

Fieldstown 110kV Substation and Grid Connection

Environmental Impact Assessment Screening Report

Energia Solar Holdings

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1. Introduction

AECOM Ireland Limited (AECOM) has been appointed by Energia Solar Holdings Limited (hereafter referred to as the 'Applicant') to carry out an Environmental Impact Assessment (EIA) screening as part of a planning application for the Fieldstown 110 kilovolt (kV) Air Insulated Substation (AIS) and associated grid connection (hereafter referred to as the Proposed Development).

The Proposed Development is located within an area of agricultural grassland, on lands at Fieldstown East, County Dublin and is located within the administrative area of Fingal County Council (FCC).

This EIA Screening Report has been prepared to assess the potential impacts on the environment of the Proposed Development, as required under Directive 2014/52/EU (the 'EIA Directive') and Schedule 5 of the Planning and Development Regulations 2001 (as amended)¹.

This report sets out the following:

- An overview of the Proposed Development (Section 3).
- A description of the EIA screening process (Section 4).
- The Proposed Development's potential to interact with the environment following the criteria outlined in Annex III of the EIA Directive (Directive 2014/52/EU) and Schedule 7 of the Planning and Development Regulations 2001 (as amended)¹ (Sections 5 and 6).
- A summary of findings and recommendations (Section 7).

2. Legislation and Guidance

2.1 Environmental Impact Assessment

EIA requirements derive from Directive 2011/92/EU² of the *European Parliament and the Council on the assessment of the effects of certain public and private projects on the environment*, as amended by the EIA Directive (Directive 2014/52/EU). The introduction of the EIA Directive improves the level of environmental protection and pays greater attention to emerging threats and challenges such as resource efficiency, climate change, disaster prevention and provides overarching information on EIA which is then transposed into national legislation.

The EIA Directive had direct effect in Ireland from May 2017 and was transposed into Irish planning law on in September 2018 in the form of the *European Union (EU) (Planning and Development) (Environmental Impact Assessment) Regulations 2018*. This 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)³ and the Planning and Development Regulations 2001 (as amended)¹ which 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 an EIA is required.

The EIA screening undertaken is 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 Reports⁴.
- European Commission (EC) Environmental Impact Assessment of Projects: Guidance on Screening⁵. The screening checklist completed for the Proposed Development is contained in Appendix A.
- Department of Housing, Local Government and Heritage (DHLGH) Guidance for Consent Authorities regarding Sub-Threshold Development⁶.
- DHLGH Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment⁷.

¹ Government of Ireland (2001). S.I. No. 600/2001. Planning and Development Regulations 2001 (as amended).

² European Parliament (2011), Directive 2011/92/EU on the Assessment of the Effects of Certain Public and Private Projects on the Environment

³ Government of Ireland (2000). Planning and Development Act 2000 (as amended).

⁴ EPA (2022), Guidelines on the Information to be Contained in Environmental Impact Assessment Reports.

⁵ EC (2017), Environmental Impact Assessment of Projects – Guidance on Screening

⁶ DHLGH (2020), Guidance for Consent Authorities Regarding Sub-Threshold Development

⁷ DHLGH (2018), Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment'

2.2 Appropriate Assessment

Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora, which is more commonly known as ‘the Habitats Directive’⁸, requires Member States of the European Union (EU) to take measures to maintain or restore, at favourable conservation status, natural habitats and wild species of fauna and flora of community interest. The provisions of the Habitats Directive require that Member States designate Special Areas of Conservation (SAC) for habitats listed on Annex I and for species listed on Annex II. Similarly, Directive 2009/147/EC on the conservation of wild birds (more commonly known as ‘the Birds Directive’⁹) provides a framework for the conservation and management of wild birds. It also requires Member States to identify and classify Special Protection Areas (SPAs) for rare or vulnerable species listed on Annex I of the Directive, as well as for all regularly occurring migratory species. The complete network of European sites is referred to as ‘Natura 2000’.

Under article 6(3) of the Habitats Directive, any plan or project which is not directly connected with or necessary to the management of a European site but would be likely to have a significant effect on such a site, either individually or in combination with other plans or projects, must be subject to an ‘Appropriate Assessment’ (AA) of its implications for the SAC/SPA and its nature conservation objectives.

In Ireland, the requirements of Article 6(3) are transposed into national law by Part 5 of the European Communities Birds and Natural Habitats Regulations¹⁰ (more commonly referred to as the ‘Habitats Regulations’) and Part XAB of the Planning and Development Act 2000 (as amended)³.

3. Overview of the Proposed Development

3.1 Introduction

The Applicant is proposing a 110kV AIS substation and grid connection to Finglas Substation with a total area of 17.9 hectares (ha).

