presented in Schedule 7A of the Regulations.

Additionally, the Roads Act 1993 (as amended) sets out EIA requirements for roads projects and has been amended to take account of the requirements of the EIA Directive in line with the European Union (Roads Act 1993) (Environmental Impact Assessment) (Amendment) Regulations 2019. Annex III of the EIA Directive is specifically referenced in Section 50(1)I of the Roads Act 1993, as amended, to be considered when identifying any potential likely significant impacts of a project.

2.1 Other Relevant Guidance

This report was also cognisant of the following guidelines:

- Section 3.2 of the Environmental Protection Agency (EPA) '*Guidelines on the information to be Contained in Environmental Impact Assessment Reports*' (EPA, 2022);
- Office of the Planning Regulator (OPR) (2021), '*OPR Practice Note PN02 Environmental Impact Assessment Screening*';
- Department of Housing, Local Government and Heritage (DHLGH) (2020), '*Guidance for Consent Authorities regarding Sub-threshold Development*';
- DHLGH (2018), '*Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment*'; and
- European Commission (EC) (2017); '*Environmental Impact Assessment of Projects: Guidance on Screening*'.

3. Methodology

As set out under the relevant legislation, there are three key steps when carrying out an EIA Screening for a particular development.

- **Step 1** is to determine if the proposed works represent a development as understood by the EIA Directive and if a mandatory EIAR is required. Such developments are defined in Article 4 of the EIA Directive and set out Annex I and II of the Directive, Schedule 5 of the Planning and Development Regulations 2001 (as amended) and Section 50 of the Roads Act 1993 (as amended) where applicable.
- **Step 2** is to determine whether the development exceeds a specific threshold as set out in Planning and Development Regulations 2001 (as amended) Schedule 5, Part 2 – Development for the purposes of Part 10 (the only type of development to which thresholds do not apply are those considered to always be likely to have significant effects and therefore require an EIAR).
- **Step 3** is to determine if the development is likely to have significant effects on the receiving environment. There are no exacting rules as to what constitutes “significant” in terms of environmental impacts. The responsibility is on Planning Authorities to carefully examine every aspect of the development in the context of characterisation of the development, location of the development and type and characteristics of potential impacts. It is generally not necessary to provide specialist studies or technical reports to complete this screening process, rather to investigate where further studies may be required, and where risks, if any, to the integrity of the receiving environment may lie.

4. Site Location and Context

The Proposed Development is located on the southern bank of the Grand Canal, approximately 270 metres (m) east of the 12th Lock, within the administrative boundary of SDCC. The location and overall context of the Proposed Development are illustrated in Figure 4.1.

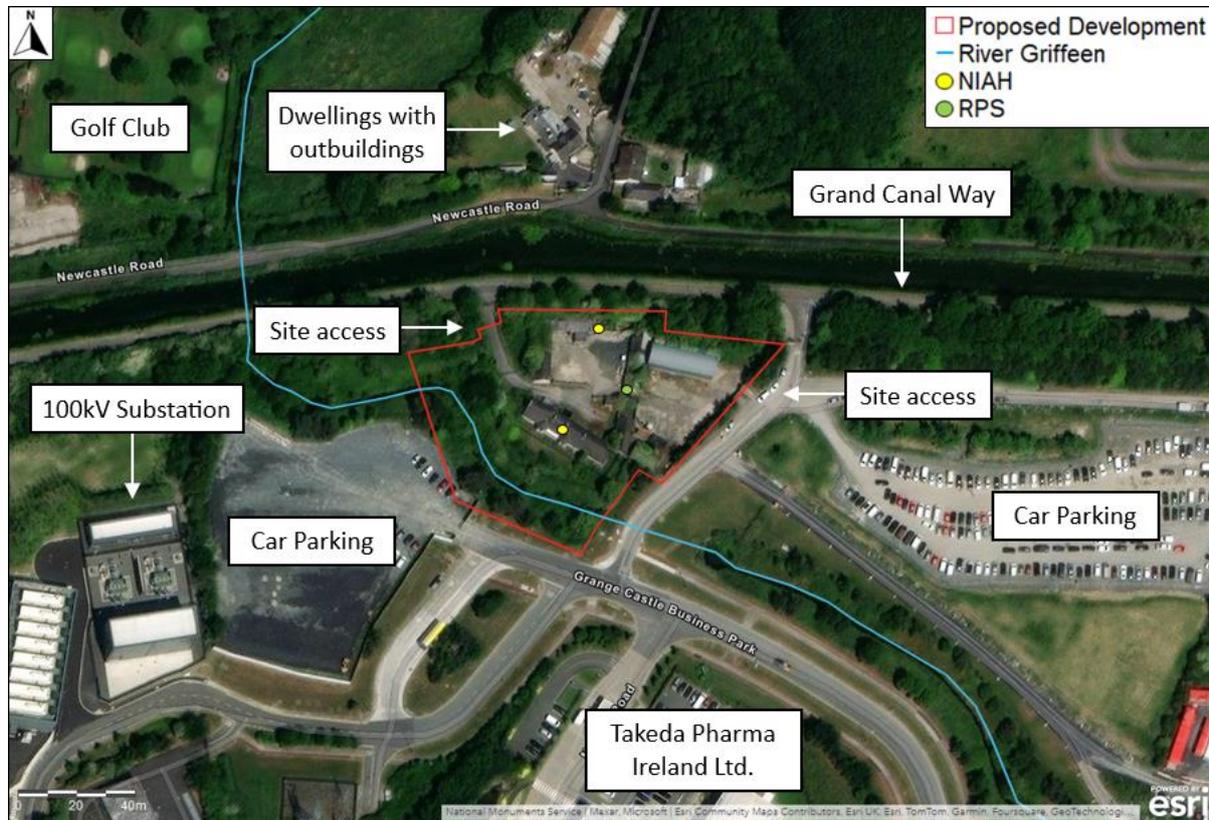


Figure 4.1: Proposed Development Location and Context

4.1 Site Description

As illustrated in Figure 4.2, the site contains the Grange Cottage complex, which includes the Grange Cottage (i.e., Grange Cottage) (**C1**) and its outbuildings (**C2**, **C3**, **C4**, **C5**, and **C7**). The complex was a working farm during most of its lifetime and has been adapted with new structures added. Currently, it appears largely disused, apart from some storage by SDCC. The complex contains two yards and is surrounded by a wall. There are two existing site accesses: one along the Grand Canal Way walking trail on the northern boundary and a second along the eastern boundary. The site is under the ownership of SDCC.

Grange Cottage and its outbuildings are designated as heritage assets under SDCC's Record of Protected Structures (RPS) (ID: 120) and the National Inventory of Architectural Heritage (NIAH) (Grange Cottage ID: 1204057 and outbuildings ID: 11204058). Grange Cottage is a detached six-bay, single-storey former farmhouse that dates to 1810. A corrugated iron shed with a lean-to roof and another small modern flat-roofed extension are attached to the rear of Grange Cottage. Currently, it appears uninhabited but maintained in good physical condition. The associated outbuildings date to 1820 and comprise detached multiple-bay, single-storey farm buildings set around a courtyard. The outbuildings are currently derelict and in poor condition, with their interiors overgrown with vegetation on the eastern return.

The western yard is constructed with a concrete base and enclosed by structures, while the eastern yard consists of a gravel base and contains no buildings to the east. Within the eastern yard, on its southwest corner, there are two outbuildings (**C2** and **C5**) which are later additions to the Grange Cottage complex. The westernmost outbuilding (**C2**) (orientated north to south) is derelict, with the northern half of its roof collapsed. The easternmost building (**C5**) (orientated west to east) comprises a stone built two-storey shed which appears physically intact. The last structure in the complex, on the

northeast of the site, is a modern agricultural shed (**C6**) comprising corrugated metal sheeting on rendered concrete block walls; this structure is not part of the NIAH record.

The existing site boundary is a combination of dense vegetation (dry meadow grasslands, treelines, mixed broadleaved woodland, and scrub) forming borders around the north, west, and south boundaries, and an existing boundary wall on the east. Some of the vegetation has also grown onto the yards as well as over and inside built structures.

The site is traversed by the River Griffeen which runs parallel to the southwestern boundary on a general southeast to northwest direction. There are also two ditches within the site boundary, parallel to the Grand Canal; one is located west of the northern site access, and the other north of **C4** and **C7**.

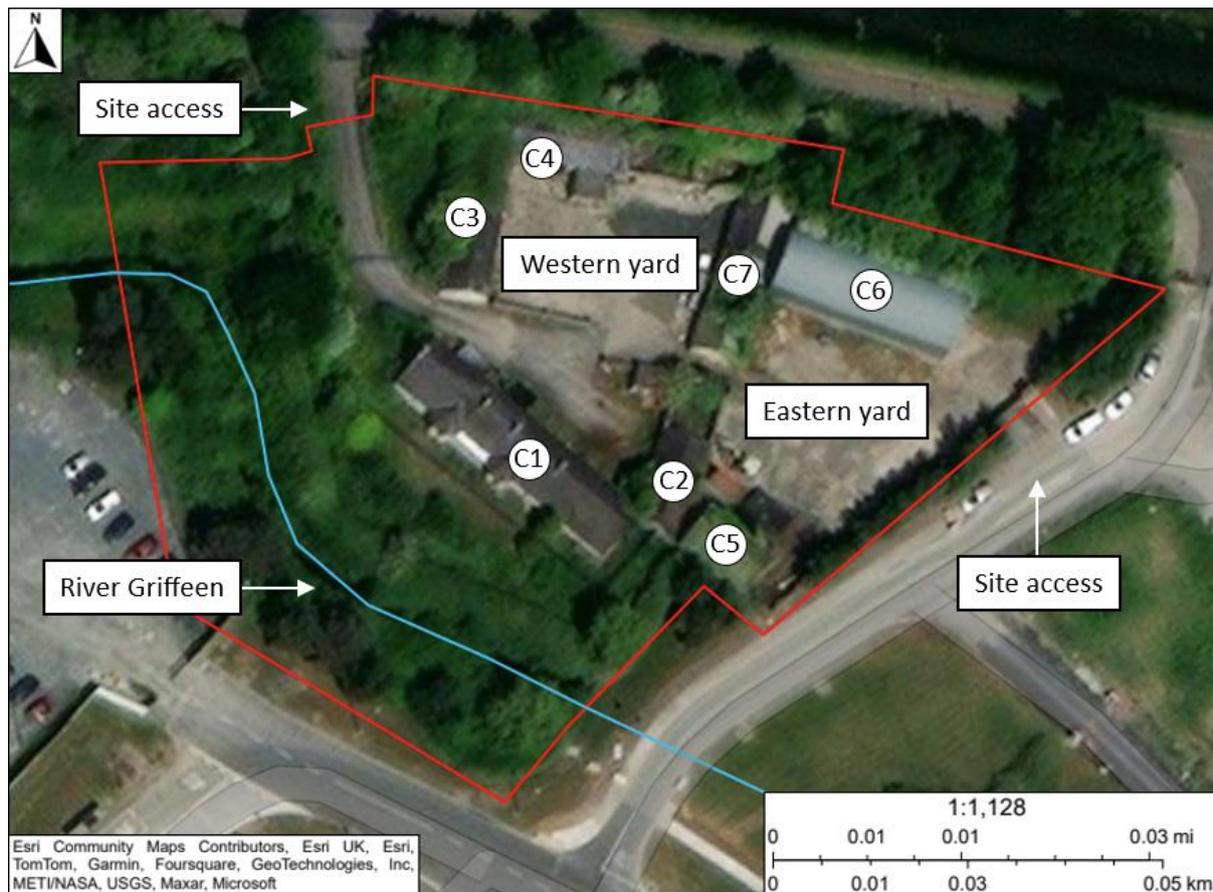


Figure 4.2: Existing Site Layout

4.2 Surrounding Environs

The Proposed Development is set adjacent to the north of the Grange Castle International Business Park, a strategic employment area which occupies a large area of lands south of the Grand Canal between the 12th Lock and the R120 Regional Road to the west and the R136 Regional Road to the east. The site is bordered by the Grand Canal Way to the north, internal roads to the south and southeast, and a car parking area under the ownership of SDCC to the southwest. Vegetation areas and the River Griffeen located northwest of the Proposed Development site expand west along the southern bank of the Grand Canal, which is approximately 12.5m north at its closest point to the site boundary. The River Griffeen then crosses the Grand Canal from below and continues to flow in a general north direction.

Towards the east of the site, there is an undeveloped green field bordered by scrub vegetation beyond which there are a number of electrical infrastructure components such as a 110 kilovolts (kV) electrical substation and a site with ongoing construction works for an approved power plant (Ref. no. SD15A/0061) (approximately 190m east). The River Griffeen runs parallel to the southwest of the field, flowing northwest through a culvert under the road that leads this watercourse into the Proposed Development site. Further southeast of the site, approximately 670m from the site, is Grange Castle (RPS ID: 132), a three- storey rectangular tower house with a square tower.

West of the site, beyond the car parking area, there is a 110kV electrical substation, industrial developments, and a pond associated with one of these sites. West of the R120 Regional Road, there is ongoing construction for an approved Data Centre and associated gas plant (Ref. no. PL06S.317802 and previous applications associated with the site²). Beyond this site, lands are currently largely undeveloped and agricultural in nature; however, they are zoned to allow for future enterprise and employment developments.

North of the Proposed Development site (approximately 33m), across the Grand Canal, there are two dwellings with a number of associated outbuildings and a densely vegetated area northeast of the easternmost dwelling. Historic satellite images from 2016 show a number of sheds, machinery, and other materials within a brownfield site north of the western dwelling; these have since then been removed but hardstanding surfaces in poor conditions appear to remain onsite. To the west of these dwellings is the Lucan Pitch & Putt Club and a new residential development for 385 no. dwellings has been approved on a currently vacant site directly adjacent to the north of Lucan Pitch & Putt Club, within the Clonburris Strategic Development Zone (SDZ). Further north across the railway and Adamstown Avenue, there are large residential areas.

On the northern bank of the Grand Canal and west of the R120 Regional Road, there are a mix of developments which include industrial, community facilities (i.e., the Lucan Sarsfields Gaelic Athletic Association (GAA) Club), heritage assets, a site with three industrial units which is associated with the 12th Lock Masterplan, and rural areas.

² Refs. no. and permission grant date: SD19A/0004 (16/04/2019), SD19A/0042 (05/10/2020), SD21A/0042 (09/03/2022), SD22A/0105 (08/06/2022), and SD23A/0151 (25/08/2023).

5. Proposed Development

5.1 Need and Objectives

The Proposed Development is part of the 12th Lock Masterplan, i.e., a roadmap for the adaptive reuse of several derelict and empty buildings in proximity to the 12th Lock along the Grand Canal. The Masterplan aims to reactivate the area, creating a positive public realm to connect public and semi-public buildings in the area. As per the 'South Dublin County Development Plan 2022-2028' (SDCC, 2022) (hereafter referred to as the 'CDP'), 12th Lock "has the potential to act as a hub linking residential growth areas at Adamstown and Clonburris to Grange Castle, while also having the potential to act as a key tourism centre along the Grand Canal". In addition, SDCC has identified the need for a number of facilities (i.e., a local shop, childcare facilities, a café, and a clubhouse for water-based activities) as well as a shortage of working spaces for local artists at the 12th Lock area and Grange Castle Business Park.

Therefore, the Proposed Development will respond to the need for these facilities, grow employment opportunities, and support the improvement of the area's local amenity and recreational use, while reducing its carbon footprint by utilising existing buildings.

5.2 Components and Design

The Proposed Development extends over an area of approximately 6,510 square metres (m²) (0.65 hectares (ha)) and proposes the adaptive reuse and repair of the existing heritage assets to redevelop the site into a mixed-use development of compatible uses and facilities based on local needs identified by SDCC. When describing the proposed works, each of the existing buildings will be referred to by the respective numbers shown in Figure 4.2. The overall layout of the Proposed Development is illustrated in Figure 5.1 while detailed drawings are included in Appendix C of this report.

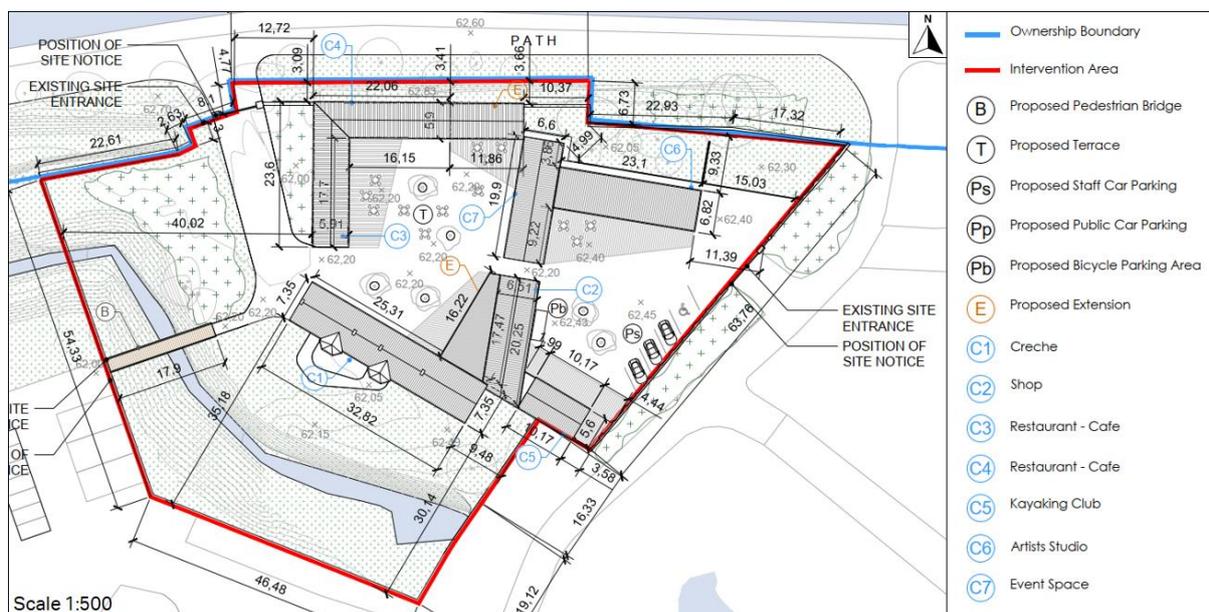


Figure 5.1: Proposed Development Layout

The Proposed Development includes:

- **C1 – Proposed Childcare Facility:** conversion of Grange Cottage into a childcare facility for people living and working in the vicinity of the Proposed Development. The original layout of the building would be adapted to functional requirements. The cross walls and chimney stacks would be retained and used to separate activity spaces. The south-facing garden, connected to the building via an existing arch on the rear façade, would be utilised as an outdoor activity space.
- **C2 – Proposed Shop:** it is proposed to convert the entirety of the outbuilding east of Grange Cottage into a local shop. The shop would be entered via the main square and have a mainly open plan with ancillary spaces at the end gable with a view through to the west courtyard. The works would include an extension of approximately 30m² at the space east of C2 and north of C1.

- **C3 & C4 – Proposed Café:** a café/small restaurant with capacity for 16 to 20 tables is proposed for these outbuildings. Stone walls would be repaired and insulated as per the conservation architects' details, and the original roof joists would be restored or replaced and exposed. The existing openings to the courtyard would be glazed and the roof would also be insulated. Window openings would be cut into the north elevation and gable ends to provide views and passive security. Given the dense vegetation around the elevations and the level difference with the canal, additional roof lights are proposed to provide even lighting during the day within the seating area. It is also proposed to provide an extension of approximately 35m² to the east of **C4**.
- **C5 – Proposed Boathouse:** the shed to the east of the Grange Cottage is proposed to be retained, repaired, and used as a clubhouse for Canoeing Ireland³, facilitating the use of the canal for Active Travel and recreation. It is envisaged that the interior will be used for basic training and equipment storage.
- **C6 – Proposed Artist Studios:** it is proposed to insert a first-floor level into the existing agricultural shed with a centrally-located stairs, providing two first floor studios and two ground floor studios (one of which is envisaged as a community workshop). South-facing openings on the ground level façade would provide passive security to the east courtyard and roof lights would bring in natural light into the studios while maximising wall space for the artists.
- **C7 – Proposed Multipurpose Events Space:** a standalone multipurpose space is proposed to function as a studio for yoga classes, a function room for larger groups from the café, and could also be used by the artist studio and the daycare centre for events. The existing roof structure would be repaired and insulated, and internal shutters would be provided for privacy, if required, while retaining natural light through the rooflights. The room would be left as an open plan except for a toilet and galley (servery) kitchen at the north-end of the space.
- Demolition of five existing extensions and the western entrance gate for a combined area of approximately 75.8m², and approximately 89m of walls/fences, as illustrated in Figure 5.2.
- Upgrades to the existing landscaping and open spaces with the integration of Sustainable Urban Drainage Systems (SuDS). It is envisioned that minimal landscaping intervention would be required, although some vegetation will need to be cut back to allow access to and works on some of the structures. The grassy area southwest of the Grange Cottage would be retained and used by the daycare centre for outdoor activities. The existing courtyard hardscape would be opened up to provide treepits and resurfaced using a mix of permeable paving and cobbles/setts with landscape features and fittings, seating, and lighting. Details of the proposed landscaping will be determined at the detailed design stage.
- Provision of 4 no. parking spaces (including 1 no. parking space for people with disabilities), available both for staff and visitors.
- Provision of a new pedestrian access and clear span footbridge approximately 18m in length to connect the site to the car park located southwest of the site. The materials used for the main structure of the footbridge are comprised of a blend of high-strength steel and a galvanising process that eliminates corrosion, while the joints and decking are made of timber. No in-stream works are required and minor vegetation would need to be removed to accommodate the works. It is envisioned that this access would be closed at night.
- All necessary upgrades of and connections to local utility services.

³ The Irish Canoe Union (also known as Canoeing Ireland) is recognised by Sport Ireland and the Olympic Federation of Ireland (OFI) as the governing body of the sport and recreation of canoeing (and associated disciplines) in Ireland. Source: <https://www.canoe.ie/discipline-committees/>

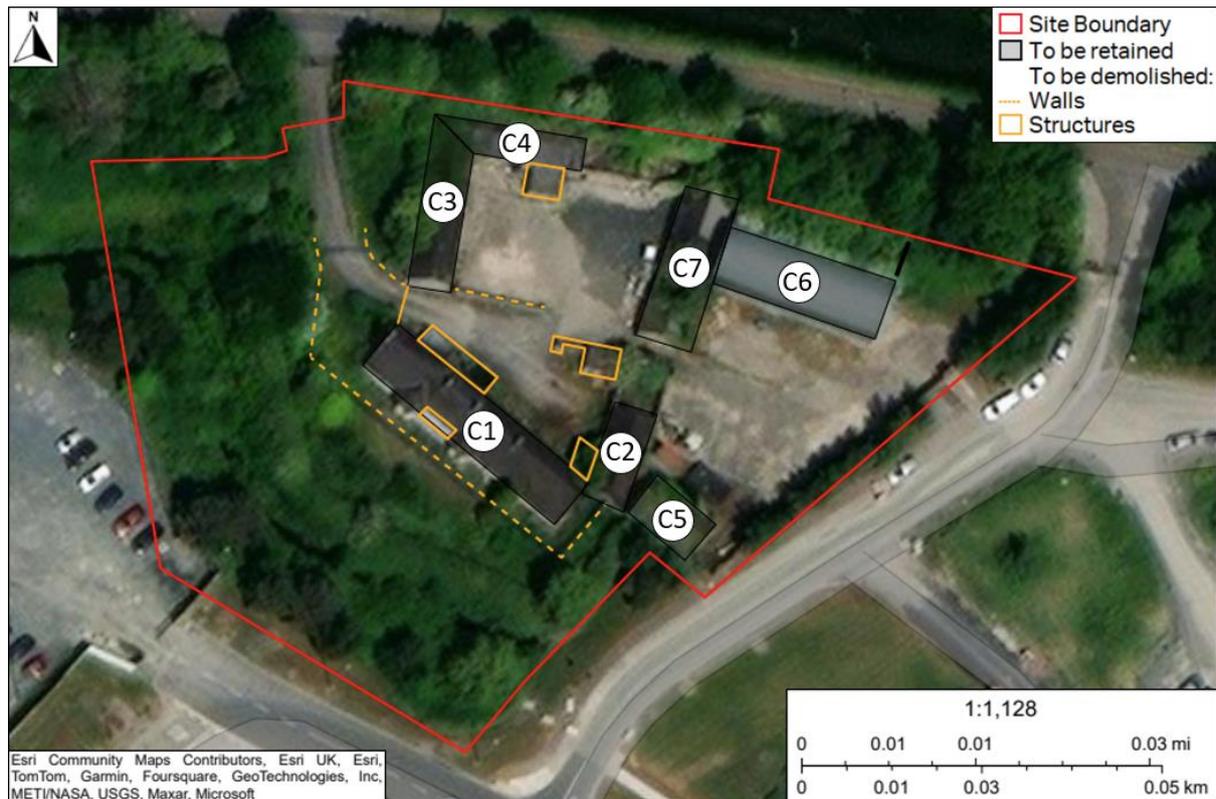


Figure 5.2: Proposed Demolition Works

5.3 Drainage

5.3.1 Surface Water Drainage

In order to ensure that the measures proposed are sufficient to reduce the quantity and improve the quality of runoff from the site entering receiving watercourse, the proposed surface water drainage systems will be designed in accordance with a number of relevant best practice guidelines and standards. These include Dublin City Council's '*Greater Dublin Regional Code of Practice for Drainage Works*', policies and objectives set within the CDP's Chapter 4 (Green Infrastructure) and Chapter 11 (Infrastructure & Environmental Services), and SDCC's '*Sustainable Drainage Explanatory Design & Evaluation Guide*' (2022) (refer to the '*Stage 2 Infrastructure Report*' prepared for this application for further details). In addition, the drainage design will include attenuation proposals to cater for the 1 in 100-years critical storm event, plus a 30% climate change allowance. The details of the SuDS design will be determined at the detailed design stage.

5.3.2 Stormwater Management Plan

A Stormwater Management Plan (SMP) for the Proposed Development was prepared by CORA Consulting Engineering in February 2024, detailing the nature-based solutions incorporated into the Proposed Development to manage stormwater onsite.

The proposals include:

- Planters: stormwater discharge from roofs shall be connected to new feature planters in the refurbished buildings along with an overflow to the ground system within the site.
- Permeable finishes and soft landscaping: external areas will be modified to include a combination of permeable paving and the original hard concrete surfacing. Filter strips shall be formed at the interface between the original yard areas and the new permeable paving systems which shall intercept runoff from the hard paving. In addition, tree pits shall also be introduced within the hardstanding yard areas to further soften the courtyards.
- Stormwater swales: the filter strips will convey runoff from the roofs and areas of hard paving to a series of stormwater swales or wetlands within the existing soft landscaping systems along the boundaries of the site.

5.3.3 Foul Water Drainage

Foul water service networks are available adjacent to the site within Grange Castle Business Park. The existing location, capacity, and conditions of the existing networks within the site will be subject to further site investigations; however, it is currently proposed to make new connections to the existing Uisce Éireann (formerly Irish Water) watermains, where required, and maintain any existing connections, where possible. It is likely that works will include the addition of new wastewater and stormwater sewers, perforated land drains, and AquaCell soakaways.

The proposed watermain will be designed in accordance with Uisce Éireann's 'Code of Practice for Water Infrastructure' (Document IW-CDS-5020-03) (2022) and 'Code of Practice for Wastewater Infrastructure' (Document IW-CDS-5030-03) (2022). Subject to planning approval, a pre-application will be submitted to Uisce Éireann at the appropriate stage.

5.4 Utilities

A review of existing utilities within and in the vicinity of the Proposed Development has been undertaken. The following services have been recorded in the area:

- Aurora Telecom;
- Eircom;
- ESB;
- Gas Network Ireland (GNI); and
- Uisce Éireann.

It is anticipated that a water supply will be required during the construction phase for onsite welfare facilities. A new water supply will also be required to serve the new facilities within the site during the operational phase.

Existing services will be upgraded where required. Local alterations to the existing layout of the services may be required and will be subject to study at the detailed design stage when further site investigations are available. Disruption of services, such as electricity outages and water supply interruptions, are not anticipated to be necessary for the completion of the works. In the event that they become necessary, potential disruptions would be temporary and local residents and businesses would be notified ahead of time.

The proposed external lighting plan is included in Appendix C. It includes light emitting diode (LED) bollards on either side of the footbridge and along the northern site access, inground LED lighting along the footbridge and in the two yards, wall surface mounted LED luminaire on a number of structures, and a single recessed mounted LED downlight to the east of **C2** and north of **C1**.

5.5 Construction Phase

Construction phase activities include testing for and, if necessary, removal of asbestos-containing materials (ACMs), the demolition of a number of structures and walls/fences, removal of existing waste within the structures, works on the interior and exterior of a number of structures and construction of two extensions, breakthrough of existing surfaces, backfilling and reinstatement of surfaces, construction of a clear span footbridge, vegetation clearance, landscaping, and all ancillary works. Subject to planning approval, construction of the Proposed Development is estimated to take approximately 24 months to complete.

A key mechanism for managing the impact of noise and vibration will be through adherence to site working hours as agreed with SDCC. Site working hours are anticipated to be:

- 07:00 – 19:00 Monday to Friday;
- 08:00 – 14:00 Saturday; and
- No noisy works will take place on Sundays or bank holidays.

Where especially noisy works are to take place, the appointed contractor (hereafter referred to as the 'Contractor') will contact SDCC and residents who may be affected by the noise and vibrations to inform them of the intended location and duration of works.

The construction works will be undertaken in accordance with safeguards included in a Construction Environmental Management Plan (CEMP). This will ensure that construction is undertaken in line with industry best practices. The CEMP will set out a range of measures to avoid and mitigate potential adverse environmental effects of the Proposed Development during the construction phase, in accordance with all relevant standards and specifications as well as best practice pollution prevention guidance and monitoring techniques. These include, for example:

- British Standards Institution (BSI) (2012) – *'Trees in Relation to Design, Demolition and Construction'* (BS 5837:2012);
- Building Research Establishment (BRE) (2003), *'Control of dust from construction and demolition activities'*;
- Construction Industry Research and Information Association (CIRIA) (2001), *'Control of water pollution from construction sites - Guidance for consultants and contractors'* (C532);
- CIRIA (2006), *'Control of water pollution from linear construction projects. Site guide'* (C649);
- CIRIA (2008), *'Invasive species management for infrastructure managers and the construction industry'* (C679);
- CIRIA (2021), *'Archaeology and construction: good practice guidance'* (C799);
- CIRIA (2023), *'Environmental good practice on site guide (fifth edition)'* (C811);
- Inland Fisheries Ireland (IFI) (2016), *'Guidelines on protection of fisheries during construction works in and adjacent to waters'*;
- IFI (2020), *'Planning for Watercourses in the Urban Environment'*; and
- NRA (2008), *'Guidelines for the Crossing of Watercourses during the Construction of National Road Schemes'*.

The CEMP will also include measures set out by other reports prepared for this planning application, such as the Appropriate Assessment Screening (AA Screening) and the Ecological Impact Assessment (EclA) prepared by AECOM, as well as details of any environmental monitoring requirements, communication protocols, and particular measures as required by conditions associated with planning approval (if granted). Its measures would typically include, inter alia, controls over the routing of construction vehicles, construction noise levels, dust, drainage, and the handling and disposal of potentially contaminated soil and materials. In addition, an Invasive Species Management Plan (ISMP) will be prepared prior to the commencement of the works. The Contractor will be responsible for preparing, implementing, and reviewing the CEMP throughout the construction phase.

Wastes and materials management during construction will be dealt with by a Resource and Waste Management Plan (RWMP). The plan will include consideration of opportunities to design out waste and improve materials efficiency with efforts made to maximise onsite reuse and off-site recycling and recovery of any construction material generated. The Contractor will be responsible for preparing, implementing, and reviewing the RWMP through construction including the management of all supplies and sub-contractors. Should Asbestos-containing Materials (ACMs) be identified onsite during pre-demolition surveys carried out by an appropriately licensed contractor, the removal of ACMs will be carried out in accordance with relevant guidelines and standards such as the Local Government Ireland's *'Best practice guidance for handling asbestos'* (2023) and the Health and Safety Authority's (HAS) *'Asbestos-containing Materials (ACMs) in Workplaces - Practical Guidelines on ACM Management and Abatement'* (2013).

A Construction Traffic Management Plan (CTMP) will also be prepared as part of the Contractor's CEMP and agreed with SDCC. The CTMP will adhere to relevant guidelines and requirements such as the Department of Transport's *'Traffic Signs Manual Chapter 8: Temporary Traffic Measures and Sign Roadworks'* (2019) and Safety, Health & Welfare at Work legislation including the 2005 Act, the Safety, Health and Welfare (Construction) Regulations 2013, and any amendment to them (the Construction Regulations).

5.6 Operational Phase

The Proposed Development has an estimated design life of 50 years, with the exception of the proposed footbridge; the design life and maintenance requirements of the footbridge will be determined at the detailed design stage, however it is expected that these will be in line with relevant guidelines such as TII's "*Design for Durability*" (DN-STR-03012) (2016) and "*Design Criteria for Footbridges*" (DN-STR-03005).

Maintenance works will be carried out to ensure the buildings are kept in good and safe working condition, as well as other activities such as landscaping and removal of weeds. A Landscape Maintenance Plan (LMP) will be prepared prior to the construction phase, detailing the proposed planting scheme as well as maintenance and monitoring requirements for the operational phase.

Maintainable elements and components of the footbridge (e.g., bearings and expansion joints) are subjected to greater wear and will require replacement within the design life. Inspections of the proposed footbridge will be required regularly throughout the operational phase. The inspections will be carried out in line with the TII's EIRSPAN Bridge Management System which recommends routine inspection to be undertaken every year, and principal inspections to be undertaken at least every six years. These recommendations are the maximum recommended intervals and are dependent on the condition of the bridge and levels of deterioration since the previous inspection; if high levels of deterioration are identified, the intervals between inspections will be reduced. Maintenance works would include:

- Repainting, waterproofing, and lubricating of the structure to be carried out as required to maximise the design life of the bridge;
- Removal of vegetation impacting the bridge;
- Repairs to any lighting as required but likely to occur annually; and
- Replacement of elements, such as bearings and expansion joints, which is expected to occur every 50 years.

The operating hours of onsite activities will vary depending on their use and will be determined at a later stage of development; some are envisioned to operate within regular office hours (e.g., the childcare facility) while others (e.g., the café) will also operate during the weekend.

5.7 Decommissioning Phase

At the end of the Proposed Development's expected design life, the Applicant might seek to upgrade the facilities to extend their operating life or change the use of the site over time to adapt to future needs. Should the Applicant decide to decommission the Proposed Development, decommissioning works would be similar in nature to those of the construction phase. Therefore, the decommissioning phase of the Proposed Development has not been considered separately as part of this EIA Screening Report.

6. EIA Screening

It is necessary to determine whether the Proposed Development constitutes EIA development under the Planning and Development Regulations (2001) as amended and the Roads Act 1993 (as amended).

6.1 Roads Act 1993 (as amended), Section 50

As the Proposed Development is not a type of development listed within Table 6.1, an EIA culminating in the preparation of an EIAR is not required.

Table 6.1 Screening Criteria under the Roads Act 1993 (as amended)

Criteria	Comment	Is EIA Required on this Basis?
S. 50.- (1) (a) A road development that is proposed that comprises any of the following shall be subject to an environmental impact assessment:		
(i) Construction of a motorway	The Proposed Development does not include the construction of a motorway.	No
(ii) Construction of a busway	The Proposed Development does not include the construction of a busway.	No
(iii) Construction of a service area	The Proposed Development does not include the construction of a service area.	No
The prescribed types are given in Article 8 of the Roads Regulations, 1994 (Road development prescribed for the purposes of S. 50(1)(a)(iv) of the Roads Act 1993 (as amended) as:		
a) The construction of a new road of four or more lanes, or the realignment or widening of an existing road so as to provide four or more lanes, where such new, realigned or widened road would be eight kilometres or more in length in a rural area, or 500 metres or more in length in an urban area	The Proposed Development does not include the construction of a new road of four or more lanes, or the realignment or widening of an existing road so as to provide four or more lanes.	No
(b) The construction of a new bridge or tunnel which would be 100 metres or more in length.	The proposed bridge is approximately 18m in length.	No
S. 50. – (1) (b) to (d) require that any road development or road improvement project which would be likely to have significant effects on the environment, including projects located on ecologically protected sites, shall be subject to EIA.	The potential for likely significant effects has been considered further under Section 6.4 of this report.	No

6.2 Planning and Development Regulations 2001 (as amended)

The following elements should be considered in determining whether the Proposed Development constitutes EIA development under the Planning and Development Regulations 2001 (as amended):

- If the proposed development is of a type listed in Schedule 5, Part 1;
- If not, whether:
 - It is listed in Schedule 5, Part 2; and
 - Any part of it is located within a sensitive area; or
 - It meets any of the relevant thresholds and criteria set out in Schedule 5, Part 2; and/or
 - It would be likely to have significant effects on the environment.

6.2.1 Schedule 5 Part 1

EIA is mandatory for developments listed in Schedule 5, Part 1 of the EIA regulations. Schedule 5, Part 1 developments are large-scale developments for which significant effects would be expected and comprise developments such as new airports and power stations.

The Proposed Development is not a type listed in Schedule 5, Part 1. The Proposed Development is reviewed in the following section to determine whether it is a type listed in Schedule 5, Part 2.

6.2.2 Schedule 5 Part 2

Part 2 of Schedule 5 of the Planning and Development Regulations 2001 (as amended) sets out specified limits for proposed developments for which the preparation of an EIAR is required, should a proposed development equal or exceed, as the case may be, a limit, quantity, or threshold set for that class of development.

The screening of the Proposed Development against Schedule 5, Part 2 of the Planning and Development Regulations 2001 (as amended) is contained in Table 6.2.

Table 6.2 Screening against relevant thresholds under Section 5, Part 2

Criteria	Regulatory Reference	Comment	Is EIA Required on this Basis?
Urban development which would involve an area greater than 2 hectares in the case of a business district ⁴ , 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.	Schedule 5, Part 2, 10 (b)(iv) of the Planning and Development Regulations 2001 (as amended).	The area of Proposed Development is 0.65ha.	No.
Works of demolition carried out in order to facilitate a project listed in Part 1 or Part 2 of this Schedule where such works would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.	Schedule 5, Part 2, 14 of the Planning and Development Regulations 2001 (as amended).	The Proposed Development will not facilitate a project listed in Part 1 or Part 2 of this Schedule.	No.

⁴ In this paragraph, "business district" means a district within a city or town in which the predominant land use is retail or commercial use.

Criteria	Regulatory Reference	Comment	Is EIA Required on this Basis?
Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.	Schedule 5, Part 2, 15 of the Planning and Development Regulations 2001 (as amended).	The potential for likely significant effects has been considered further under Section 6.4 of this report.	Yes. Refer to Section 6.4 of this report.

Source: Planning and Development Regulations 2001 (as amended)

The overall probability of significant impacts on the receiving environment arising from the Proposed Development cannot be ruled out, therefore this sub-threshold EIA screening has been prepared to determine whether there are likely significant environmental effects from the Proposed Development on the receiving environment with regard to Schedule 7A and Schedule 7 of the Regulations.

6.3 Selection Criteria for Screening Schedule 5 Development

Schedule 7 sets out the selection criteria which relate to specific matters, including: the characteristics of the development; the location of the development; and the characteristics of the potential impact. These factors should be taken into account as part of the screening process and are set out in Section 6.3.1, Section 6.3.2 and Section 6.3.3.

6.3.1 Characteristics of Proposed Development

The characteristics of developments must be considered, with particular regard to:

- The size and design of the whole development;
- Cumulation with other existing development and/or approved development;
- The nature of any associated demolition works;
- The use of natural resources, in particular land, soil, water and biodiversity;
- The production of waste;
- Pollution and nuisances;
- The risk of major accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge; and
- The risks to human health.

6.3.2 Location of Proposed Development

The environmental sensitivity of geographical areas likely to be affected by developments must be considered, with particular regard to:

- The existing and approved land use;
- The relative abundance, availability, quality, and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;
- The absorption capacity of the natural environment, paying particular attention to the following areas:
 - i. Wetlands, riparian areas, river mouths;
 - ii. Coastal zones and the marine environment;
 - iii. Mountain and forest areas;

- iv. Nature reserves and parks;
- v. Areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive;
- vi. Areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the development, or in which it is considered that there is such a failure;
- vii. Densely populated areas; and
- viii. Landscapes and sites of historical, cultural or archaeological significance.

6.3.3 Types and Characteristics of Potential Impacts

The likely significant effects on the environment of Proposed Development in relation to criteria set out under paragraphs 1 and 2, with regard to the impact of the development on the factors specified in paragraph (b)(i)(I) to (V) of the definition of 'environmental impact assessment report' in section 171A of the Planning and Development Act 2000 (as amended), taking into account:

- The magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected);
- The nature of the impact;
- The transboundary nature of the impact;
- The intensity and complexity of the impact;
- The probability of the impact;
- The expected onset, duration, frequency and reversibility of the impact;
- The cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment, and
- The possibility of effectively reducing the impact.

The following section sets out a review of the above criteria and requirements specifically addressing the Proposed Development.

6.4 Schedule 7 Criteria Table

6.4.1 Characteristics of the Proposed Development

Table 6.3: Characteristics of the Proposed Development

Criteria	Commentary
(a) The size and design of the whole of the Proposed Development	
Will the size and design of the whole Proposed Development be considered significant?	<p>The Proposed Development site has an area of 6,510m² (0.65ha). It involves the demolition of five existing extensions, the northern entrance gate, and a number of walls/fences, and proposes the repair and reuse of a number of heritage assets to be redeveloped into a mixed-use development, along with minor extensions proposed to the existing footprint of the site layout. The majority of the overall layout of the site will remain unchanged and the design of the Proposed Development has taken into consideration the original aspect and construction materials of the existing structures and, where possible, matched these to protect their character. The Proposed Development also includes a clear span footbridge linking into the car park to the southwest, landscaping, and all other ancillary works.</p> <p>The works and changes proposed are not considered significant in relation to their size and design within the setting of the surrounding</p>

Criteria**Commentary**

context as these will be similar to that of the existing site, although improved.

(b) Cumulation with other existing development

Will other existing and/ or approved projects be able to affect the Proposed Development?

A desktop search of proposed and existing planning applications was carried out on 13 February 2024, to determine if there are any granted developments within the vicinity of the Proposed Development which could act in combination with it to give rise to cumulative impacts. The search used publicly available data from the MyPlan.ie's 'National Planning Application' database, An Bord Pleanála's (ABP) database and SDCC's Planning Portals. The scope of the search was based within a 1 kilometre (km) radius from the approximate centre point of the Proposed Development and limited to committed developments which have been approved by SDCC or ABP within the last five years or are currently pending determination of planning decision.

The majority of developments identified have already been constructed, are of small scale in nature (e.g., developments such as single residential properties and retention projects) or are considered to be a sufficient distance from the Proposed Development site so as not to warrant further consideration. Only reasonably foreseeable developments were considered. The identified relevant planning applications are summarised in Appendix B. Key developments include:

- **Ref. no. SD22A/0022 & SD22A/0025:** these application relate to developments within the lands under the ownership of Takeda Ireland Limited, with the closest of the applications' boundaries located approximately 98m south of the Proposed Development site, across from the River Griffeen. The most recent of these applications was granted permission in May 2022 for the construction of building extensions and associated site works.
- **Ref. no. SD22A/0303:** located approximately 273m south of the Proposed Development, this application was granted permission in September 2022 for the construction of a Volatile Organic Compound (VOC) Abatement system, modifications to the existing internal road, site lighting, signage, surface water, foul and process wastewater drainage, hard and soft landscaping.
- **Ref. no. SD15A/0061 & SD23A/0079:** 10-year permission was granted on 22 June 2015 for the construction of a 115 megawatt (MW) gas-powered, peaking power plant, and a subsequent application was also granted permission on 25 July 2023 for alterations to the original development. This development, which is still undergoing construction, is located approximately 311m east of the Proposed Development, in proximity to the southern bank of the Grand Canal.
- **Ref. no. SDZ23A/0004:** located approximately 318m northwest from the Proposed Development site (north of the Grand Canal) and extending over 8.94ha, this application is for the construction of a total of 385 no. dwelling units comprised by a mix of houses, duplex, and apartments, and includes all associated and ancillary site development, infrastructural, hard and soft landscaping and boundary treatment works (e.g., areas of public open space, car parking, 3 no. ESB substations, etc.). Construction was intended to commence in Q4 2023 and be carried out sequentially in 6 no. phases with a 48-months programme anticipated. However, as permission was only granted on 15 December 2023, construction works appear to have yet to commenced.