The AIS substation (hereafter referred to as the Proposed Substation Development) will facilitate the connection of three nearby Energia solar developments to the local electricity network via a 13.3km underground cable (hereafter referred to as the Proposed Grid Connection).

It is intended that three solar energy projects (Fieldstown, County Dublin (c. 75 megawatt (MW)), Ballaghaweary Co. Meath (c. 18 MW) and Gerradstown, County Dublin (c. 60 MW)) will connect to the Proposed Substation Development via underground cables with a maximum voltage of 33kV is to provide the necessary infrastructure to support the supply of electricity from these three renewable energy projects.

3.2 Site Location

3.2.1 Proposed Substation Development

The Proposed Substation Development is located within an area of agricultural grassland on lands at Fieldstown East, County Dublin (Irish Transverse Mercator (ITM) coordinates: 711952, 750625). The Proposed Substation Development is bounded by the R122 regional road immediately west and agricultural lands to the east, north and south as shown in Figure 1.

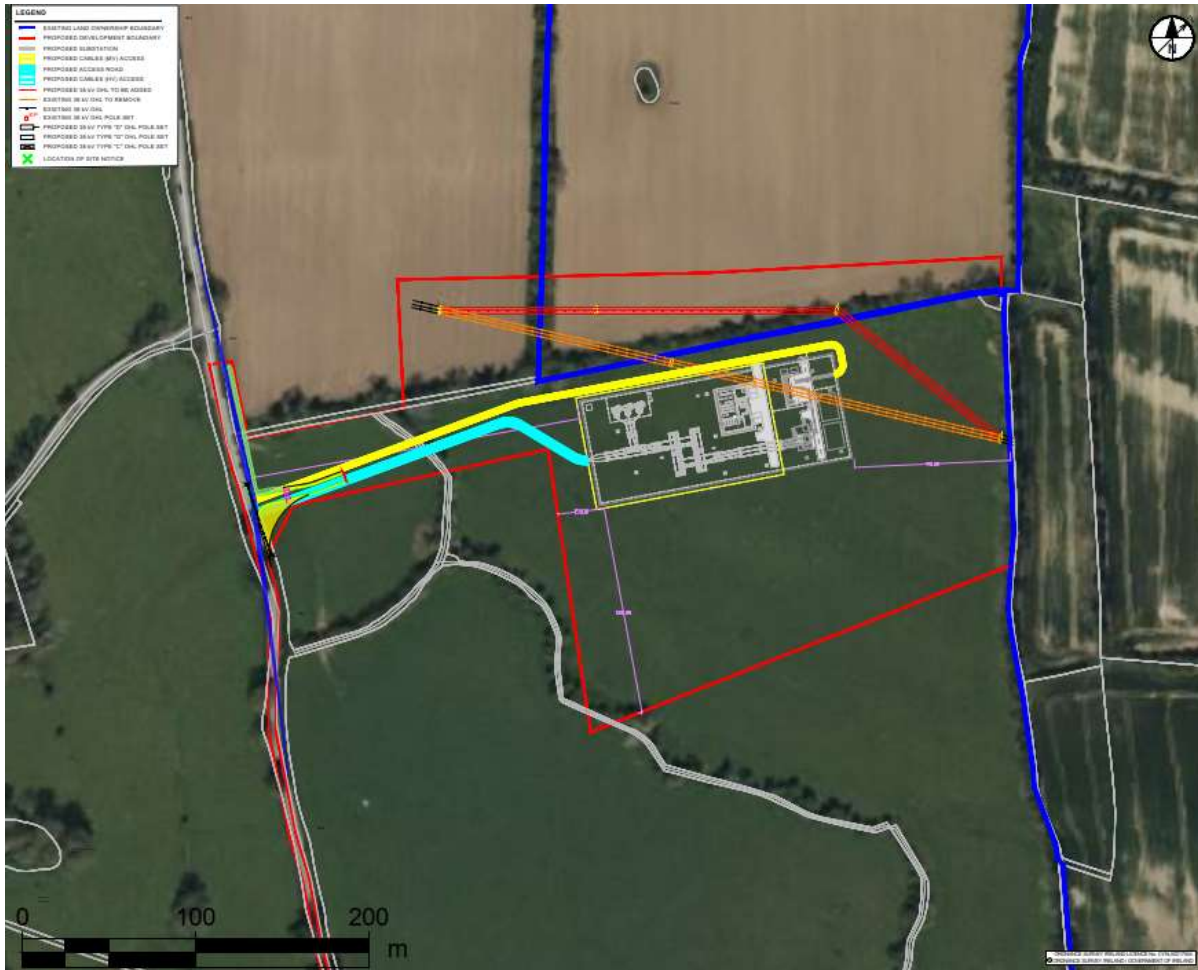
The largest nearby towns are Ashbourne, approximately 4.5km east, and Swords, approximately 9.5km to the southeast. Oldtown is located approximately 2.5km directly north, Ballyboghill is approximately 4.5km east, and Rolestown is situated within 1km southeast of the Proposed Substation Development. There are dispersed one-off housing units located in proximity to the Proposed Substation Development, with the nearest property is located approximately 300m west.