Criteria**Commentary**

It is likely that the construction phase of the Proposed Development will, at least in part, overlap with that of other permitted applications (in particular Ref. no. SDZ23A/0004). In this case, there is potential for short-term cumulative effects with some of these applications, such as effects from construction noise and dust, disturbance to local species, increased traffic, and decreased visual amenity from the presence of construction works. However, these developments have gone through the planning process and will, like the Proposed Development, implement standard and best practice mitigation measures to manage potential impacts. Providing compliance with standard best practice mitigation measures on all sites, it is anticipated that the likelihood and severity of these short-term cumulative effects will likely be reduced during the construction phase.

Once their construction is finalised, permitted residential and industrial developments in the area will lead to an increase in the number of local residents and the movement of people coming to and from employment areas. Given the nature of the activities to be carried out onsite during the operational phase, it is unlikely that the Proposed Development will result in significant cumulative impacts with other permitted developments due to, for example, increased noise or traffic. In addition, as the Proposed Development aims to provide these residents and workers with additional social and recreational facilities, it is considered that the Proposed Development is in line with the development patterns of the overall area.

In addition to the above, other permitted developments have the potential to change the character of the surrounding environs through the introduction of large structures, increase runoff pollution as a result of increased areas of hardstanding surfaces from each site, and increase the area's noise levels. The Proposed Development, however, seeks to improve the visual amenity of the area and takes into consideration in its design (as do other applications) elements such as SuDS and stormwater management measures aimed at reducing runoff and impacts to water resources. Therefore, taking into consideration the nature of the operational activities of the Proposed Development, the already commercial and industrial character and zoning of the surrounding environs, and embedded design considerations aimed at reducing potential impacts, it is considered unlikely that the Proposed Development will result in adverse cumulative effects.

(c) The nature of any associated demolition works

Will the construction of the Proposed Development include any significant demolition works?

The Proposed Development involves the demolition of five existing extensions and an entrance gate with a combined area of approximately 75.8m² and approximately 89m of walls/fences. Breakout of existing road surfaces and removal of road verge will be required as well.

Previous to the commencement of the demolition works, the structures will be checked for asbestos and, should asbestos be identified, appropriate response measures and procedures to remove ACMs will be implemented.

Given the extent of the works and the nature of the structures to be demolished, no significant impacts associated with demolition works are likely to occur.

Criteria**Commentary****(d) The use of natural resources, in particular land, soil, water, and biodiversity**

Will construction or operation of the Proposed Development use natural resources above or below ground which are non-renewable or in short supply?

The selection of materials and design of the Proposed Development has taken into consideration the need to reduce the Proposed Development's carbon footprint and aims to retain as much of the existing layout and structures of the buildings as possible, therefore minimising the use of materials. In addition, materials will be reused onsite where possible, e.g., cobble stones removed from the existing floors of the outbuildings will be reused in some feature floor areas of the refurbished areas.

Construction materials will match, where possible, those of the existing structures (i.e., masonry and timber). Other materials utilised during the construction phase will include (but are not limited to) concrete, steel, stones, metal, insulating material, glass, aggregate, and asphalt. Exact quantities of materials required will be identified at the detailed design stage, however, these are unlikely to be significant given the scale and nature of the works.

In addition, the construction phase will require the breakthrough of existing hardstanding surfaces and excavation and disturbance of soils. However, large excavations are not required. Vegetation clearance will be kept to a minimum and the majority will be retained. Invasive species identified onsite during ecological surveys will be removed.

A water supply will be required during the construction and operational phases. All relevant permissions will be sought prior to works commencing and at no point should water be abstracted from rivers or streams. During the operational phase, the Proposed Development is unlikely to require a significant water supply given the nature of the activities to be carried out onsite.

Taking into consideration the size, scale, and type of Proposed Development, the use of natural resources is not considered to be significant.

(e) The production of waste

Will the Proposed Development produce wastes during construction, or operation, or decommissioning?

The majority of the waste will be generated during the construction phase, particularly during demolition works (refer to section (c) above). Waste generated will potentially comprise (but not be limited to) timber, stone, glass, ceramics, concrete, vegetation, asphalt and associated sub-base, tar and tar products, cardboard and plastic packaging, and paint.

During operation, waste will likely be limited to municipal waste, e.g., wooden, plastic, or cardboard packaging, biodegradable kitchen and canteen waste, vegetation clearance residues, and bulky waste such as broken furniture.

Where waste is produced, it will be managed in accordance with all relevant Irish waste management legislation and guidance and, in particular, any materials that cannot be reused (e.g., contaminated soils identified onsite) will only be transported by hauliers holding a valid collection permit to waste management sites which hold the necessary license, permit, certification, or exemption. Should ACMs be identified onsite during the pre-demolition surveys of the derelict structures, their removal will be carried out in accordance with the relevant guidelines and standards.

Criteria**Commentary**

Given the type, size, and scale of Proposed Development, the volume of waste generated is anticipated to be low, with no likely significant impact on waste management facilities.

(f) Pollution and nuisances

Will the Proposed Development release any pollutants or any hazardous, toxic, or noxious substances to air?

Dust and emissions of greenhouse gases (GHG) to the atmosphere from construction machinery will be temporary, reversible upon completion of works, and likely to be minor given the scale of the works. In addition, these emissions can be managed through the Contractor's CEMP.

Should ACMs be identified during pre-demolition works surveys, all relevant response measures and procedures will be implemented by an appropriately licensed contractor to safely remove ACMs in such a way that they are not released into the environment.

During the operational phase, given the nature of the activities onsite, there will be no release of polluting or hazardous substances into the air.

Will the Proposed Development cause:

- Noise and vibration, Construction activities will generate noise which may result on an adverse impact on nearby sensitive receptors such as two residential receptors located approximately 33m north of the site, on the northern bank of the Grand Canal. However, these activities will be short-term in duration and programmed to minimise potential noise impacts on these receptors.
Due to the nature of the operational phase activities, it is unlikely that the Proposed Development will result in a significant increase of local noise levels.
- Release of light, The Proposed Development will not result in a significant increase of local levels of light. The proposed External Lighting Plan is included in Appendix C.
- Heat, The Proposed Development will not cause release of heat.
- Energy, The Proposed Development will not cause release of energy.
- Electromagnetic radiation? The Proposed Development will not cause release of electromagnetic radiation.

Will the Proposed Development lead to risks of contamination of land or water from releases of pollutants, including leachate, onto the ground or into surface waters, groundwater, coastal waters, or sea?

Leaks and spills of materials which contain hydrocarbons, or runoff of materials stored or managed incorrectly, could result in the contamination of nearby watercourses.

The Contractor's CEMP will include an emergency response procedure for any leaks and spills that may occur during the construction phase, as well as best practice measures to avoid or manage the risk of pollutants entering nearby watercourses. This will include, for example:

- Materials and stockpiles will be stored at a minimum distance of 10m from waterways;
- Storage of fuel and oil onsite and the procedures during delivery and transferring of fuel will be controlled;
- Hardstanding areas and surface roads will be regularly cleaned to avoid waste or pollutants being washed into the River Griffeen;
- Silt fences will be utilised where works are to take place in proximity to surface waterbodies;
- Effluent from vehicles and equipment washing will be discharged to the foul sewer (with the consent of the relevant provider) and/or

Criteria**Commentary**

	<p>collected in a sealed tank for removal off-site by a licensed waste disposal contractor;</p> <ul style="list-style-type: none"> • Temporary works (usually physical barriers) will be implemented to prevent the ingress of water into areas of disturbed soil associated with the construction of the proposed footbridge; • All plant and equipment will be refuelled and maintained away from the site at a location where proper control measures can be employed to deal with any spillages; • Runoff from water cleaning methods during maintenance works of onsite structures will be contained and receive appropriate treatment; and • Runoff from cutting works will be contained by bounding. <p>Taking the above into consideration as well as the nature of the work, the risk of significant pollution incidents during the construction phase is considered low.</p> <p>During the operational phase, given the nature of the activities onsite, there will be no release of polluting or hazardous substances into waterbodies.</p>
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<p>Will the Proposed Development lead to nuisances to the population?</p>	<p>There is potential for increased or diverted traffic during the construction phase, which would be temporary and reversible upon the completion of the works. Potential impacts can be managed through the Contractor's CEMP and CTMP.</p> <p>Temporary road (including the Grand Canal Way) closures are not expected to be required during the construction phase; however, in the event that this becomes necessary, the Contractor shall obtain the necessary consent from the relevant authorities. In all cases, unless the road is closed by special order, free passage for all vehicular traffic, pedestrians, and cyclists along the roads will be maintained, together with vehicular and pedestrian access to all properties in proximity to the site.</p> <p>Traffic modelling carried out by AECOM concluded that the potential vehicle trips generated by the Proposed Development during the operational phase will not result in a significant impact on the surrounding road network (AECOM, 2023b).</p> <p>Additionally, no disruptions to utility services are envisioned during construction; however, in the event that suspensions are required, these will be carefully planned so the duration is minimised, and reasonable prior notice will be given to local residents and businesses.</p>
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(g) The risk of major accidents, and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge

<p>Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation, or decommissioning?</p>	<p>Ireland in general is at low risk of natural disasters: earthquakes are rare and of low magnitude, there are no active volcanos, and severe weather events are rarely experienced. Flooding, however, is experienced throughout Ireland on a regular basis.</p> <p>Fluvial Flooding</p> <p>AECOM prepared a Flood Risk Assessment (FRA) for the 12th Lock general area in April 2023. The FRA identifies the site as located within Flood Zones A⁵ & B⁶ and the Proposed Development as being categorised as 'Less Vulnerable' development due to the nature of the</p>
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⁵ Flood Zone A – where the probability of flooding from rivers and the sea is highest (greater than 1% AEP (Annual Exceedance Probability) or 1 in 100 for river flooding).

⁶ Flood Zone B – where the probability of flooding from rivers and the sea is moderate (between 0.1% AEP or 1 in 1000 and 1% AEP or 1 in 100 for river flooding).

Criteria**Commentary**

operational activities. The FRA recommends that a minimum Finished Floor Level (FFL) of 60.31m Ordnance Datum (OD) for the Proposed Development site, which includes 500mm of freeboard.

Following AECOM's FRA, a Preliminary Site-Specific FRA Report was completed by CORA Consulting Engineers in February 2024. The report notes that the existing FFL of the site is well above the 60.31mOD level recommended by AECOM and the existing topographical profile of the site shall be maintained. Stormwater management measures will be implemented, including nature-based solutions designed to retain stormwater onsite or allow it to soak naturally into the ground within areas of soft landscaping areas. In addition, additional SuDS measures shall be introduced to soften the courtyard areas, such as planters and tree pits; the details of these measures will be determined at the detailed design stage. The stormwater management system is designed for the 1 in 100-year storm, plus a 30% climate change allowance. The FRA Report notes that *"the implementation of the nature-based solutions to treat stormwater is a significant improvement to the current situation on the site"*.

As part of the Flood Risk Management Plan, CORA Consulting Engineers' FRA also notes that the following will be incorporated into the Proposed Development:

- Demountable flood barriers shall be employed for main entrances to the buildings within the site;
- Entrance thresholds shall be suitably sloped to allow overground flows to be directed away from the buildings in line with local topography to the external courtyards; and
- To facilitate the emergency warning and evacuation plan contained in Appendix A of CORA Consulting Engineers' FRA, which will allow site users to leave the premises of the site in the event of a flood, a Flood Warning and Evacuation Plan will be prepared in liaison with the relevant Local Authority and the Emergency Services.

The report concludes that although the Proposed Development is within Flood Zones A and B for tidal flooding, the Proposed Development will *"refurbish the existing buildings and improve the overall quality of the site"*. Therefore, fluvial flooding is not likely to cause major accidents at the Proposed Development site.

Pluvial Flooding

CORA Consulting Engineers' FRA notes that:

"There is no Pluvial Flood Risk identified for the site as it is located well away from other development sites and the topography suggests that there is no overground flooding to the buildings."

Therefore, pluvial flooding is not likely to cause major accidents at the Proposed Development site.

Groundwater Flooding

The site is located in an area of 'Extreme' groundwater vulnerability (EPA, 2024). According to AECOM's FRA:

"This indicates that there may be a high risk of groundwater flooding within the site and around the site. As this information is indicative, and on the basis that the proposed site contains the

Criteria**Commentary**

Grand Canal⁷ and Griffen River within the boundaries, the residual risk of groundwater flooding to the site should be reviewed further through groundwater monitoring to determine the residual risk to the site.”

However, a review of Geological Survey Ireland's (GSI) Groundwater Flooding Data Viewer shows that the Proposed Development is not located within areas prone to groundwater flooding and there have been no recorded instances of groundwater flooding within the site. Furthermore, for piped systems, impacts associated with groundwater flooding would be limited to the construction phase, in particular during excavation works. Trench boxes will be used while these works are completed to form the excavations with local control of groundwater, and the piped system will be sealed. Therefore, groundwater flooding is not likely to cause major accidents at the Proposed Development site.

Other Major Accidents

In terms of man-made disasters, due to the nature of the Proposed Development, no likely significant disasters are likely to occur. The risk of accidents occurring during the construction phase will be avoided or managed through the implementation of the Contractor's CEMP (including emergency response procedures for any leaks and spills) and CTMP. Surveys for and, if necessary, removal of ACMs will be carried out by an appropriately licensed contractor.

Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause the Proposed Development to present environmental problems?

The location is not susceptible to earthquakes, subsidence, landslides, or extreme/adverse climatic conditions. There are also no karst features in the greater context of the Proposed Development.

(h) The risks to human health (for example, due to water contamination or air pollution)

Will the Proposed Development present a risk to the population (having regard to population density) and their human health during construction, operation or decommissioning? (for example, due to water contamination or air pollution)

Construction projects contain an element of human risk. During the construction phase, there would be potential for impacts relating to dust and noise generation from construction activities as well as onsite accidents.

The site is located within two Electoral Division (ED), i.e., Lucan-Esker and Clondalkin-Dunawley EDs, and also in proximity to the Lucan-St. Helens and Newcastle EDs. According to the 2022 Census, 84.8% of the population in the combined area of these EDs consider themselves to be of 'Very Good' or 'Good' health, while 1.5% consider themselves to be in 'Bad' or 'Very Bad' health.

The Proposed Development design has incorporated measures to lower the risk of nuisances from the site; for example, construction works will be completed in a single extended phase rather than commissioning the buildings at different stages, avoiding the risk of health impacts associated with construction noise on adjacent receptors. In addition, the risk of pollution events, accidents, and/or nuisances during the construction phase will be avoided or mitigated

⁷ The study area for AECOM's FRA includes a larger scope within the 12th Lock area, which contains the Grand Canal within its boundary. However, it should be noted that the Grand Canal is not located within the boundary of the Proposed Development site.

Criteria	Commentary
	through the implementation of the Contractor's CEMP. Taking this into consideration as well as the local residents' reports of largely good health and the nature of the operational activities, no likely significant effects on human health are likely to occur as a result of the construction phase of the Proposed Development.

In summary, it is considered that the characteristics of the Proposed Development indicate it would not constitute EIA development. Given the size and type of Proposed Development, the context of and future plans for the surrounding environs, and the implementation of best practices and mitigation measures through a Contractor CEMP, it is unlikely that the Proposed Development will result in significant environmental effects or major accidents or disasters.

6.4.2 Location of Proposed Development

Table 6.4: Location of the Proposed Development

Criteria	Commentary
(a) The existing and approved land use	
Are there existing or approved land uses or community facilities on or around the location which could be affected by the Proposed Development?	<p>According to the CDP, land use zoning and associated objectives within and in proximity to the Proposed Development are as follows:</p> <ul style="list-style-type: none"> Proposed Development site – 'Enterprise and Employment' (EE): <i>"To provide for enterprise and employment related uses"</i>. A limited section along the northern boundary of the site is also zoned as 'Open Space' (OS): <i>"To preserve and provide for open space and recreational amenities"</i>; Lands west, south, and east of the site (including adjacent sites) – EE (see above); Lands northwest of the site – limited areas zoned as OS (see above) along the Grand Canal Way; Adjacent lands adjacent to the north (includes the Grand Canal and Grand Canal Way) – within the Clonburris SDZ, zoned as 'Walways/Cycleways' and 'Existing/Improved Hedgerow'; and Lands to the north, across the Grand Canal – within the Clonburris SDZ, zoned as 'Strategic Open Spaces'. <p>The Proposed Development site is under the ownership of the Applicant and within the 12th Lock Masterplan which seeks to adapt the reuse of several buildings to improve the economic, amenity, and tourist value for the area, reutilising existing structures where possible. Currently, the site contains seven buildings in varying degrees of disrepair, none of which are in use and some of which are derelict. The Proposed Development involves the demolition of five existing extensions and segments of walls/fences, and the repair and redeveloped of the majority of the existing structures. During its operation, the Proposed Development aims to change the use of the site to a mixed development that will serve the area with needed amenities and facilities. In relation to this, the CDP states that:</p> <p><i>"(v) Other uses: Uses that have not been listed under the land use zoning tables will be considered on a case-by-case basis in relation to conformity with the relevant policies, objectives and standards contained within the Plan, particularly in relation to the zoning objective of the subject site and its impact on the development of the County at a strategic and local level."</i></p>

Criteria**Commentary**

Taking the above into consideration and that the Proposed Development does not include the introduction of significant new structures at the site, it is considered that the Proposed Development is consistent with the CDP's zoning provisions and is in line with the 12th Lock Masterplan.

(b) The relative abundance, availability, quality, and regenerative capacity of natural resources (including soil, land, water, and biodiversity) in the area and its underground:

Are there any areas on or around the location which contain important, high quality or scarce resources which could be affected by the Proposed Development?

Biodiversity

The site contains dense vegetation, particularly to southwest of the Grange Cottage and along its northern boundary; this vegetation will be largely retained, with minor clearance required to accommodate the works for the construction of the proposed bridge. Invasive species will also be removed.

The EclA prepared by AECOM included both a desk study and ecological walkovers carried out in July 2022, April 2023, and February 2024 within 50m of the site boundary (hereafter referred to as the 'survey area') to establish the baseline conditions at the site and surrounding environs. The EclA noted the following:

- Protected or important plant species, amphibians, red squirrel, and pine marten were not identified within the site boundary and are considered likely absent given the habitats present;
- A number of important species (e.g., various bat, bird, and other mammal species) have been recorded within 2km of the site;
- Within the wider area, there are suitable habitats (including foraging and commuting) for a number of species (e.g., bats, otters, breeding and non-breeding birds, etc.), and these will remain unimpacted by the Proposed Development;
- Within the site, there are some suitable (though limited) habitats for birds, roosting bats, badger, hedgehog, Irish hare, Irish stoat, pygmy shrew, common lizard, and terrestrial invertebrates (e.g., butterflies, bees, beetles, and snails);
- Bat droppings were found during the surveys carried out in 2024; and
- No evidence of otter, other mammals, or reptiles was identified within the survey area, and no important invertebrates, birds, or fish were incidentally observed during the field survey.

The EclA identified no significant impacts on ecological features as a result of the construction or operational phases of the Proposed Development.

Taking the above into consideration, as well as the nature of the Proposed Development and the implementation of the Contractor's CEMP and mitigation measures described in the EclA, significant impacts on biodiversity features within or in proximity to the Proposed Development are unlikely to occur.

Water

In addition to the Grand Canal, the site extends over the Dublin Groundwater Body (ID IE_EA_G_008) and a segment of the River Griffeen (EPA Name LIFFEY_170, ID IE_EA_09L012100) flows through the site, along the southwestern boundary. There are also two ditches along the northern boundary of the site.

No surface or groundwater abstraction are required for the completion of the Proposed Development, nor are in-stream works for the construction of the proposed bridge. In addition, taking into

Criteria**Commentary**

consideration the nature of the works and that no major excavations are required, the risk of significant impacts due to groundwater contamination through disturbed soils is considered unlikely. Overall, the risk of contamination of both ground and surface waterbodies will be avoided or minimised through adherence to best practice measures to be implemented by the Contractor's CEMP, including emergency response procedures for any leaks and spills and mitigation measures described in the EclA.

Operational activities will not require the emission of pollutants into the River Griffeen and the proposed SuDS and stormwater management measures will improve the existing conditions of the site, with a potential for positive effects by intercepting pollutants and improving the quality of runoff from the site entering this waterbody.

(c) The absorption capacity of the natural environment, paying particular attention to the following areas:

(i) Are there any other areas on or around the location which has the potential to impact on the absorption capacity of the natural environment, paying particular attention to wetlands, riparian areas, river mouths?

In addition to the River Griffeen, which is located within the site boundary, the nearest surface waterbody is the Grand Canal approximately 12.5m north. The River Griffeen crosses the Grand Canal from below (therefore, they are not hydrologically linked). As previously explained, no significant impacts are likely to occur on these surface waterbodies as a result of the construction or operational phases of the Proposed Development.

The Wetland Surveys Ireland Online Mapper also identifies the Grange Castle Ponds West (ID: WMI_DU201) approximately 82m south of the Proposed Development. This is a small site of 0.12ha which consists of three artificial ponds within the industrial complex. Given the nature of the works and the artificial origin of this wetland, no likely significant impacts on this designation are likely to occur due to the Proposed Development.

(ii) Has the Proposed Development the potential to impact on the absorption capacity of the natural environment, paying particular attention to coastal zones and the marine environment?

As the Proposed Development is located inland, there are no coastal zones or marine environments in proximity; the closest coastal waterbody is approximately 15.8km east (EPA, 2024). Due to the distance to this area, no significant effects are likely to occur.

(iii) Has the Proposed Development the potential to impact on the absorption capacity of the natural environment, paying particular attention to mountain and forest areas?

The closest site recorded in the Ancient and Long-Established Woodland Inventory is St. Catherine's, approximately 2.7km north, within a mixed urban and rural environment (NPWS, 2010).

There are no mountains in proximity to the site; the closest is Butter Mountain, approximately 13km south.

Due to the distance to the site and the nature of the works proposed, no significant effects on mountains or forested areas are likely to occur.

(iv) Has the Proposed Development the potential to impact on the absorption capacity of the natural environment, paying particular attention to nature reserves and parks?

There are no nature reserves or national parks in proximity to the Proposed Development; the closest of these designations is the Wicklow Mountains National Park, approximately 14km southeast (NPWS, 2024). Due to the distance from the site and the nature of the works proposed, no significant effects on nature reserves and parks are likely to occur.

Criteria**Commentary**

(v) Has the Proposed Development the potential to impact on the absorption capacity of the natural environment, paying particular attention to areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive?	<p>The following internationally designated sites were identified within 15km of the site: the Rye Water Valley/Cartron SAC (ID 001398), the Glenasmole Valley SAC (ID 001209), and the Wicklow Mountains SAC (ID 002122) and SPA (ID 004040). The closest of these designations is the Rye Water Valley/Cartron SAC, approximately 4.4km northwest. None of these designations are downstream of the site.</p> <p>There is one nationally designated site which overlaps with the northern boundary of the Proposed Development site, i.e., the Grand Canal proposed Natural Heritage Area (pNHA) (although the canal itself is not within the site). The following nearest nationally designated site is the Liffey Valley pNHA located approximately 2.7km north.</p> <p>The AA Screening prepared for the Proposed Development in February 2024 concludes that:</p> <p><i>“In view of best available scientific knowledge and on the basis of objective information, likely significant effects from the Proposed Development on European sites, either alone or in-combination with other plans or projects, can be excluded. Based on the information provided in this Report, there is no requirement to proceed to the next stage of AA or for a Natura Impact Statement (NIS) to be produced.”</i></p>
(vi) Has the Proposed Development the potential to impact on the absorption capacity of the natural environment, paying particular attention to areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the Proposed Development, or in which it is considered that there is such a failure?	<p>The River Griffeen has a ‘Pass’ Chemical Surface Water Status, ‘Poor’ Ecological Status or Potential, and is ‘At Risk’ of failing to meet WFD objectives.</p> <p>The Dublin Groundwater Body is described as “<i>poorly productive bedrock</i>” and has ‘Good’ Overall Groundwater Status. Its Water Framework Directive (WFD) risk status is under review; in the previous cycle, this waterbody was ‘Not at Risk’ of failing to meet WFD objectives.</p> <p>The Grand Canal Main Line (Liffey and Dublin Bay) (IE_09_AWB_GCMLE) is north of the site and has ‘Good’ Ecological Status or Potential and is ‘Not at Risk’ of failing to meet WFD objectives.</p> <p>As previously stated, the Proposed Development is unlikely to result in significant effects on these waterbodies during construction or operational phases.</p> <p>The Air Quality Index for Health (AQIH) for the general area is ‘3-Good’ (EPA, 2021). The closest active air monitoring station (i.e., Station 108) is approximately 2km north of the site, along the R120 Regional Road and in proximity to the N4 National Road. The annual (from February 2023 to 2024) average readings at this station of nitrogen dioxide (NO₂) (i.e., 20.8µg/m³) and Particulate Matter (PM) (i.e., 12.4µg/m³ for PM₁₀ and 7.0µg/m³ for PM_{2.5}) are below the limit values set out by the Ambient Air Quality and Cleaner Air for Europe (CAFE) Directive (2008/50/EC) (i.e., 40µg/m³ for NO₂ and PM₁₀, and 20µg/m³ for PM_{2.5}). Although construction activities may increase dust and local GHG emissions during construction, due to the scale and nature of the works, these short-term changes in air quality are unlikely will not result in changes to the AQIH of the area.</p>
(vii) Has the Proposed Development the potential to impact on the absorption capacity of the natural environment, paying particular attention to densely populated areas?	<p>The Proposed Development is located in an industrial area; lands west, south, and east are part of the Grange Castle International Business Park, while lands immediately north of the site are part of the Grand Canal Way.</p> <p>The Proposed Development is part of the larger 12th Lock Masterplan which takes into consideration the different land uses in the area. In addition, the proposed works do not include the provision of new, large</p>

Criteria**Commentary**

Criteria	Commentary
(viii) Has the Proposed Development the potential to impact on the absorption capacity of the natural environment, paying particular attention to landscapes and sites of historical, cultural or archaeological significance?	<p>structures (minor extensions are proposed to the original layout of the site), it does not require the removal of large quantities of vegetation, and it does not involve extraction of resources available onsite. Therefore, the Proposed Development is unlikely to result in a significant impact on the absorption of the natural environment in relation to densely populated areas. In addition, the Proposed Development aims to improve the visual amenity of the area as it continues to develop and will have a positive effect on the local community by providing facilities and amenities needed in the area.</p> <hr/> <p>Landscape</p> <p>According to the CDP's Landscape Character Assessment, the site is within the 'Urban' Landscape Character Areas (LCA), although in close proximity to the 'Newcastle Lowlands' LCA to the north. Within this LCA, the site is within the 'Urban Fringe/Periurban' Landscape Character Type (LCT) which is described as <i>"transitional lands that were largely rural, transforming into suburban or urban derived land use"</i>. This LCT is not provided with a sensitivity rating. Lands west, south, and east of the site are also within this LCT.</p> <p>Lands immediately north of the site are within the 'Canal' LCT which are <i>"artificial watercourses of historic importance"</i> with 'Low to Medium' sensitivity to change. The following relevant principle of development for the Grand Canal requires that:</p> <p style="padding-left: 40px;"><i>"New development adjacent to this LCT should seek to contribute and enhance the canal landscape character."</i></p> <p>Lands north of the Grand Canal include the 'Limestone Farmlands' LCT to the west and the 'Green space' LCT to the east. The 'Limestone Farmlands' LCT is described as <i>"gently undulating low-lying (generally below 100m) with limestone bedrock"</i> and has a 'Medium' sensitivity, while the 'Green space' LCT <i>"refers specifically to the larger areas of parkland that function as both ecological refuge and green space for the urbanised lowlands"</i> and has 'High' sensitivity to change.</p> <p>There are no views or prospects in proximity to the site; the closest of such designations are protected views along the N4 National Road (approximately 3km northwest) in the direction of the Liffey Valley towards the northeast. This destination is not visible from the Proposed Development site.</p> <p>Potential visual impacts associated with the presence of construction works and equipment will be short-term and reversible upon the completion of the works. During the operational phase, the Proposed Development is likely to be mostly screened out of view from these areas due to the presence of dense vegetation along its northern boundary which will be largely retained. In addition, the Proposed Development aims to improve the local amenity value of the site as well as the overall area and will provide new facilities to enhance the recreational character of the area and the Grand Canal. Taking this into consideration, it is unlikely that the Proposed Development will result in a significant impact on the landscape and visual value of the site and its surrounding environs.</p> <p>Cultural and Archaeological Heritage</p> <p>There are two NIAH records (ID: 1204057 and 11204058) and one RPS (ID: 120) within the site boundary, which correspond to Grange Cottage and its outbuildings (C2, C3, C4, C5, and C7). The Proposed Development involves works on all of these structures.</p> <p>An Architectural Heritage Impact Assessment (AHIA) was prepared by Mesh Architects in October 2023. In reference to the Grange Cottage,</p>

Criteria**Commentary**

the AHIA noted that *“the building does not appear to be of archaeological, cultural, social, technical or scientific significance”*. The assessment found that the Proposed Development will result in a moderate impact to Grange Cottage and most of the outbuildings, with the exception of a slight impact on C5. C6 was assessed as part of the AHIA as well and there will also be a slight impact on this structure. The AHIA also states that *“the adaptive reuse of the buildings will have a positive affect not just on the building themselves but in the area that they are planned”* and that *“the new proposals are considered wholly suitable to the fabric and character of the structures and they will constitute permanent, sustainable interventions that will improve and protect the condition of the Protected Structures into the future”*.

In addition to the heritage assets found onsite, there are further RPS and NIAH sites within 500m of the Proposed Development, either within or along the northern shore of the Grand Canal to the west of the site. These correspond to:

- 12th Lock Bridge (RPS ID: 127 and NIAH ID: 11204052) (approximately 250m west);
- 12th Lock (RPS ID: 125 and NIAH ID: 11204053) (approximately 275m west);
- A two-storey building (former mill) currently in use as offices (RPS ID: 118 and NIAH ID: 11204054) (approximately 285m west);
- A derelict, three-storey building (former mill) (NIAH ID: 11204055) (approximately 320m west); and
- A two-storey, classical style former lock keeper's house (RPS ID: 119 and NIAH ID: 11204056) (approximately 385m west).

No likely significant impacts on these designations are likely to occur given the nature of the works proposed, the distance between these locations, and the site and existence of intervening elements in the environment that screen the Proposed Development from view from these locations.

In summary, it is considered that the location of the Proposed Development will not constitute EIA development. The environmental sensitivities of the geographical area of the Proposed Development are unlikely to be significantly affected by the works proposed given the type, location, and extent of the Proposed Development, and risks of pollution events and accidents will be avoided or managed through suitable control measures to be outlined within the Contractor's CEMP. In addition, the Proposed Development is part of a larger plan to reactivate the area, improving its amenity value and the relationship of the site with its larger context during the operational phase.

6.4.3 Type and Characteristics of the Potential Impacts

Table 6.5: Types and Characteristics of Potential Impacts

Criteria**Commentary**

(a) The magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected)

Outline the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected).	The spatial extent of the Proposed Development measures 6,510m ² (0.65ha).
(for example, geographical area and size of the population likely to be affected).	Direct and adverse impacts associated with the construction phase are likely to extend over the site and surrounding environs in proximity to the works. The population affected will include receptors at the Grange Castle Business Park, the Grand Canal Way recreational area to the north, and residential receptors across the Grand Canal.

Criteria	Commentary
	<p>Without the implementation of mitigation measures, such as the preparation of an ISMP or emergency response procedures for any leaks and spills, potential impacts might also extend onto the River Griffeen and/or Grand Canal, as well as other sites hydrologically linked to them, with indirect effects on ecological features associated with these sites.</p> <p>During the operational phase, the Proposed Development aims to have a positive impact on the greater area by reactivating it and improving its general visual amenity value.</p>

(b) The nature of the impact

Outline the nature of the impact.	<p>In the absence of mitigation measures, potential adverse impacts associated with the construction phase include:</p> <ul style="list-style-type: none"> • Risks to human health and nuisances such as increased dust and noise, visual impacts from the presence of construction works and equipment, and traffic delays; • Impacts to the River Griffeen, the Grand Canal pNHA, and groundwater bodies associated with accidental spills and leaks, sediment loading, and runoff of contaminants; • Spread of invasive species identified onsite; • Minor loss of vegetation required to accommodate the works resulting in loss of foraging, commuting, nesting, or sheltering habitat for various species, and loss of roosting and foraging habitat for bats; • Indirect impact to otter, fish, and aquatic invertebrates via potential effect to water quality; • General disturbance or accidental injury or entrapment of local fauna; • Impacts on soils due to ground disturbance from breakthrough of hardstand surfaces and contamination of exposed surfaces by way of accidental spills and/or runoff; • Water demands during the construction phase; • Impacts on local air quality due to GHG and dust emissions from construction vehicles and equipment; • Impacts on previously unrecorded archaeological remains due to excavations; • Impacts on the capacity of waste management facilities, particularly due to demolition waste; and • Traffic accidents. <p>Potential adverse impacts associated with the operational phase include:</p> <ul style="list-style-type: none"> • Impacts on existing heritage assets; • Risks to human health associated potential flood events that could extend onto the site; • Increased traffic and impacts on local air quality due to GHG emissions associated with staff and visitors travelling to and from the site; • Water and energy demands during the operational phase; • Impacts on the capacity of waste management facilities due to waste generated from onsite activities; • Increased noise levels from onsite activities; and • Increase levels of light.
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Criteria	Commentary
	<p>Potential positive impacts associated with the operational phase include:</p> <ul style="list-style-type: none"> • Increased employment and economic development opportunities; • Increased recreational facilities; • Increased facilities for social services; • Reduced quantity and improved quality of runoff from the site entering the River Griffeen through the implementation of SuDS and stormwater management measures; • Improved landscape and visual area of the site and surrounding environs; and • Removal of derelict structures and invasive species identified onsite.
(c) The transboundary nature of the impact	
Is the Proposed Development likely to lead to transboundary effects?	Given the nature and scale of Proposed Development, as well as its distance to Northern Ireland (approximately 80km north), there are no likely transboundary effects.
(d) The intensity and complexity of the impact	
Outline the intensity and complexity of the impact.	<p>The EclA concludes that:</p> <p><i>“For the purposes of this EclA, only effects which are judged to be of Local significance or higher are considered to be significant. On this basis, even in the absence of mitigation, there are not expected to be any significant effects on important ecological features from the construction and operation of the Proposed Development.</i></p> <p><i>With the inclusion of embedded and specific mitigation measures, there are no residual adverse ecological effects on designated sites, habitats or protected or important species predicted. In all cases there is no effect or a Negligible effect.”</i></p> <p>The AHIA found no significant impacts on cultural heritage assets; predicted impacts range from Slight to Moderate. No major excavations are required and the AHIA noted that the Grange Cottage does not appear to have archaeological significance; therefore, significant impacts on previously undiscovered archaeological assets are unlikely to occur.</p> <p>In addition to the above, the majority of other likely impacts can be avoided or minimised through mitigation measures such as those to be outlined within Contractor's CEMP (e.g., risks of leaks and spills during construction). Taking this into consideration, and given the scale, location, and type of Proposed Development, no other likely significant and adverse impacts associated with the construction or operation of the Proposed Development are anticipated to occur.</p>
(e) The probability of the impact	
Outline the probability of the impact.	<p>Significant and adverse environmental impacts on the receiving environment resulting from the Proposed Development are unlikely to occur given the type, location, size, and scale of the Proposed Development, as well as the implementation of the Contractor's CEMP and associated inherent controls as well as adherence to appropriate national guidelines and codes of practice.</p> <p>In addition, the Proposed Development is likely to result in a positive impact on the site and surrounding environs by way of restoring heritage assets, improving stormwater management measures onsite, and increasing the landscape and visual value, employment and economic development opportunities, and recreational and social services facilities.</p>

Criteria**Commentary****(f) The expected onset, duration, frequency, and reversibility of the impact**

Outline the expected onset, duration, frequency, and reversibility of the impact

Impacts associated with the construction phase, such as traffic delays and construction noise, will be short-term and reversible post-construction.

Vegetation clearance will aim to permanently remove invasive species identified onsite. A LMP will be implemented detailing maintenance and monitoring requirements to ensure invasive species are not reintroduced into the site during the operational phase.

Adverse impacts associated with the operational phase, such as water demands, waste generation, and increased noise levels, are likely to be long-term or permanent.

Long-term and positive social and economic impacts are also expected to occur during the operational phase from the restoration of heritage assets, the improvement of the landscape and visual value of the site and surrounding environs, and the provision of employment and economic development opportunities and recreational and social services facilities.

(g) The cumulation of the impact with the impact of other existing and/or development

Could this Proposed Development together with existing and/ or approved projects result in cumulation of impacts together during construction/ operation phase?

A list of the cumulative developments considered is included in Appendix B.

During the construction phase, there is potential for cumulative impacts to occur, such as temporary impacts from noise, road traffic, waterborne pollution, and dust generation.

It is assumed that all construction projects would be carried out in line with inherent environmental controls, regulatory controls, and best practice measures, and that larger developments will have carried out environmental assessments for the respective developments. Taking this into consideration, as well as the type, location, size, and scale of Proposed Development and the implementation of the Contractor's CEMP onsite, potential significant and adverse cumulative effects are unlikely to occur.

During the operational phase, given the nature of activities to be carried out onsite and taking into consideration other plans guiding the development of the area, such as the 12th Lock Masterplan which aims to improve the social, economic, and visual value of the area, no significant and adverse cumulative impacts with other developments in the surrounding environs are likely to occur. In addition, as the Proposed Development aims to provide these residents and workers with additional social and recreational facilities, it is considered that the Proposed Development is in line with the development patterns of the overall area.

(h) The possibility of effectively reducing the impact

What measures can be adopted to avoid, reduce, repair or compensate the impact?

Embedded design considerations and mitigation measures have been incorporated to avoid or reduce the likelihood of impacts on the receiving environment (e.g., reuse of existing structures and retention of most of the onsite vegetation). In addition, during the construction phase, the risk of pollution events, accidents, and/or nuisances will be avoided or mitigated through the implementation of appropriate mitigation measures such as those described in the EclA and to be outlined in the Contractor's CEMP, TMP and ISPM, and adherence to appropriate national guidelines and codes of practice.

In addition to the above, the following mitigation measures outlined in the AHIA will be adhered to:

- All works will be carried out according to conservation best practice and will be in keeping with principles of minimal intervention, like-

Criteria	Commentary
	<p>for-like or compatible repairs and materials, reversibility, and conserving as found wherever practical.</p> <ul style="list-style-type: none"><li data-bbox="555 293 1394 353">• No works will be conjectural but based on existing evidence found on site.<li data-bbox="555 365 1394 618">• All specifications will be set out in a detailed Schedule of Works and agreed with the SDCC Conservation Officer on site prior to the commencement of the works. Inspections and site supervision shall be arranged on a bi-weekly basis to ensure works are completed according to the agreed specification documents and that any anomalies are addressed and mitigated as they arise. Careful site notes will be kept by all parties to document the decisions and works undertaken.<li data-bbox="555 629 1394 882">• All works will be carried out by experienced conservation professionals, including conservation specialists with demonstrated knowledge of conservation best practice, and will be overseen by a Grade 1 architectural conservation practice, MESH Architects, and by CORA Consulting Engineers. Both parties have extensive experience with and knowledge of the behaviour, date, traditional materials, and history of the site, which will enable appropriate treatment during repair.

From an assessment of the types and characteristics of the potential impacts likely to arise from the Proposed Development based on the information available at the time of writing this report, it is considered it will not constitute EIA development. With the implementation of the control measures included in the Contractor's CEMP, which shall incorporate mitigation measures set out in other reports accompanying this application (e.g., the EclA and AHIA), few impacts would be likely to arise. Those that do are expected to be restricted to the Proposed Development site and a limited area in the surrounding environs, and no likely significant effects have been identified. Certain impacts are also likely to be temporary in nature and reversible upon the completion of the works (e.g., construction noise).

During the operational phase, the Proposed Development will result in a long-term, positive impact on the local area's social, economic, architectural heritage, and landscape and visual value.

7. Screening Summary and Recommendations

The prescribed classes of development and thresholds that trigger an Environmental Impact Assessment are set out in Schedule 5 of the Planning and Development Regulations, 2001 as amended. A review of the project types listed in the aforementioned Schedule 5, as amended has been carried out, using the steps set out in Section 3 of this report.

The Proposed Development is not a type of development listed in Schedule 5 Part 1 and as the Proposed development does not equal or exceed a development of a type listed in Part 2 of Schedule 5 an EIA culminating in the preparation of an EIAR is not required.

The Proposed Development is of a class set out in Schedule 5, Part 2 (Schedule 5, Part 2, 10 (b)(iv)) but does not meet or exceed the relevant threshold. The Proposed Development was screened for EIA in line with Schedule 7 and 7A of the Planning and Development Regulations 2001 (as amended). No likely significant effects were identified during the screening process and as such a full EIA culminating in the preparation of an EIAR is not required.

8. References

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Appendix A : Screening Checklist

Questions to be Considered	Yes/No/? - Briefly Describe	Is it Likely to Result in a Significant Effect? Yes/No/? - Why
1 Will construction, operation, decommissioning or demolition works of the Proposed Development involve actions that will cause physical changes in the locality (topography, land use, changes in waterbodies, etc.)?	Yes – the Proposed Development seeks to change the land use of the site to a mixed-use development and restore existing heritage assets.	No – taking into consideration the nature of the activities of the operational phase, and the existing commercial and industrial context of the surrounding environs, the Proposed Development is unlikely to result in significant effects associated with changes in land use. In addition, the Proposed Development aims to improve the physical aspect of existing heritage assets.
2 Will construction or the operation of the Proposed Development use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or are in short supply?	Yes – the Proposed Development will likely require materials such as masonry, timber, and concrete, amongst others, as well as a permanent water and power supply during the operational phase.	No – the Proposed Development has been designed to minimise the use of materials and natural resources (for example, by utilising preexisting structures and adapting the layout of the retained structures to utilise natural light). Taking this into consideration, as well as the scale and type of Proposed Development, a significant effect on natural resources is not likely to occur.
3 Will the Proposed Development involve the use, storage, transport, handling or production of substances or materials which could be harmful to human health, to the environment or raise concerns about actual or perceived risks to human health?	Yes – during the construction phase only.	No – the Contractor will produce a CEMP for the Proposed Development which will include mitigation measures for the storage of chemicals and materials which have the potential to cause harm to human health and/or the environment.
4 Will the Proposed Development produce solid wastes during construction or operation or decommissioning?	Yes – demolition and construction waste will potentially comprise, amongst others: municipal waste inside the structures removed during the site clean-up, stone, wood, concrete, metal fencing, vegetation, cardboard and plastic packaging, and paint. During the operational phase, waste will likely be limited to municipal waste (e.g., plastic packaging, biodegradable kitchen waste, and bulky waste such as broken furniture).	No – A RWMP will be produced by the Contractor for the Proposed Development and waste will be removed from the site by a licenced haulier to a licenced waste facility. During the operational phase, waste generated onsite is likely to be limited to municipal waste. Taking into consideration the above, as well as the scale and type of Proposed Development, significant quantities of waste are unlikely to be generated during

Questions to be Considered	Yes/No/? - Briefly Describe	Is it Likely to Result in a Significant Effect? Yes/No/? - Why
		the construction or operational phases.
5 Will the Proposed Development release pollutants or any hazardous, toxic or noxious substances to air or lead to exceeding Ambient Air Quality standards in Directives 2008/50/EC and 2004/107/EC)?	Yes – the construction phase would produce limited air pollutants, such as GHG emissions from construction machinery and dust. In addition, the structures will be tested for ACMs prior to the commencement of the works.	No – given the scale of the works, air emissions from construction works and machinery will not be significant. Should ACMs be identified, they will be removed by an appropriately licensed contractor.
6 Will the Proposed Development cause noise and vibration or the releasing of light, heat energy or electromagnetic radiation?	Yes – noise will be generated during the construction and operational phases.	No – construction noise will be short-term in nature and reversible upon the completion of the works. In addition, appropriate mitigation measures will be in place as part of the Contractor's CEMP to avoid or reduce noise effects on nearby sensitive receptors. Due to the nature of activities carried out during the operational phase, significant effects are unlikely to occur.
7 Will the Proposed Development lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	Yes – during the construction phase only.	No – No in-stream works are required for the construction of the proposed footbridge. With appropriate mitigation measures in place as part of the Contractor's CEMP (including emergency response procedures for any leaks and spills as well as an ISMP), no likely significant effects on sensitive receptors are anticipated.
8 Will there be any risk of accidents during construction or operation of the Proposed Development that could affect human health or the environment?	Yes – during the construction phase only.	No – the Contractor's CEMP and CTMP will include measures to avoid or reduce the risk of accidents during the construction phase.
9 Will the Proposed Development result in environmentally related social changes, for example, in demography, traditional lifestyles, employment?	Yes – the Proposed Development is part of the larger 12 th Lock Masterplan which aims to reactive the area, improving its social, economic, and landscape and visual value.	No – given the type, location, scale, and size of Proposed Development, as well as the nature of the surrounding environs of the site, the Proposed Development is unlikely to result in significant and adverse social changes. The Proposed Development aims to result in a positive social effect by creating opportunities for employment and economic development, as well as increasing the number of

Questions to be Considered	Yes/No/? - Briefly Describe	Is it Likely to Result in a Significant Effect? Yes/No/? - Why
		recreational and social services facilities in the area.
10 Are there any other factors that should be considered, such as consequential development, which could lead to environmental impacts or the potential for cumulative impacts with other existing or planned activities in the locality?	Yes – there is potential for cumulative impacts between the Proposed Development and projects listed in Appendix A of this report, such as short-term impacts from noise, road traffic, and dust.	No – cumulative impacts with these projects would be managed and minimised through the implementation of individual CEMPs and appropriate control measures.
11 Is the Proposed Development located within or close to any areas which are protected under international, EU, or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the Proposed Development?	Yes – works will be carried out on heritage assets and the Grand Canal pNHA is in proximity to the northern site boundary.	No – an AHIA prepared for the Proposed Development found no significant impacts on heritage assets as a result of the works, which aim to restore these structures and avoid further deterioration. In addition, all works will be carried out by experienced conservation professionals. No in-stream works on the Grand Canal or other waterbodies are proposed. During construction, the risk of pollution events or accidents will be avoided or mitigated through the implementation of appropriate mitigation measures such as those to be outlined in the Contractor's CEMP and ISPM. The design of the Proposed Development also includes SuDS and stormwater management measures which will reduce the quantity and improve the quality of runoff from the site entering the Grand Canal and other waterbodies. Taking the above into consideration, no significant effects are likely to occur.
12 Are there any other areas on or around the location that are important or sensitive for reasons of their ecology e.g. wetlands, watercourses or other waterbodies, the coastal zone, mountains, forests or woodlands, that could be affected by the Proposed Development?	Yes – refer to Question 11.	No – refer to Answer 11.