⁸ EC (1992), The Habitats Directive

⁹ EC (2009), DIRECTIVE 2009/147/EC on the Conservation of Wild Birds

¹⁰ European Communities (2011), European Communities (Birds and Natural Habitats) Regulations 2011

Figure 1 Location of Proposed Substation Development and Associated Infrastructure

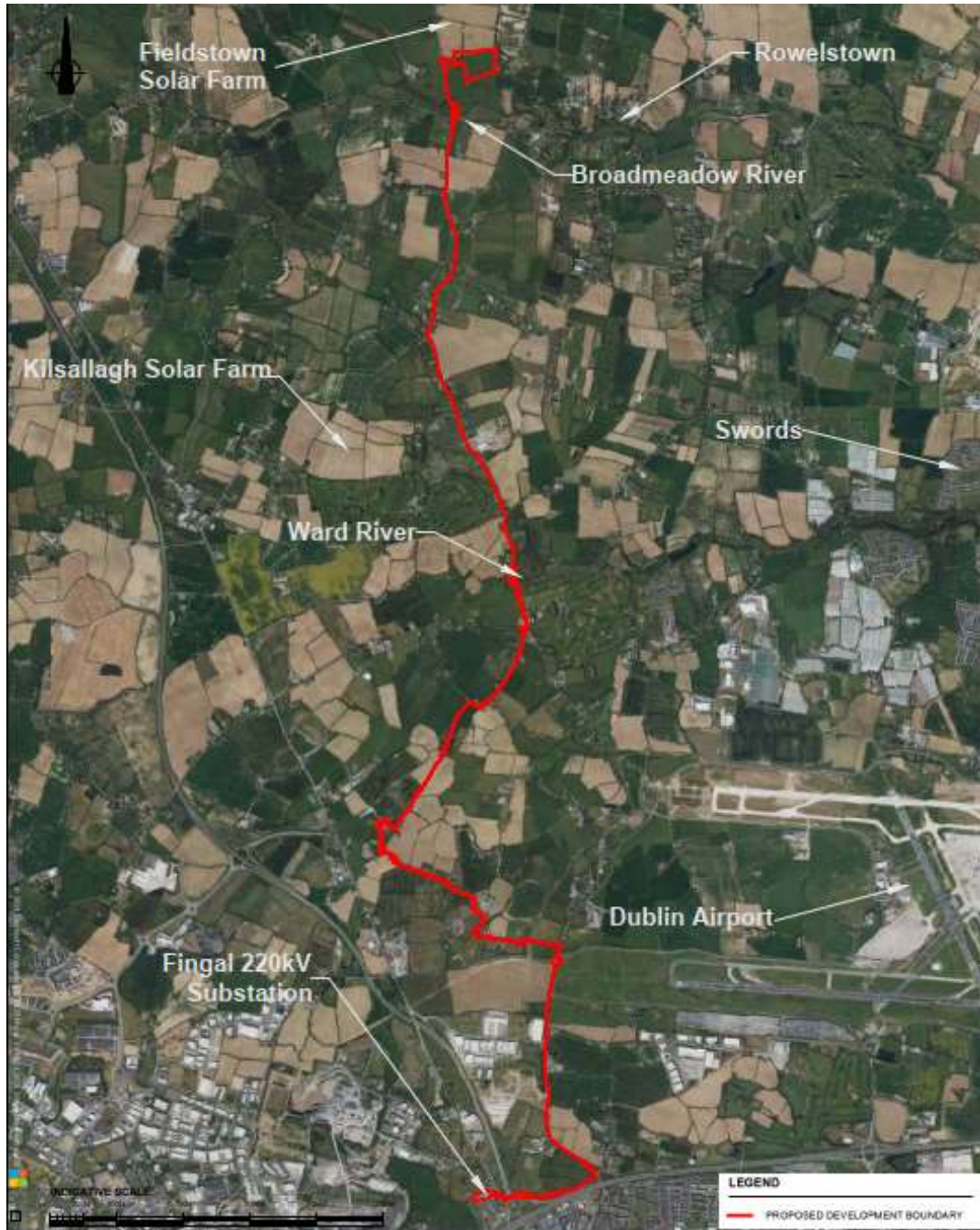


The proposed onsite electrical substation will be served by an access road from the R122 regional road which will allow access for maintenance of the substation by ESB/EirGrid.