Questions to be Considered	Yes/No/? - Briefly Describe	Is it Likely to Result in a Significant Effect? Yes/No/? - Why
13 Are there any areas on or around the location that are used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting, overwintering, migration, which could be affected by the Proposed Development?	Yes – refer to Question 11.	No – refer to Answer 11.
14 Are there any inland, coastal, marine or underground waters (or features of the marine environment) on or around the location that could be affected by the Proposed Development?	No – the closest coastal waterbody is approximately 15.8km east.	N/A
15 Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the Proposed Development?	No – there are areas of high landscape sensitivity or views or prospects in proximity to the site (the closest of such designations are protected views along the N4 National Road approximately 3km north).	No – given the distance from the site to these designations, no significant effects are likely to occur. In addition, the Proposed Development aims to improve the landscape and visual value of the site and surrounding environs as part of the 12 th Lock Masterplan.
16 Are there any routes or facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the Proposed Development?	Yes – the recreational Grand Canal Way walking trail is located adjacent to the northern site boundary and can be accessed from the site.	No – access to the Grand Canal Way walking trail will not be affected by the Proposed Development. Visual impacts associated with the presence of construction works and machinery will be limited to the construction phase and reversible upon the completion of the works. These will be largely screened out of view by existing vegetation which will be retained. During the operational phase, the Proposed Development will improve the landscape and visual value of the site and surrounding environs, resulting in a positive effect on recreational receptors passing through this section of the trail.
17 Are there any transport routes on or around the location that are susceptible to congestion or which cause environmental problems, which could be affected by the Proposed Development?	No – traffic modelling carried out by AECOM concluded that the potential vehicle trips generated by the Proposed Development during the operational phase will not result in a significant impact on the surrounding road network (AECOM, 2023b).	N/A

Questions to be Considered	Yes/No/? - Briefly Describe	Is it Likely to Result in a Significant Effect? Yes/No/? - Why
18 Is the Proposed Development in a location in which it is likely to be highly visible to many people?	No – the site is largely screened out of view by existing dense vegetation surrounding the main areas where construction works will be carried out. During the operational phase, the site will be accessible to the public who will benefit from the new facilities proposed.	N/A
19 Are there any areas or features of historic or cultural importance on or around the location that could be affected by the Proposed Development?	Yes – refer to Question 11.	No – refer to Answer 11.
20 Is the Proposed Development located in a previously undeveloped area where there will be loss of greenfield land?	No – approximately half of the site is comprised of built structures and hardstanding surfaces while the other half contains dense vegetation. Limited vegetation will be removed to accommodate the works of the proposed footbridge, but the majority of the vegetation will be retained.	N/A
21 Are there existing land uses within or around the location e.g. homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying that could be affected by the Proposed Development?	No – the site is under the ownership of the Applicant and contains heritage buildings in varying degrees of disrepair as well as vegetated areas. Industrial and business areas are in proximity to the site.	No – given that the site is currently underutilised. During the operational phase, the Proposed Development seeks to reactive the area and will create opportunities for employment and economic development, as well as increasing the number of recreational and social services facilities in the area, therefore resulting in a positive impact in the land use. Adjacent land uses will not be impacted by the Proposed Development.
22 Are there any plans for future land uses within or around the location that could be affected by the Proposed Development?	No – the site is located within an industrial and commercial setting, and will not impact access, construction, or operations at these locations. In addition, access to the Grand Canal Way walking trail will not be affected by the Proposed Development.	N/A
23 Are there areas within or around the location which are densely populated or built-up, that could be affected by the Proposed Development?	Yes – refer to Question 22.	N/A

Questions to be Considered	Yes/No/? - Briefly Describe	Is it Likely to Result in a Significant Effect? Yes/No/? - Why
24 Are there any areas within or around the location which are occupied by sensitive land uses e.g. hospitals, schools, places of worship, community facilities, that could be affected by the Proposed Development?	No – refer to Question 22.	N/A
25 Are there any areas within or around the location which contain important, high quality or scarce resources e.g. groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, that could be affected by the Proposed Development?	Yes – refer to Question 7 and 11.	No – refer to Answer 7 and 11.
26 Are there any areas within or around the location which are already subject to pollution or environmental damage, e.g., where existing legal environmental standards are exceeded, that could be affected by the Proposed Development?	Yes – a segment of the River Griffeen flows within the site boundary, parallel to its southwestern boundary. This waterbody has a 'Poor' Ecological Status or Potential and is 'At Risk' of failing to meet WFD objectives.	No – no in-stream works are required for the completion of construction works, and no emissions into the River Griffeen will occur during the operational phase. In addition, appropriate mitigation measures to avoid or reduce the risk of polluting events will be outlined and implemented through the Contractor's CEMP.
27 Is the Proposed Development location susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the Proposed Development to present environmental problems?	Yes – the site is located within Flood Zones A & B.	No – given embedded mitigation measures and the implementation of the Flood Risk Management Plan presented in CORA Consulting Engineers' FRA and a Flood Warning and Evacuation Plan to be prepared in liaison with the relevant Local Authority and the Emergency Services.
28 Summary of features of Proposed Development and of its location indicating the need for EIA	No significant likely effects were identified during the EIA screening process and a full EIA culminating in the preparation of an EIAR is not required.	

Source: European Commission's 'Environmental Impact Assessment of Projects: Guidance on Screening' (EC, 2017)

Appendix B : Planning Search

Planning Authority	Ref. no.	Address	Summary of Proposed Development	Grant date	Distance from Site (approx.) (m)
SDCC	SD22A/0022	Takeda Ireland Limited, Grange Castle Business Park, Clondalkin, Dublin 22	The construction of a 2-storey extension and any associated site works to the south elevation of the existing engineering stores in the administration offices building which comprises of construction of circa 34m ² area with a maximum height of 9.4m to accommodate two storey units at Grange Castle Business Park, Grange Castle, Dublin 22. The application relates to development which comprises of an activity, which requires an Industrial Emissions (IE) Licence in accordance with the First Schedule of the EPA Act 1922 as amended.	05/05/2022	98
SDCC	SD22A/0025	Takeda Ireland Limited, Grange Castle Business Park, Clondalkin, Dublin 22	Retention and continuance of the use for a further two years of the temporary gas powered generation plant, that is located to the rear of the Takeda Ireland complex, that is sited within a walled year of 2,836m ² containing 12 generator units with associated flues (each 15m high), which was permitted initially for a period of three years under Reg Ref. SD16A/0345 and was subsequently extended for an additional period of 2 years from the 4th February 2020 under Condition no. 2 of permission granted under SD19A/0342 Vehicular access to the generation plan will remain from the permitted service road into Edgeconnex site and Grange Castle Business Park as originally permitted.	28/03/2022	241
SDCC	SD22A/0303	Grange Castle Business Park, Grange Castle, Dublin 22	Construction of a Volatile Organic Compound (VOC) Abatement system comprising of a thermal oxidiser (TO), associated plant equipment and scrubbers positioned on a bunded concrete plinth with a maximum single stack height of 12m along with two access platforms at 2.5 high and 5.0m high used for maintenance only; The system is set within a 489m ² (including a bunded area of 213 m ²) concrete compound enclosed by a 2.4m high paladin weldmesh black fence to match the existing utilities perimeter fence; 135m ² single storey utilities workshop will sit adjacent to the Volatile Organic Compound (VOC) abatement system compound with associated hardstanding area and soakpit; 55m (L) x 3.2m (W) x 5.6m (H) pipe rack extension with the addition of a second tier extension 118.6m (L) X 3.2M (W) 1.2m (H) to the existing pipe rack is required to service the new VOC abatement system compound; a contractor's compound 3,420m ² comprising single stacked portacabins, workshops, parking for 30 contractors, materials delivery and set down area; the compound will be enclosed by a 2.4m tall paladin weldmesh black fence; modifications to the existing internal access	07/09/2022	273

Planning Authority	Ref. no.	Address	Summary of Proposed Development	Grant date	Distance from Site (approx.) (m)
			road will include the addition of a new access road and footpath around the VOC abatement system compound and utilities workshop; a permanent pedestrian crossing including associated signage at the existing access road giving access between the contractor's compound and the VOC abatement system compound; modifications to the existing site lighting, signage, surface water, foul and process wastewater drainage, hard and soft landscaping including a 3m high planted berm to the north of the contractor's compound; An EIAR (Environmental Impact Assessment Report) will be submitted with the application; this application relates to development which comprises an activity requiring an IE Licence in accordance with the First Schedule of the EPA Act 1922 as amended.		
SDCC	SD15A/0061	Grange Castle Business Park, Clondalkin, Dublin 22	10-year permission for the construction of a 115MW Peaker Power Plant in a single storey building with a mezzanine level office and electrical control area. This building has a platform height of 17.52m, 7 shafts with a height of 20.74m and 2 stacks with a height of 25m. The development also includes water and fuel tanks with associated pump houses; 1 building consisting of a compact workshop and warehouse and a security area, with a height of 6.5m; site access and entrance gates; internal roadways and footpaths; security fencing; 6 car parking spaces (1 of these is accessible) and appropriate landscaping all on a site of 1.23ha site in the north of Grange Castle Business Park. The total gross floor area of the facility is approx. 3,583m ² . This application relates to development which comprises of an activity which requires an IE Licence in accordance with the First Schedule of the EPA Act 1992 as amended.	22/06/2015	311
SDCC	SD23A/0079	Grange Castle Business Park, Nangor Road, Clondalkin, Dublin 22	Alterations to a previously approved development (Reg. Ref. SD15A/0061 and Reg. Ref. SD16A/0398) which relates to a 10-year permission for the construction of a Peaker Power Plant in a single storey building with a mezzanine level, together with associated plant equipment including water & fuel tanks. The alterations to the previously approved development (Reg. Ref. SD15A/0061 & SD16A/0398) include the following: (i) alterations to the previously approved building within the eastern portion of the site as follows: (a) an increase in the overall footprint of the building to the north-west to include office space, and staff facilities at ground floor level; and to the north-east to include a boiler room at ground floor level; (b) revised roof footprint to the rear of the building, with the roof being lowered to the rear; (c) relocation of stair cores and updates to building elevations, including the introduction of additional glazing; (d) amendments to the external open service yard to the north of the building including the removal of the previously approved transformer rooms, addition of containerised plant	14/06/2023	311

Planning Authority	Ref. no.	Address	Summary of Proposed Development	Grant date	Distance from Site (approx.) (m)
			and minor alterations to the location of shaft towers; (e) a minor increase in the height (by 600mm) of the screen to the service yard. Alterations to the western portion of the site include; (ii) minor amendments to the positioning of the internal roadway; (iii) amendments to the tank bund area and tank arrangement to the west of the site, and the addition of contained plant and a pump house building; (iv) minor amendment to the location of the approved tanker unloading area; (v) relocation of car parking spaces from the south of the site to the north of the main bund areas, with the exception of the approved accessible parking space; (vi) provision of a gas skid & support structure to the south-west of the site; (vii) provision of an enlarged plant compound to the west of the bund area and relocation of transformers to this compound; (viii) revisions to the positioning and an increase in size of the approved pipe bridge to align with services; (ix) provision of a new bicycle parking shelter comprising 8 no. parking spaces; (x) amendments to soft landscaping to accommodate the revised layout and; (xi) drainage, boundary treatments, site lighting, EV car charging ports; and all associated site development and ancillary works necessary to facilitate the development. The capacity of the plant will be 115MW as approved under Reg. Ref. SD15A/ 0061. This application relates to development which comprises of an activity which requires an IE Licence in accordance with the First Schedule of the EPA Act 1992 as amended.		
SDCC	SDZ23A/0004	Adamstown, Lucan, Co. Dublin	385 dwelling units (139 houses, 70 Build-to-Rent duplex / apartments, 72 duplex / apartments and 104 apartments), ranging between two to six storeys in height comprising the following: - Total of 139 houses consisting of 102 three bedroom two storey terraced houses (House Type: 0, E & F); 11 four bedroom two storey terraced houses (House Type: C); 26 four bedroom three storey terraced houses (House Type: A & B); Total of 70 Build-to-Rent duplex / apartments units consisting of 35 two bedroom units (House Type: J, L & O); 35 three bedroom units (House Type: K, M & P); Total of 72 duplex / apartment units consisting of: - 36 two bedroom units (House Type: J, L & O); 36 three bedroom units (House Type: K, M & P); Total of 104 apartment units accommodated in 2 blocks ranging from four to six storeys consisting of 48 one bedroom units (House Type: A1 & A2); 56 two bedroom units (House Type: B1 & B2); Private rear gardens are provided for all houses. Private patios / terraces and balconies are provided for all duplexes and apartments; Vehicular access to serve the development is provided off the Clonburriss Southern Link Street permitted under SDCC Reg. Ref. SDZ20A/0021 and currently under construction. Pedestrian and cycle access is also provided to the Newcastle Road (R120) and to the Clonburriss Southern Link Street; All associated and ancillary site development, infrastructural, hard and soft	15/12/2023	318

Planning Authority	Ref. no.	Address	Summary of Proposed Development	Grant date	Distance from Site (approx.) (m)
			landscaping and boundary treatment works, including: - A single storey tenant amenity building (c. 170m ²); Areas of public open space (1.45ha); 538 car parking spaces and 878 bicycle parking spaces (660 long-term spaces and 218 visitor spaces); Bin and bicycle stores; Plant provided at undercroft level and additional plant provided at roof level (including solar panels) of the proposed apartment blocks; 3 ESB substations; Demolition of remaining walls and hardstanding associated with a former agricultural building; The development proposed includes minor revisions to an attenuation pond, connections to water services (wastewater, surface water and water supply) and connections to permitted cycle/ pedestrian paths permitted under SDCC Reg. Ref. SDZ20A/0021 on a site (c. 8.94 Ha) in the townland of Adamstown, within the Clonburris Strategic Development Zone (Adamstown Extension). On lands generally bound by the Dublin-Cork Rail Line to the north; Hayden's Lane, the Griffeen River and the undeveloped lands of Clonburris Strategic Development Zone to the east; Lucan Pitch and Putt to the south; and Newcastle Road (R120) to the west. This site consists of Development Areas AE-S1 and AE-S2 within the Clonburris Strategic Development Zone, as prescribed by the Clonburris Strategic Development Zone Planning Scheme 2019; This application is being made in accordance with the Clonburris Strategic Development Zone Planning Scheme 2019 and related to a proposed development within the Clonburris Strategic Development Planning Scheme Area, as defined by Statutory Instrument No. 604 of 2015.		
SDCC	SD19A/0322	The Grange, Ballymakailly, Newcastle Road, Lucan, Co. Dublin.	Construction of 1 & 2 storey office building, c.9.43m in height providing a total GFA of 459m ² ; provision of 11 total car parking spaces; 8 covered cycle parking spaces; the removal of the existing temporary structures, landscaping, tree planting and all associated site and infrastructural works.	05/12/2019	384
SDCC	SD22A/0148	Grange Castle Business Park, Clondalkin, Dublin 22	1 screened bin compound to be relocated to the south-east corner of the site; 2 transformers within individual compounds and adjoining switch room (35.2m ²) to be located to the east of the permitted data centre to replace screened transformer compound permitted to the south-east of the site; 1 new plantroom (19.8m ²) and 1 water storage tank to be located to the west of the permitted data centre to replace previously approved fire suppression enclosure and new double gates to replace sliding gates at entrance into the permitted data centre site.	30/08/2022	468
SDCC	SD20A/0147	Grange Castle Business Park, Nangor Road, Clondalkin, Dublin 22	Construction of P3 Phase II expansion of the existing P3 biopharma production facility which includes the construction of a circa 2,155m ² , two storey biopharma production facility to a maximum height of circa 14.9m to be located to the south of the existing P3	08/10/2020	470

Planning Authority	Ref. no.	Address	Summary of Proposed Development	Grant date	Distance from Site (approx.) (m)
			building; single storey administration extension of circa 210m ² to a maximum height of 4m to the north of the existing P3 building and internal modifications to the existing P3 building in addition to all associated site works including delivery area; courier pick up/drop off area with 5 parking spaces (including 1 accessible parking space and 1 E-car space); extension to existing external utilities yard (circa 485m ²) for 3 heat pumps and other ancillary equipment; new internal site circulation road and re-alignment of existing circulation road; 48 additional car parking spaces (including 3 accessible parking spaces and 5 E-car spaces); 24 covered bicycle stands, hard and soft landscaping and external lighting; there will be temporary site entrance and associated temporary access road located to the south east of the site during the construction phase all on 3.68ha application site located within the Takeda Ireland facility at Grange Castle Business Park; an EIAR (Environmental Impact Assessment Report) is submitted with the application and relates to development comprising of an activity which requires an IE Licence in accordance with the First Schedule of the EPA Act 1992 as amended.		
ABP	PL06S.317802	Ballymakailly, West of Newcastle Road (R120), Lucan, Co. Dublin	Construction of 2 adjoined single storey data centres with associated office and service areas with an overall gross floor area of 15,274m ² comprising of the construction of 2 adjoined single storey data centres with a gross floor area of 12,859m ² that will include a single storey goods receiving area / store and single storey office area (2,415m ²) with PV panels above, located to the east of the data centres as well as associated water tower, sprinkler tank, pump house and other services; The data centres will also include plant at roof level; with 24 standby diesel generators with associated flues (each 25m high) that will be located within a generator yard to the west of the data centres; New internal access road and security gates to serve the proposed development that will provide access to 36 new car parking spaces (including 4 electric and 2 disabled spaces) and sheltered bicycle parking to serve the new data centres; New attenuation ponds to the north of the proposed data centres; Green walls are proposed to the south and east that will enclose the water tower and pump house compound; The development will also include ancillary site works, connections to existing infrastructural services as well as fencing and signage; The development will include minor modifications to the permitted landscaping to the west of the site as granted under SDCC Planning Ref. SD19A/0042 / ABP Ref. PL06S.305948 and Ref. SD21A/0042; The site will remain enclosed by landscaping to all boundaries; The development will be accessed off the R120 via the permitted access granted under SDCC Planning Ref. SD19A/0042 / ABP Ref.	Pending decision Decision due date: 21/03/2024	502

Planning Authority	Ref. no.	Address	Summary of Proposed Development	Grant date	Distance from Site (approx.) (m)
			PL06S.305948 and SD21A/0042; An Environmental Impact Assessment Report (EIAR) has been submitted with this application.		
SDCC	SD22A/0105	Ballymakailly, West of Newcastle Road (R120), Lucan, Co. Dublin	Amendments to the electrical substation compound and structures permitted under Reg. Ref. SD19A/0042 and ABP Ref. 305948-19 comprising of amendment to the layout and extent of the permitted substation compound, to include an extension of the compound area to c. 0.77ha; reorientation of the Gas Insulated Switchgear (GIS) substation building to a northsouth orientation, and associated amendments to the building footprint, layout, and elevations, providing for a two storey building with a gross floor area (GFA) of c. 1,456m ² ; alterations to the permitted single storey Client Control Building to provide for the substitution of this structure with 5 single storey modular client control units, with a combined total GFA of c. 231m ² (GFA of c. 46.2m ² per module); associated amendments to the permitted substation access arrangements (3 gated access points provided), transformers, security fencing (to be 2.6 metres high in place of the 2.4 metre high fencing permitted), lighting, services, MV substation, parking, utility cabling, amendments to permitted landscaping and berms adjoining the substation compound and associated and ancillary works.	08/06/2022	634
SDCC	SD19A/0042	Newcastle Road, Lucan, Co Dublin	Phased development that will include 4 single storey data halls all with associated plant at roof level; 32 standby generators with associated flues (each 15m high); associated office and service areas; service road infrastructure and car parking; ESB sub-station/transformer yard with an overall gross floor area of 17,685m ² ; temporary gas powered generation plant within a walled yard containing 19 generator units with associated flues (each 17m high) to be located to the west of the proposed data halls on a site within the townland of Ballymakailly; Phase 1, 2 single storey data halls (6,950m ²) with roof plant and 16 stand-by generators with associated flues (each 15m high) as well as associated water tower and pump room and other services; single storey goods receiving area/store and single storey office area (1,522m ²) located attached and to the north-east of the data halls; temporary gas powered generation plant with 15 generators with associated flues (each 17m high) to be located within a compound to the west of the proposed data halls; attenuation pond; two storey ESB sub-station (494m ²) with associated transformer yard and single storey transformer building (247m ²) within compound; Phase 2, 2 single storey data halls (6,950m ²) with roof plant and 16 stand-by generators with associated flues (each 15m high) as well as associated water tower and pump room and other services; single storey goods receiving area/store and single storey office area (1,522m ²) located attached and to the	05/10/2020	647

Planning Authority	Ref. no.	Address	Summary of Proposed Development	Grant date	Distance from Site (approx.) (m)
			east of the data halls under this Phase and attached and to the north of the offices proposed under Phase 1; 4 additional generators with associated flues (each 17m high) to be constructed within the temporary gas powered generation plant; also ancillary site works; connections to existing infrastructural services as well as fencing; signage; vehicular access off the realigned R120 to provide a new vehicular access into the site as well as internal service roads and entrance gates; car park for 39 car parking spaces (including 4 disabled car parking spaces); sheltered bicycle parking to serve the development. The development will be enclosed with landscaping to all boundaries of the overall site of 22.1ha. Application for enabling works to facilitate this development has been made under Reg. Ref. SD19A/0004. An Environmental Impact Assessment Report (EIAR) has been submitted with this application. An EPA IE Licence will be applied for to facilitate the operation of Phase 2 of the permission.		
SDCC	SD21A/0042	Ballymakailly, West of Newcastle Road (R120), Lucan, Co. Dublin	Construction of two single storey data centres with associated office and service areas; and three gas powered generation plant buildings with an overall gross floor area of 24,624m ² that will comprise of the following: Demolition of abandoned single storey dwelling, remaining agricultural shed and derelict former farm building; Construction of 2 single storey data centres (12,797m ²), both with associated plant at roof level, with 24 standby diesel generators with associated flues (each 25m high) that will be attached to a single storey goods receiving area/store and a single storey office area (2,404m ²) located to the west of the data centres as well as associated water tower and sprinkler tank and other services; Amendments to the internal access road and omission of access to loading bay permitted under SDCC planning Ref. SD19A/0042/ABP Ref. PL06S.305948 that include the relocation of permitted, and new, internal security gates; and new internal access roads to serve the proposed development that will provide access to 39 new car parking spaces (including 4 electric and 2 disabled spaces) and sheltered bicycle parking to serve the new data centres; The development will also include the phased development of 3 two storey gas powered generation plants (9,286m ²) within three individual buildings and ancillary development to provide power to facilitate the development of the overall site to be located within the south-west part of the overall site. Gas plant 1 (3,045m ²) will contain 20 generator units (18+2) with associated flues (each 25m high) will facilitate, once operational the decommissioning of the temporary Gas-Powered Generation Plant within its open compound as granted under SDCC Planning Ref. SD19A/0042/ABP Ref. PL06S.305948. Gas plant 2 (3,045m ²) will contain 20 generator units (18+2) with associated flues (each 25m high). and, Gas plant 3 (3,196m ²) will contain 21 generator units (19+2) with associated flues	09/03/2022	647

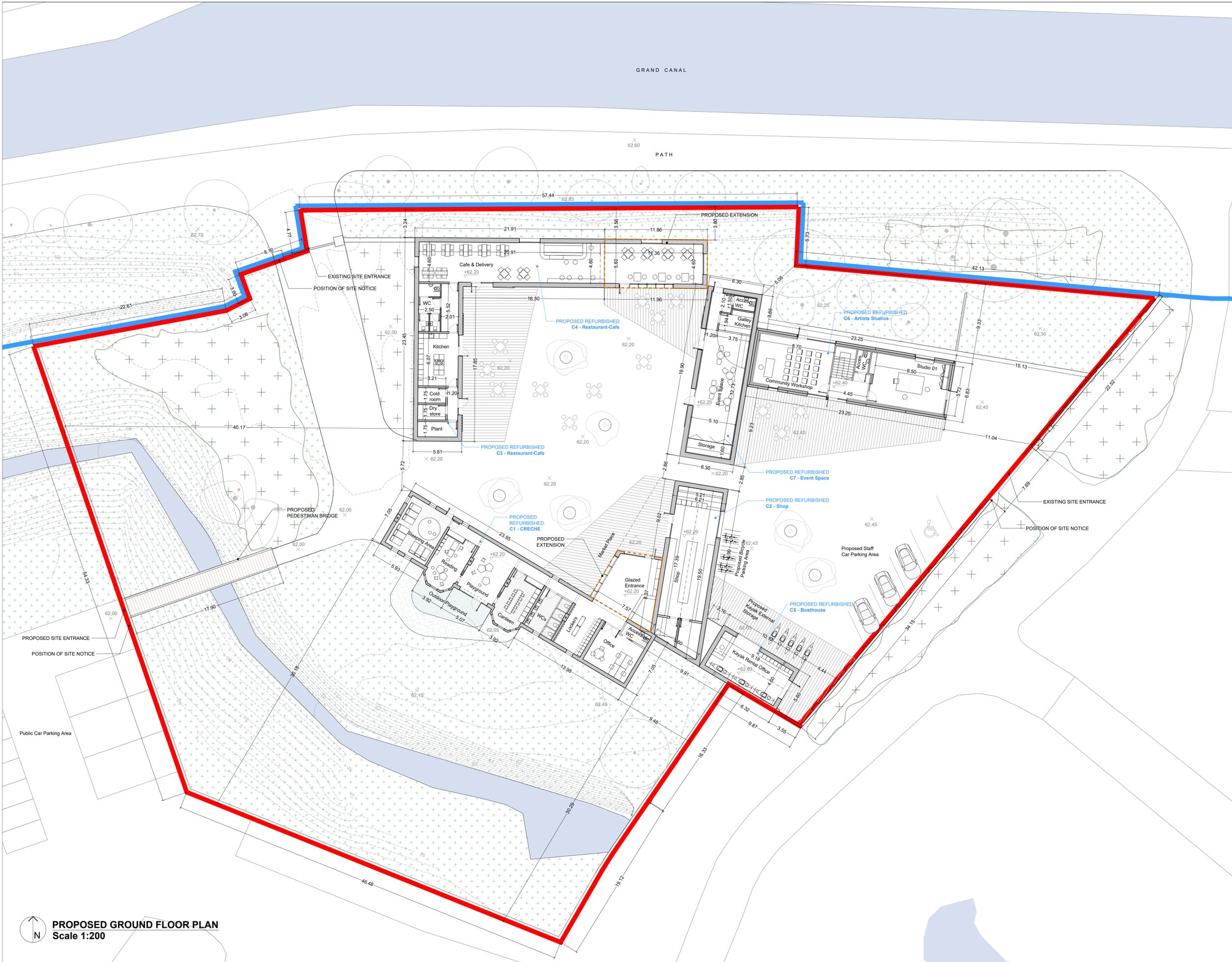
Planning Authority	Ref. no.	Address	Summary of Proposed Development	Grant date	Distance from Site (approx.) (m)
			(each 25m high). These plants will be built to provide power to each data centre, if and when required. The gas plants will be required as back-up power generation once the permitted power connection via the permitted substation is achieved; New attenuation pond to the north of the site; Green walls are proposed on the southern elevation of each power plant, as well as to the northern elevation of the generator compound of the data centres, and enclosing the water tower/pump room compound, and a new hedgerow is proposed linking east and west of the site; Proposed above ground gas installation compound to contain single storey kiosk (93m ²) and boiler room (44m ²). The development will also include ancillary site works, connections to existing infrastructural services as well as fencing and signage. The development will include minor modifications to the permitted landscaping to the west of the site as granted under SDCC planning Ref. SD19A/0042/ABP Ref. PL06S.305948. The site will remain enclosed by landscaping to all boundaries. The development will be accessed off the R120 via the permitted access granted under SDCC planning Ref. SD19A/0042/ABP Ref. PL06S.305948. An EPA IE Licence will be applied for to facilitate the operation of the gas-powered generation plant. An Environment Impact Assessment Report (EIAR) has been submitted with this application. All on a site of 22.1ha.		
SDCC	SD22A/0289	Ballymakailly, West of Newcastle Road (R120), Lucan, Co. Dublin	<p>The development will consist of the amendment of Condition no. 3 (ii) and 3 (iii) of the permission granted under Reg. Ref. SO21A/0042 that related to the Gas Plant of the overall permitted development only, so that these aspects of the new condition shall read as follows:</p> <ul style="list-style-type: none"> • Condition no. 3(ii): Within four (4) years from the date the first Gas Plant commences operation, the applicant or operator shall undertake a review with GNI of the ability to serve the Gas Plant with green gas and/or hydrogen (or similar fuels) shall be Investigated and reported to the Planning Authority. Any ability for the Gas Plant to be operated with green gas and/or hydrogen (or similar fuels) shall be implemented within an agreed timeline agreed with GNI. • Condition no. 3(iii): If the applicant receives a firm offer from Eirgrid under which the Gas Plant is not required, and the connection has been realized with capacity onsite from Eirgrid, then the Gas Plants shall be removed from the entire site within a year of the ceasing of operation. The nature and extent of the permitted Gas Plants, or any other element of the parent permission granted under Reg. Ref. SD21A/0042 will otherwise not be amended by this application. An EPA IE licence will be applied 	02/12/2022	647

Planning Authority	Ref. no.	Address	Summary of Proposed Development	Grant date	Distance from Site (approx.) (m)
			for to facilitate the operation of the Gas Plant that is subject of this amendment application.		
SDCC	SD23A/0301	Gollierstown and Milltown (west of Grange Castle Business Park & The Adamstown Road (R120)), Newcastle, Dublin	The proposed development will consist of the construction of five logistics / warehousing units (Units 1 - 5) with associated office accommodation, service yards, ancillary structures/areas, and substations. The overall floor area of the proposed logistics / warehousing units is c. 56,932 sq.m (Gross Internal Area (GIA)) with a total of c. 4,336 sq.m of office space. See following breakdown of each unit: Unit 1 will comprise GIA c. 10,432 sq.m (including c. 579 sq.m of associated office space) and measures c. 17.9m from finished floor level (FFL) to roof ridge; Unit 2 will comprise GIA c. 18,065 sq.m (including c. 1,005 sq.m of associated office space) and measures c. 18.4m from FFL to roof ridge; Unit 3 will comprise GIA c. 6,325 sq.m (including c. 579 sq.m of associated office space) and measure c. 17.4m from FFL to roof ridge; Unit 4 will comprise GIA c. 8,762 sq.m (including c. 484 sq.m of associated office space) and measures c. 17.6m from FFL to roof ridge; Unit 5 will comprise GIA c. 13,348 sq.m (including c. 1,689 sqm of associated office space) and measures c. 17.8m from FFL to roof ridge; Access to the site will be from the existing roundabout to the south of the site; Provision of no. 419 car parking spaces and 172 bicycle spaces to serve the proposed development; Associated works for the diversion of the existing foul sewer within the site; The provision of attenuation basins / wetlands across the site; Associated works for re-routing of the existing ESB overhead wires which traverse the site to underground cables within the site; The formation of plateaus on the site with surplus excavated material to allow for the future Phase 2 development and; All ancillary landscaping, boundary treatments, internal roads and roundabout, cycle / pedestrian paths, associated infrastructure, and site development works to support the development.	15/01/2024	736
ABP	PL06S.314272	Hayden's Lane, Adamstown, Lucan, Co. Dublin	Construction of a residential development comprising 3 three to five storey blocks of 74 apartments (20 one bed, 48 two bed and 6 three bed) all with associated private balconies/terraces to the north/south/east/west elevations; vehicular and pedestrian access from Hayden's Lane to the north west of the site and closure of the second existing vehicular entrance at south west of site; pedestrian access from Griffeen Park to the south east of the site; provision of car and cycle parking, public and communal spaces, bin stores and all associated site development and clearance works, landscaping, boundary treatments and other servicing works.	Pending decision Decision date overdue	753

Planning Authority	Ref. no.	Address	Summary of Proposed Development	Grant date	Distance from Site (approx.) (m)
SDCC	SD23A/0151	Ballymakailly, West of Newcastle Road (R120), Lucan, Co. Dublin	<p>Permission for development at this site within the townland of Ballymakailly to the west of the Newcastle Road, Lucan, Co. Dublin. The development will consist of amendments to the permitted development as granted under SDCC Planning Ref. SD19A/0042 that will include:</p> <ul style="list-style-type: none"> Reduction in the number of back-up generators, flues and other related plant from 32 to 24 within the permitted generator compound located to the west of the data centre granted under SDCC Planning Ref. SD19A/0042; and Repositioning of the 24 no. back-up generators, flues and other plant within the permitted generator compound. 	25/08/2023	768
SDCC	SD19A/0004	Ballymakailly, Lucan, Co. Dublin	Enabling works to facilitate the future development of the site; topsoil strip and a cut and fill operation across the site; temporary construction access will be created off the R120 to facilitate the works within the townland of Ballymakailly to the west of the Newcastle Road (R120).	16/04/2019	778
SDCC	SD20A/0283	Grange Castle Business Park, Nangor Road, Clondalkin, Dublin 22	<p>Demolition of existing single storey vacant house, garage and outhouse (total gross floor area (GFA) c.291.2m²) and removal of existing temporary construction car park; Construction of a single 1-4 storey Central Administration Building and 2 2-storey (with mezzanine) data centres (DUB14 & DUB15) all to be located west of data centres DUB9, DUB10, DUB12 & DUB13 within the MS campus; The Central Administration Building (c.6.03m to c.19.85m high) will comprise central office administration, with staff cafeteria, staff gym and reception (GFA c.3,520m²), with provision of PV panels on the roof; each data centre (c.15.6m high to parapet height and c.18.65m to top of roof plant) will include data halls, admin blocks (comprising offices, canteen, loading dock, storage and ancillary areas) and a variety of mechanical and electrical plant areas/structures including Modular Electrical Rooms (MERs), battery rooms and transformer areas. GFA of DUB14 is c.28,072m² and GFA of DUB15 is c.28,173m² (c.56,246m² in total); DUB14 will also include 21 diesel generators and associated sub-stations (E-houses) and 11 mechanical flues (each c.30.75m high); Provision of a gas generator compound (to serve DUB15) containing 20 generators, 5 E-houses and 5 flues (c.25m max height); Provision of a Gas Networks Ireland gas skid including 3 kiosk buildings; Expansion of existing electrical sub-station compound (originally granted under SD07A/0632) to provide 3 additional transformer bays. 3 E-houses and 1 control room, 2 auxiliary transformers; 2 sprinkler tank and pump house areas, 1 additional rainwater harvesting plant; Provision of 168 permanent car parking spaces and 40 cycle parking spaces; Provision of additional western access to the MS campus (to serves the Central</p>	29/03/2021	790

Planning Authority	Ref. no.	Address	Summary of Proposed Development	Grant date	Distance from Site (approx.) (m)
			Administration Building) from the Business Park estate road (including bridge over the Griffeen River) with existing temporary access to be extinguished; Physical integration with the remainder of the existing MS campus (including internal access roads and landscaping) with associated modifications to the western boundary of the DUB09/DUB10/DUB12/DUB13 data centre development as permitted under SD16A/0088; Provision of a new temporary construction car park (with 802 car spaces, shuttle bus stop and shelter) on site north of the main entrance to the business park; Total gross floor area of the development will be c.59,766m ² ; All associated site development works, drainage and services provision, landscaping, boundary treatments (including security fencing) and associated works; An Environmental Impact Assessment Report (EIAR) has been submitted with this application; The application relates to a development which comprises an activity requiring an integrated pollution prevention and control IE Licence.		
SDCC	SD23A/0257	Pfizer Ireland Pharmaceuticals, Grange Castle Business Park, Clondalkin, Dublin 22	Construction of a part one / part three storey extension on the western and (part) southern elevation of the existing QAQC Building to provide and expanding staff cafeteria at ground floor (including the remodelling of the canteen within the existing building)and office accommodation on the 1 st and 2 nd floors: construction of plant room and plant area enclosure on the roof of existing QAQC building and all associated site works required to facilitate the proposed development including hard and soft landscaping to the north, western and southern boundaries of the proposed extension, a subterranean surface water attenuation tank and foul eater grease trap to the north end of proposed extension, and 2 no, surface level external plant enclosures to the south of the proposed extension.	03/01/2024	857
SDCC	SD15A/0084/EP	'The Bungalow', Hayden's Lane, Lucan, Co. Dublin	Demolition of an existing single storey house and garage (145.30m ²) and the erection of 6no. 2 storey houses with converted attics (140m ² each) in 2 terraced blocks of 3 houses, with dormer windows to the front, 'Velux' windows to the rear and associated site development and drainage works including a new vehicular access for each house fronting onto the public roadway and new front boundary wall and brick piers.	07/12/2020	913

Appendix C : Drawings



LEGEND

- Ownership Boundary
- Intervention Area
- Proposed Extension

Rev.	Date	Description	By

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Client:
SOUTH DUBLIN COUNTY COUNCIL

Project:
Beatty's Cottage Fit out

Drawing no.
A-102

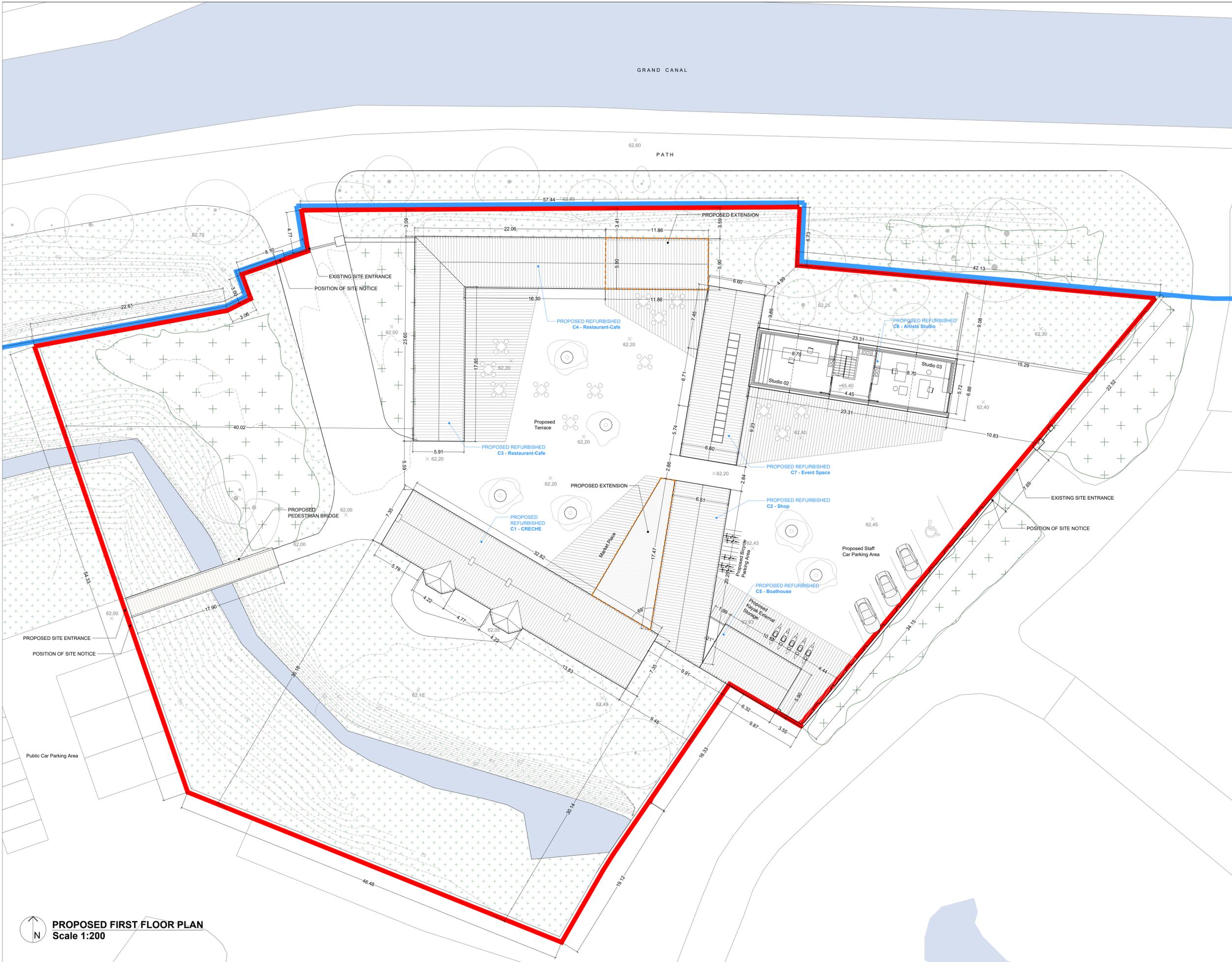
Drawing Title:
Proposed Ground Floor Plan

Drawing Status:
PLANNING APPLICATION

Drawn by: ML Checked by: SF Approved by: SF

Scale:
1:200 @ A1 Date: 25/07/2023
1:400 @ A3

PROPOSED GROUND FLOOR PLAN
Scale 1:200



LEGEND

- Ownership Boundary
- Intervention Area
- Proposed Extension

Rev.	Date	Description	By

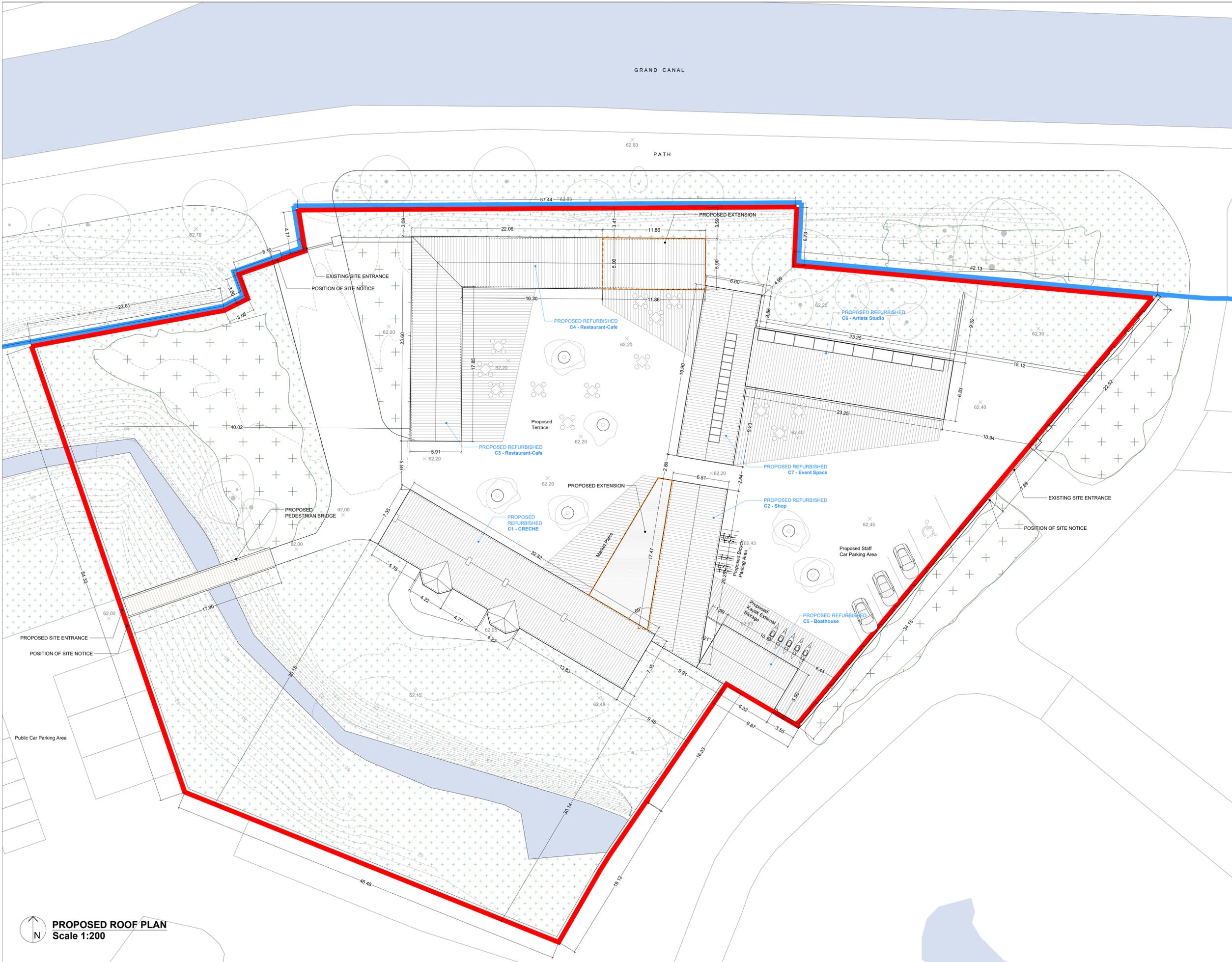
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Client:
 SOUTH DUBLIN COUNTY COUNCIL
 Project:
Beatty's Cottage Fit out

Drawing no.
A-103
 Drawing Title:
Proposed First Floor Plan

Drawing Status:
 PLANNING APPLICATION
 Drawn by: ML Checked by: SF Approved by: SF
 Scale: 1:200 @ A1 Date: 25/07/2023
 1:400 @ A3

PROPOSED FIRST FLOOR PLAN
 Scale 1:200



LEGEND

- Ownership Boundary
- Intervention Area
- Proposed Extension

Rev.	Date	Description	By

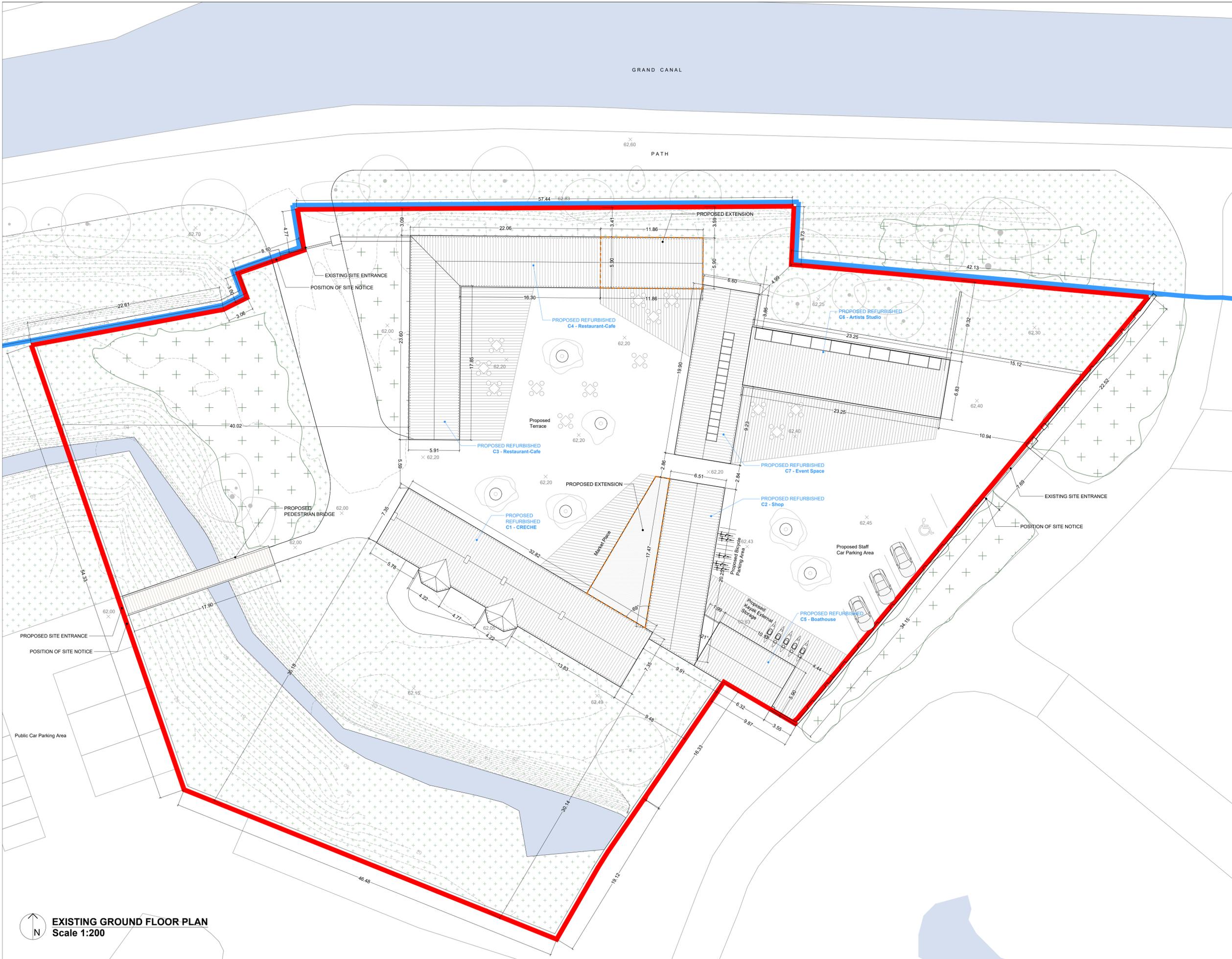
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Client:
 SOUTH DUBLIN COUNTY COUNCIL
 Project:
Beatty's Cottage Fit out

Drawing no.
A-104
 Drawing Title:
Proposed Roof Plan

Drawing Status:
 PLANNING APPLICATION
 Drawn by: ML Checked by: SF Approved by: SF
 Scale: 1:200 @ A1 Date: 25/07/2023
 1:400 @ A3

PROPOSED ROOF PLAN
 Scale 1:200



- LEGEND
- Ownership Boundary
 - Intervention Area
 - Proposed Extension

Rev.	Date	Description	By

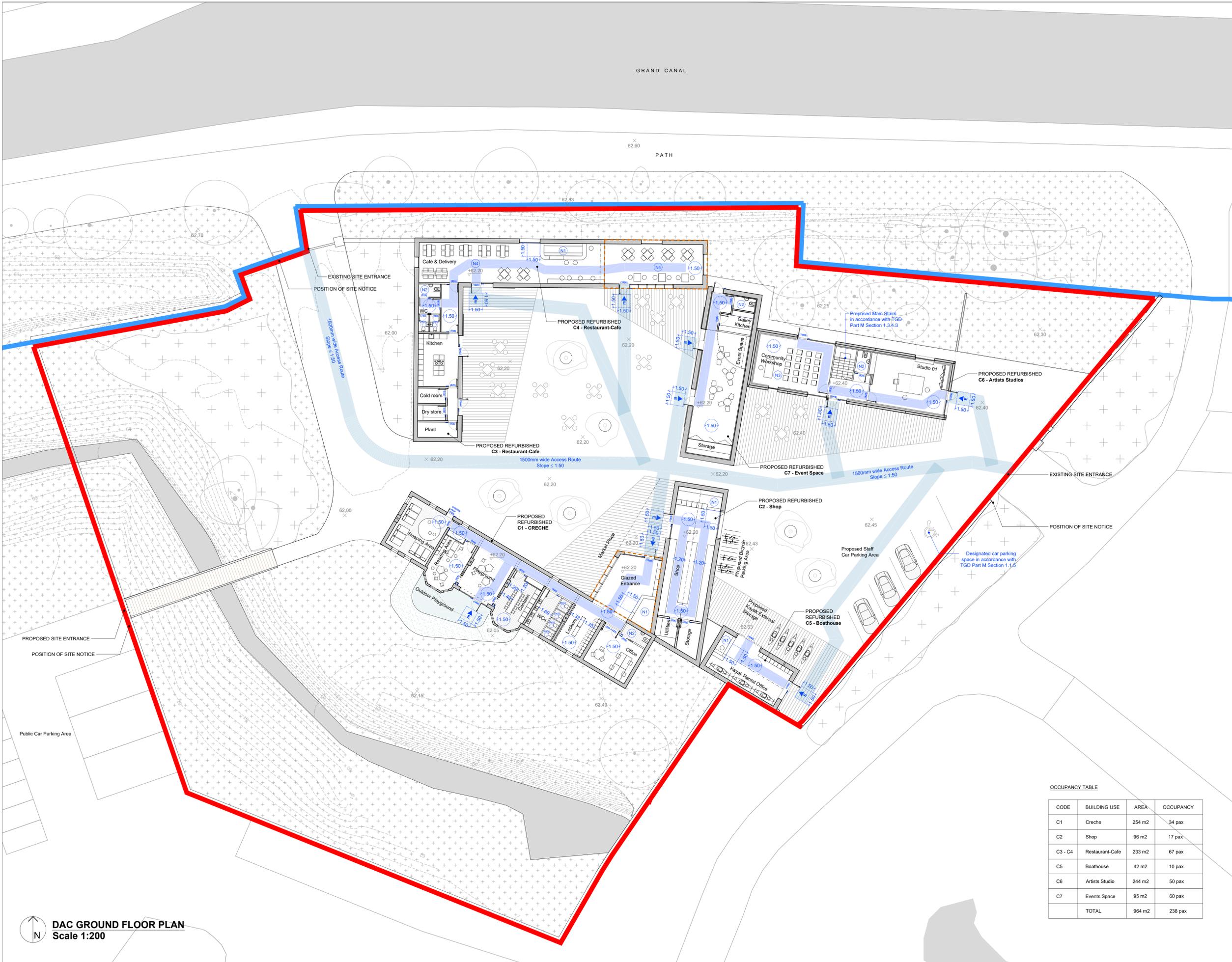
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Client:
 SOUTH DUBLIN COUNTY COUNCIL
 Project:
Beatty's Cottage Fit out

Drawing no.
A-104
 Drawing Title:
Proposed Roof Plan

Drawing Status:
 PLANNING APPLICATION
 Drawn by: ML Checked by: SF Approved by: SF
 Scale: 1:200 @ A1 Date: 25/07/2023
 1:400 @ A3

EXISTING GROUND FLOOR PLAN
 Scale 1:200



LEGEND

- Ownership Boundary
- Intervention Area
- Proposed Extension

LEGEND FOR DAC APPLICATION

- Indicates 1.00m wide Level Access Route
- Indicates 1.50m wide Level Access Route
- Indicates 1.50m wide Gently Sloped Access Route
- Wheelchair Refuge as per Part B Section 1.4.15
- 1500 mm turning space as per TGD Part M Section 2.4.3 (c) and Section 1.4 Diagram 15 b.
- 1500 x 1500 mm clear manoeuvring space
- 450 mm turning space as per TGD Part M Diagram 18 1.4.6.1
- Door to TGD Part M, Diagram 10.
 - clear width shown replacing XXX
 - ope width approx. 150 mm wider (depending on door design)
 - 300 mm leading edge shown blue
- Sliding Door to TGD Part M, Diagram 10.
 - clear width shown replacing XXX
 - ope width approx. 120 mm wider (depending on door design)
 - 300 mm leading edge shown blue
- Proposed Entrance (Level Access)
 - Glazed entrance doors to have manifestation in place as per TGD Part M, Section 1.2.4.1 and 1.5.7(a)
 - Accessible manual doors as per TDG Part M, Section 1.2.4.2
 - Accessible Power-operated doors complying with TGD Part M, Section 1.2.4.3

- NOTES:**
- (N1) - Section of serving counter to have 1500x1500mm clear manoeuvring area in front of it
 - Section of counter to be 1500mm long and 825mm height as per Section 1.5.5 of TGD Part M
 - New hearing enhancement system at counter to be provided as per Section 1.6 of TGD Part M
 - (N2) - Accessible WC to be provided in accordance with Part M Diagram 15b
 - (N3) - Meeting room "without fixed seating" as per TGD Part M Section 1.5.4
 - (N4) - Lower tables to be provided at heights shown to facilitate wheelchair accessibility
 - Seats loose (i.e. not fixed) to facilitate wheelchair accessibility

Rev.	Date	Description	By

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Client:
SOUTH DUBLIN COUNTY COUNCIL

Project:
Beatty's Cottage Fit out

Drawing no.
A-120

Drawing Title:
DAC Ground Floor Plan

Drawing Status:
PLANNING APPLICATION

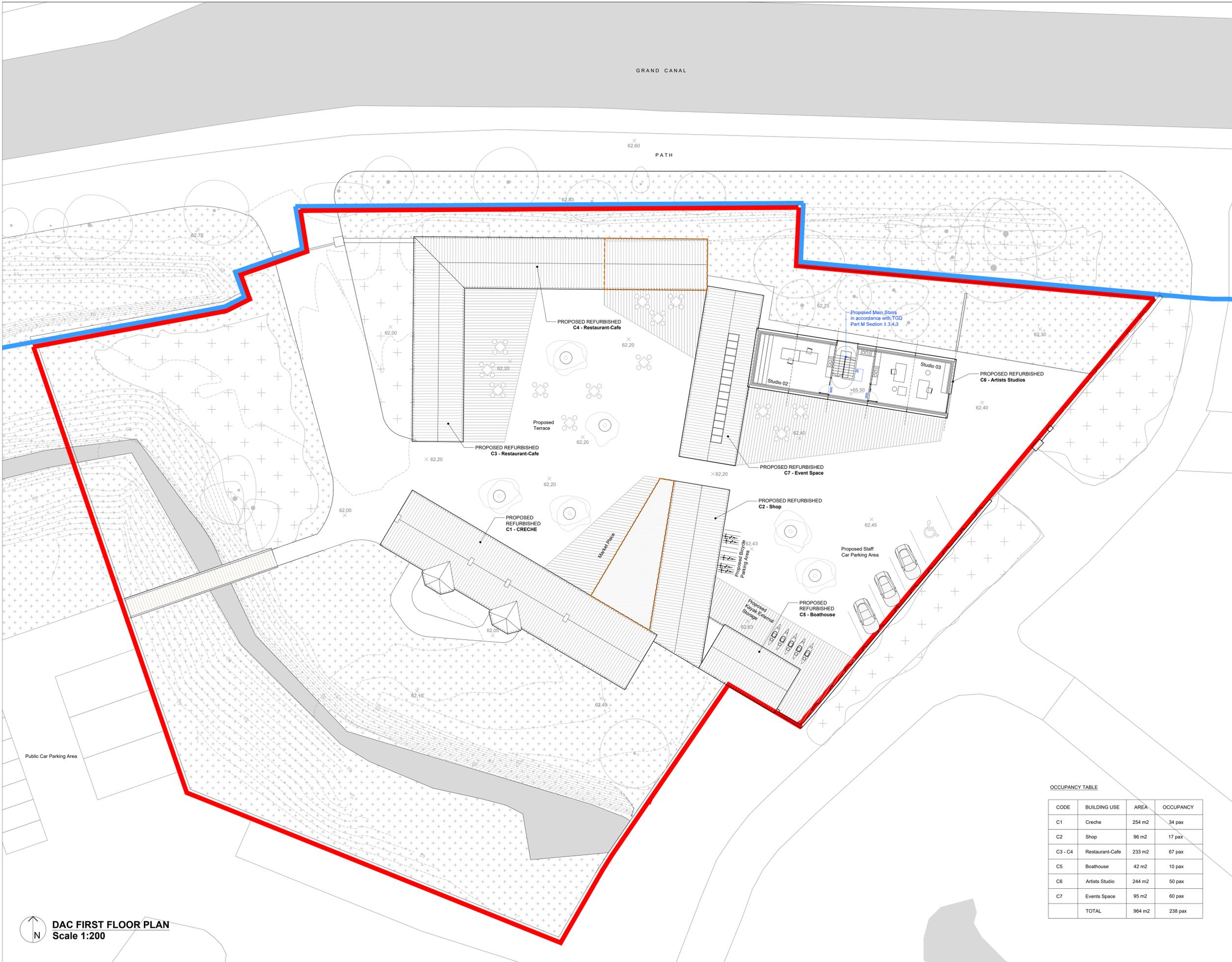
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Scale: 1:200 @ A1 07/02/2024
 1:400 @ A3

OCCUPANCY TABLE

CODE	BUILDING USE	AREA	OCCUPANCY
C1	Creche	254 m2	34 pax
C2	Shop	96 m2	17 pax
C3 - C4	Restaurant-Cafe	233 m2	67 pax
C5	Boathouse	42 m2	10 pax
C6	Artists Studio	244 m2	50 pax
C7	Events Space	95 m2	60 pax
TOTAL		964 m2	238 pax

DAC GROUND FLOOR PLAN
Scale 1:200



LEGEND

- Ownership Boundary
- Intervention Area
- Proposed Extension

LEGEND FOR DAC APPLICATION

- Indicates 1.00m wide Level Access Route
- Indicates 1.50m wide Level Access Route
- Indicates 1.50m wide Gently Sloped Access Route
- Wheelchair Refuge as per Part B Section 1.4.15
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 - Accessible manual doors as per TGD Part M, Section 1.2.4.2
 - Accessible Power-operated doors complying with TGD Part M, Section 1.2.4.3

- NOTES:**
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 - Section of counter to be 1500mm long and 825mm height as per Section 1.5.5 of TGD Part M
 - New hearing enhancement system at counter to be provided as per Section 1.6 of TGD Part M
 - (N2) - Accessible WC to be provided in accordance with Part M Diagram 15b
 - (N3) - Meeting room "without fixed seating" as per TGD Part M Section 1.5.4
 - (N4) - Lower tables to be provided at heights shown to facilitate wheelchair accessibility
 - Seats loose (i.e. not fixed) to facilitate wheelchair accessibility

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Client:
 SOUTH DUBLIN COUNTY COUNCIL

Project:
Beatty's Cottage Fit out

Drawing no.
A-121

Drawing Title:
DAC First Floor Plan

Drawing Status:
 PLANNING APPLICATION

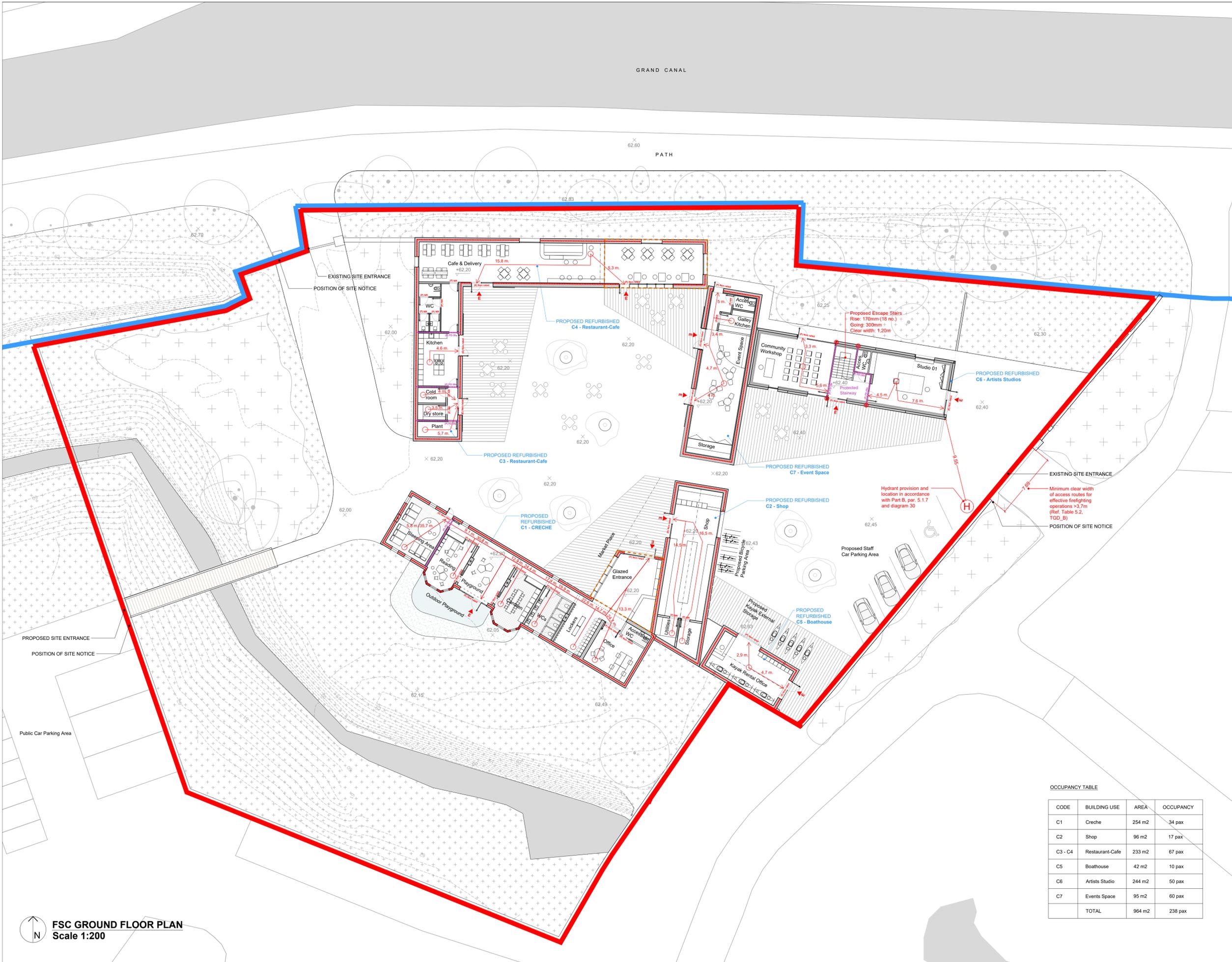
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OCCUPANCY TABLE

CODE	BUILDING USE	AREA	OCCUPANCY
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C5	Boathouse	42 m ²	10 pax
C6	Artists Studio	244 m ²	50 pax
C7	Events Space	95 m ²	60 pax
TOTAL		964 m ²	238 pax

DAC FIRST FLOOR PLAN
 Scale 1:200



- LEGEND**
- Ownership Boundary
 - Intervention Area
 - Proposed Extension

- LEGEND FOR FSC APPLICATION**
- - - - - 60 min fire rated wall
 - - - - - 30 min fire rated wall
 - X m Escape Route and its length
 - (xxxx) - Door rating replacing XXX
 - (E) Existing door
 - (P) New door
 - 1 hr + Fire Stopping to Construction Joint by Third Party Accredited Fire Stopping Specialist
 - R Wheelchair Refuge as per Part B Section 1.4.15
 - AOV Automatic Opening Vent
 - (H) Hydrant
 - ▲ Pedestrian Level Access

NOTES:

- Exit signage and emergency lighting to be installed as per IS 3217:2013 & A1:2017. Exact location to be confirmed by specialist installer.
- Fire Alarm Control panel to be located in full view and installed as per IS 3218:2013 & A1:2019. Exact location to be confirmed by specialist installer.

Rev.	Date	Description	By

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Client:
 SOUTH DUBLIN COUNTY COUNCIL
 Project:
Beatty's Cottage Fit out

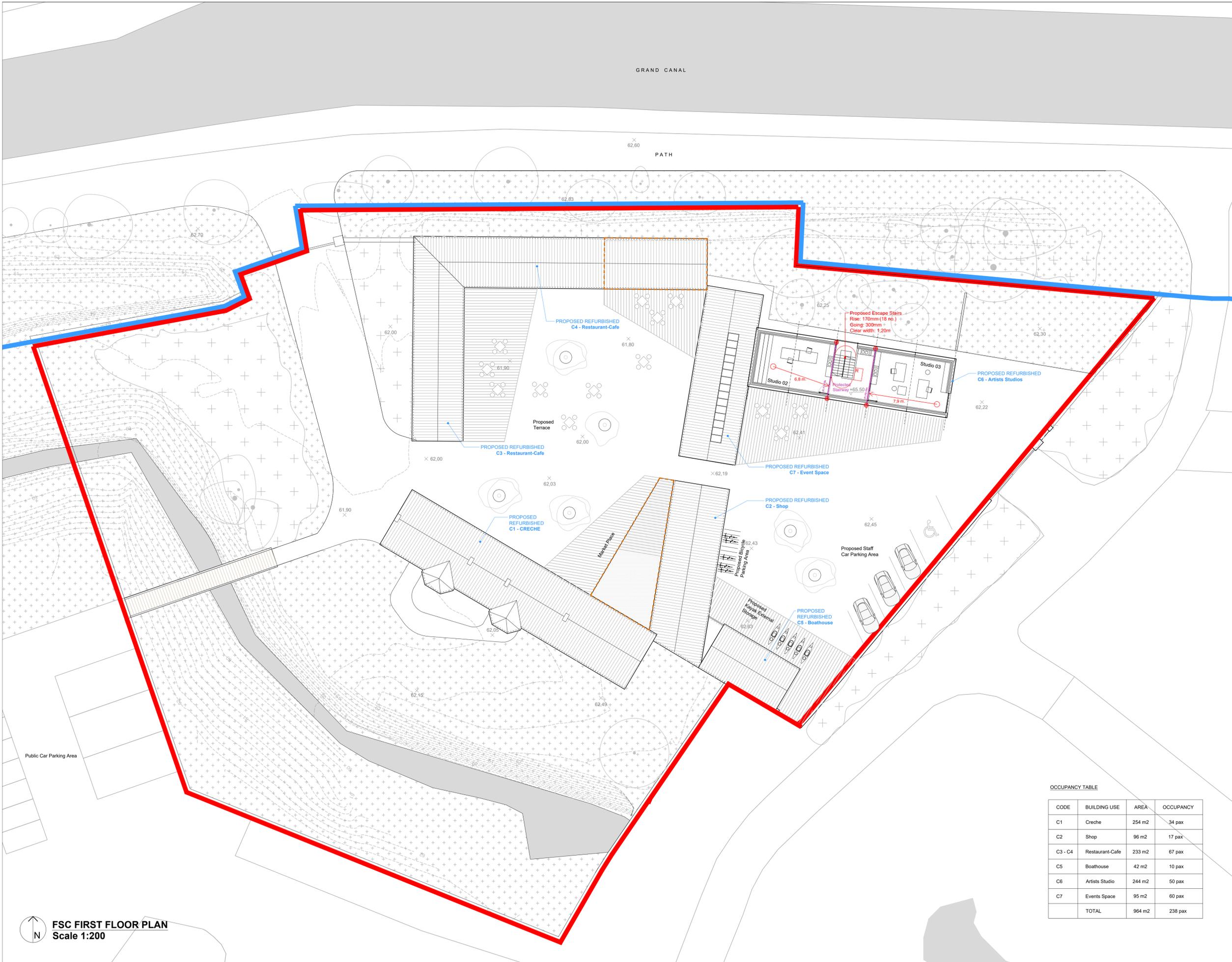
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A-130
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FSC Ground Floor Plan

Drawing Status:
 PLANNING APPLICATION
 Drawn by: ML Checked by: SF Approved by: SF
 Scale: 1:200 @ A1 Date: 07/02/2024
 1:400 @ A3

OCCUPANCY TABLE

CODE	BUILDING USE	AREA	OCCUPANCY
C1	Creche	254 m ²	34 pax
C2	Shop	96 m ²	17 pax
C3 - C4	Restaurant-Cafe	233 m ²	67 pax
C5	Boathouse	42 m ²	10 pax
C6	Artists Studio	244 m ²	50 pax
C7	Events Space	95 m ²	60 pax
TOTAL		964 m ²	238 pax

FSC GROUND FLOOR PLAN
 Scale 1:200



- LEGEND**
- Ownership Boundary
 - Intervention Area
 - Proposed Extension

- LEGEND FOR FSC APPLICATION**
- - - - - 60 min fire rated wall
 - - - - - 30 min fire rated wall
 - X m → Escape Route and its length
 - XXXX - Door rating replacing XXX
 - (E) Existing door
 - (P) New door
 - 1 hr + Fire Stopping to Construction Joint by Third Party Accredited Fire Stopping Specialist
 - R Wheelchair Refuge as per Part B Section 1.4.15
 - AOV Automatic Opening Vent
 - H Hydrant
 - ▲ Pedestrian Level Access

NOTES:

- Exit signage and emergency lighting to be installed as per IS 3217:2013 & A1:2017. Exact location to be confirmed by specialist installer.
- Fire Alarm Control panel to be located in full view and installed as per IS 3218:2013 & A1:2019. Exact location to be confirmed by specialist installer.

Rev.	Date	Description	By

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Client:
SOUTH DUBLIN COUNTY COUNCIL

Project:
Beatty's Cottage Fit out

Drawing no.
A-131

Drawing Title:
FSC First Floor Plan

Drawing Status:
PLANNING APPLICATION

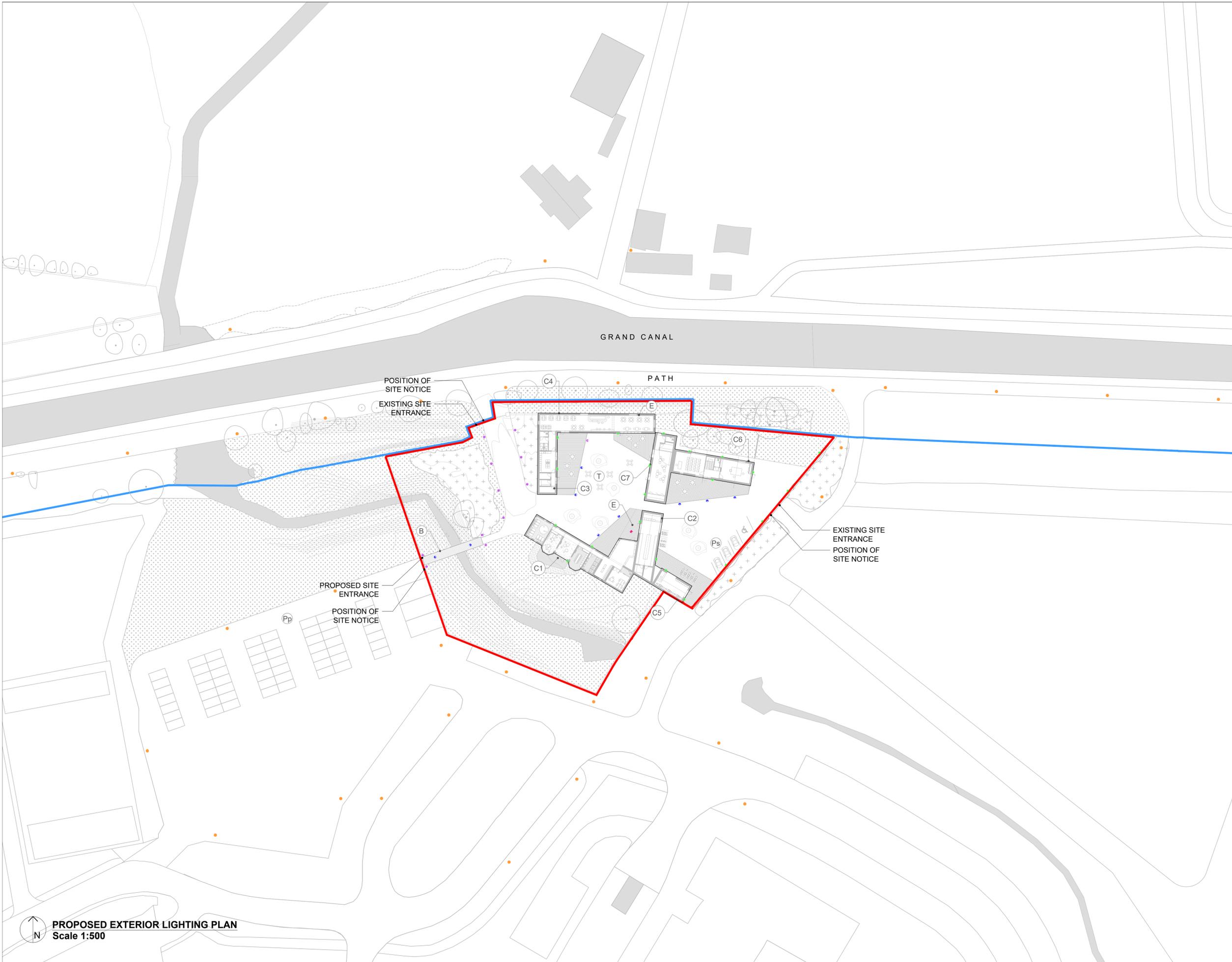
Drawn by: ML Checked by: SF Approved by: SF

Scale: 1:200 @ A1 Date: 07/02/2024
1:400 @ A3

OCCUPANCY TABLE

CODE	BUILDING USE	AREA	OCCUPANCY
C1	Creche	254 m2	34 pax
C2	Shop	96 m2	17 pax
C3 - C4	Restaurant-Cafe	233 m2	67 pax
C5	Boathouse	42 m2	10 pax
C6	Artists Studio	244 m2	50 pax
C7	Events Space	95 m2	60 pax
TOTAL		964 m2	238 pax

FSC FIRST FLOOR PLAN
Scale 1:200



- LEGEND**
- Ownership Boundary
 - Intervention Area
 - (B) Proposed Pedestrian Bridge
 - (T) Proposed Terrace
 - (Ps) Proposed Staff Car Parking
 - (Pp) Proposed Public Car Parking
 - (Pb) Proposed Bicycle Parking Area
 - (E) Proposed Extension
 - (C1) Creche
 - (C2) Shop
 - (C3) Restaurant - Cafe
 - (C4) Restaurant - Cafe
 - (C5) Kayaking Club
 - (C6) Artists Studio
 - (C7) Event Space

- EXTERNAL LIGHTING:**
- Existing Lighting Pole
 - Proposed LED Bollard
 - IP65, IK08 5J xx5, 4000K AN-96 / Anthracite gray / Textured 333mm overall height 130mm overall length
 - Inground LED Lighting - LED extruded profiles may be oriented independently
 - IP67, IK10 23J xx8, 3000K INOX / Stainless steel / Glossy 200 x 200 mm
 - Wall surface mounted LED Luminaire
 - IP65, IK08 5J xx5, 4000K AN-96 / Anthracite gray / Textured 114mm overall length 84mm overall height
 - Recessed mounted LED downlight
 - IP64, IK10, 4000K efficient vandal resistant LED downlight luminaire c/w matt diffuser

Rev.	Date	Description	By

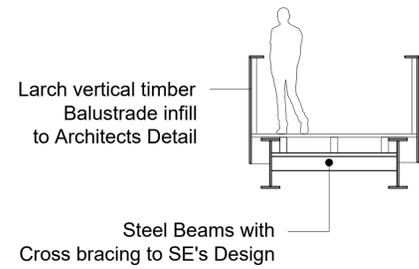
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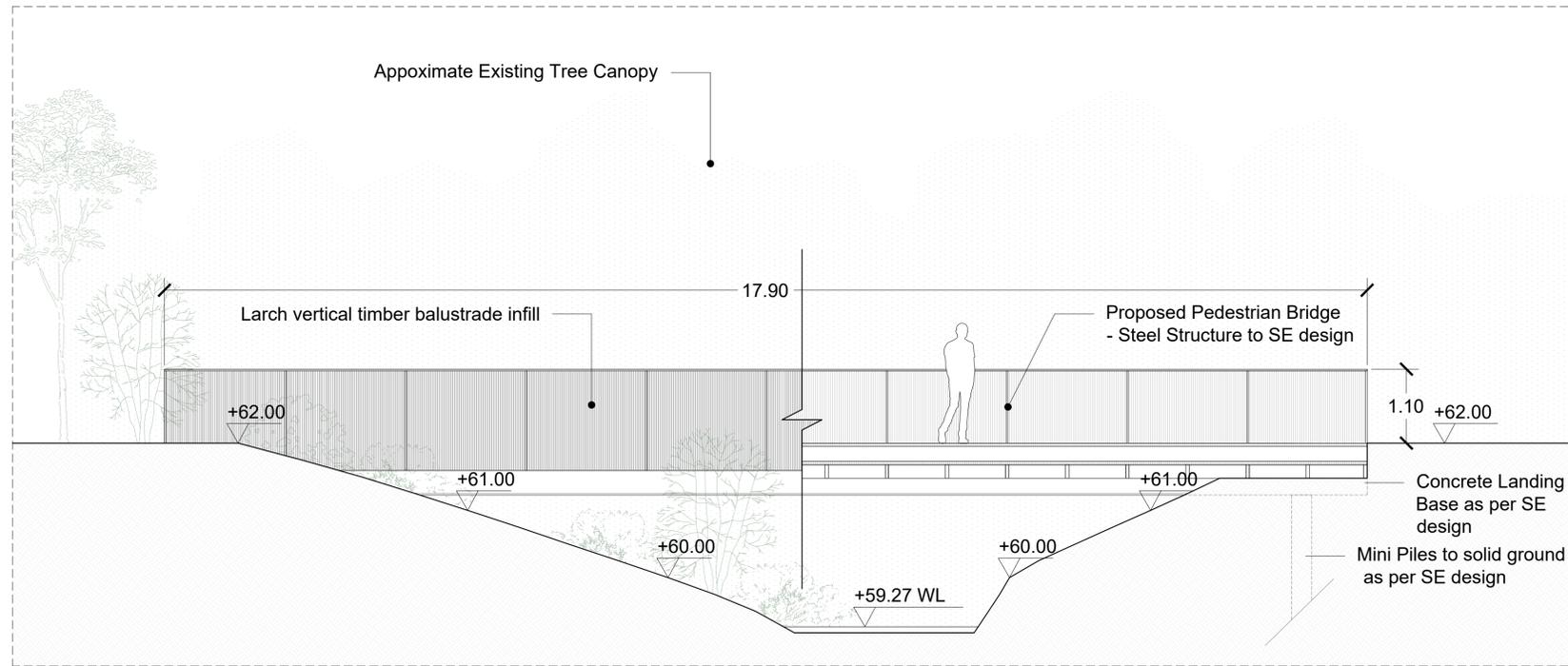
Drawing no.
A-140
 Drawing Title:
Proposed Exterior Lighting Plan

Drawing Status:
PLANNING APPLICATION
 Drawn by: ML Checked by: SF Approved by: SF
 Scale: 1:500 @ A1 Date: 30/01/2024
 1:1000 @ A3

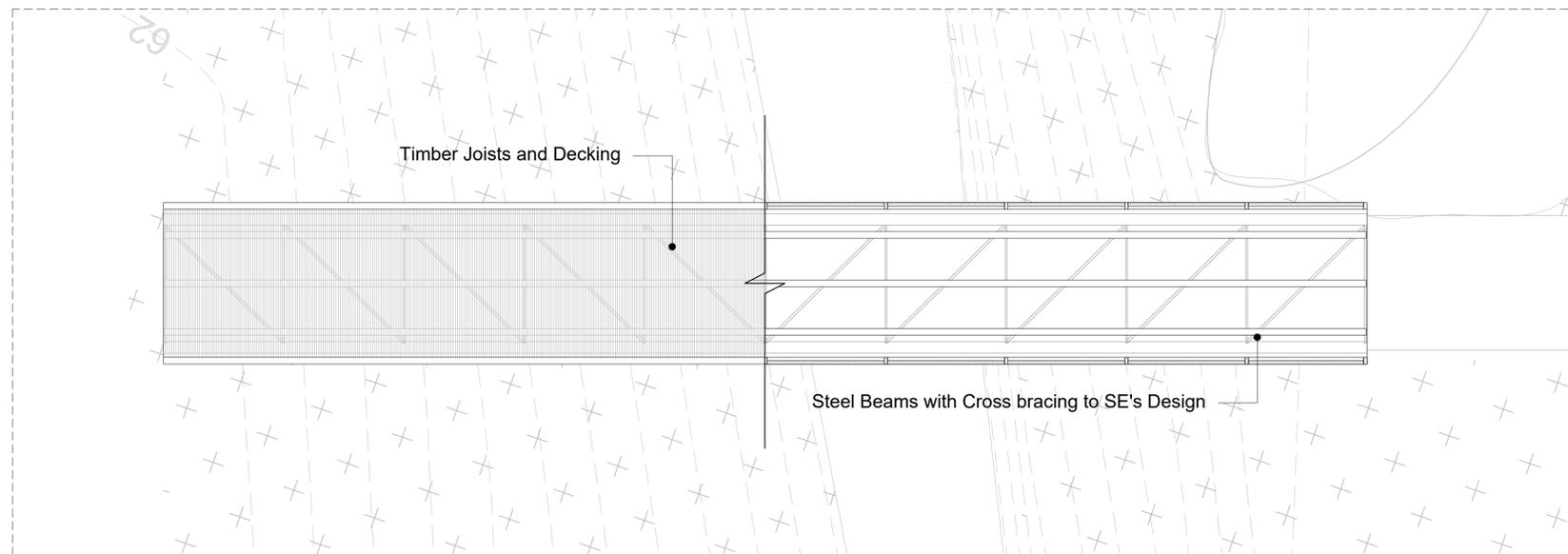
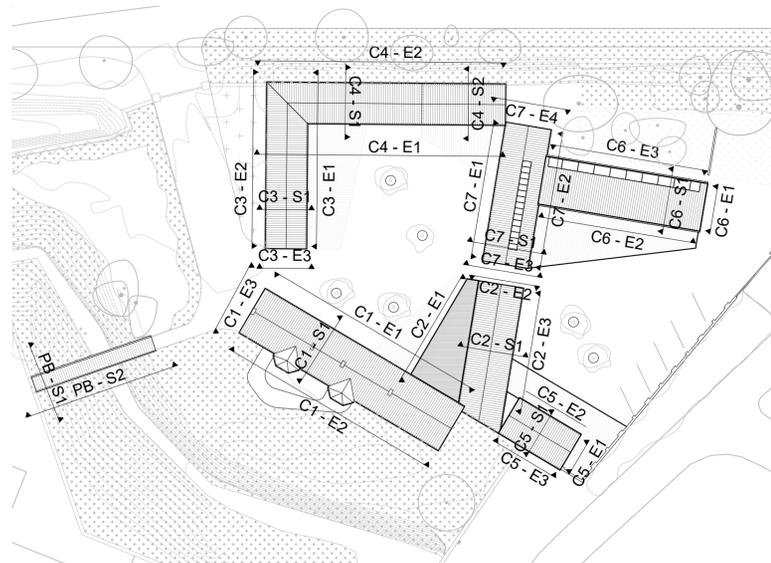
PROPOSED EXTERIOR LIGHTING PLAN
 Scale 1:500



Pedestrian Bridge - S1
Scale 1:50



Pedestrian Bridge - S2
Scale 1:50



Pedestrian Bridge - Sectional Plan
Scale 1:50



Ref. image 01: John Pawson - Lake Crossing



Ref. image 02: wUrcK_Pedestrian Bridge



Ref. image 03: Predeira do Campo_M Arquitectos



Ref. image 04: O'donnel Tuomey - UCC Bridge

Rev.	Date	Description	By

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Client:
SOUTH DUBLIN COUNTY COUNCIL

Project:
Beatty's Cottage Fit out

Drawing no.
A-206
Drawing Title:
Pedestrian Bridge Drawings

Drawing Status:
PLANNING APPLICATION
Drawn by: ML Checked by: SF Approved by: SF

Scale: 1:50 @ A1 Date: 15/03/2024
1:100 @ A3