3.2.2 Proposed Grid Connection

In order to connect the substation to the transmission network, it is proposed to connect the 110kV substation to the Finglas substation by means of a 110kV underground cable. The Proposed Grid Connection is approximately 13.3km in length and is primarily located within public roadways. The cable run will exit the Proposed Substation Development compound travelling west before heading south and entering the R122 regional road. The proposed cable connection will follow the path of the R122 regional to the L7325 and L7231 local roads before returning to the R122, before heading west adjacent to the M50 (motorway), under the N2 to the boundary of Finglas Substation as shown in Figure 2.

Figure 2 Proposed Grid Connection



The majority of the Proposed Grid Connection is located within the public road with dispersed residential and commercial properties adjacent to the route. The planned tie-in for the Proposed Grid Connection to Finglas substation is located to the north of junction 5 of the M50, to the west of Junction 1 of the N2.

3.3 Need for the Proposed Development

The need for the Proposed Development, is to provide the necessary infrastructure to support the development, as well as secure and transport the supply of electricity from the three nearby Enerjia solar energy projects, Fieldstown County Dublin (c. 75 MW), Ballagharee County Meath (c. 18MW) and Gerradstown County Dublin (c. 55MW).

The National Development Plan 2021 to 2030¹¹ is committed to the decarbonisation of electricity supply and to increase the share of renewable electricity up to 80% by 2030. The Proposed Development will help Ireland to reach this target, reducing our reliance on fossil fuels and increasing security of energy supply.

¹¹ Department of Public Expenditure, NDP Delivery and Reform (2021), National Development Plan 2021-2030

3.4 Proposed Development Description

The Proposed Development comprises of a 110kV AIS substation and an associated 13.3km underground cable grid connection, with an approximate total combined area of 17.9ha. Construction of the substation will facilitate the connection of the three aforementioned renewable energy developments to the electricity network, as part of its place on the wider solar Proposed Development. The Proposed Development includes:

Proposed Substation Development:

- A 110kV AIS tail-fed substation compound comprising:
 - A single storey 110kV AIS substation building [total floor area comprising circa 450m², height approximately 6.3m).
 - MV switchgear container and switchboard total floor area comprising circa 60m².
 - 110kV grid transformer and two-house transformers within banded enclosures (height approximately 6m).
 - Diversion of existing 38kV overhead line (OHL).
 - 160MV transformer positioned within banded enclosures (height approximately 6m).
 - A shunt filter.
 - Diesel generator & diesel tank.
 - Twelve lightning protection masts (height approximately 20m).
 - Two service/maintenance carparking facilities.
- Internal access roads and car parking.
- New site entrance from the R122 regional road.
- Drainage infrastructure.
- 420m of 2.6m high perimeter palisade fencing and post and rail (1.4m high) fencing.
- 200m of internal separation fencing (2.6m high).
- All associated and ancillary site development works including localised alterations to the landscape.

Proposed Grid Connection:

- A 13.3km underground 110kV cable connection to Finglas Substation to facilitate connection to national grid.
- Approximately 20 joint bays primarily within public roadways.
- Trenchless installation in the form of horizontal directional drilling (HDD) will be used at the following locations:
 - Broadmeadow River Bridge before the junction of the R122 and the R125 regional roads.
 - Ward River Bridge on the R122 regional road.
 - Under the N2 prior to entering Finglas Substation.

3.5 Construction Phase

The exact programme of works is yet to be finalised, but it is expected that:

- Application is made for Planning Permission in quarter Q4 of 2023.
- Commence site enabling and construction works in Q of 2024 (subject to planning permission).
- Completion of construction and commissioning in Q4 of 2026.

Construction activities will include the following elements as shown in Table 1.

Table 1 Main Construction Elements and Associated Activities

Element	Description of activities
Site Preparation and Enabling Works	Site establishment. Site clearance works. Construction of temporary site drainage. Bulk earthworks including excavation and removal of topsoil/soil.

Element	Description of activities
	Infilling of material for internal access road, site compound and laydown area. Landscaping/reinstatement.
Underground Cables	Trenching and installation of underground cables, cable joint bays and pulling pits. Installation of the associated above ground infrastructure (cable marker posts, communication boxes and access points). HDD of water and road crossings.
OHL Diversion	The site preparation required for OHL diversion will be limited with minimal site clearance required. Excavation.
Substation Construction	Pouring of concrete foundations (potentially piling works if required). Erection of steel frame and cladding walls and roofs for any required buildings. Permanent foul and surface water drainage works. Installation of above ground and underground cabling. Electrical installation, commissioning and operation. Other miscellaneous civil works including erection of fencing, provision of site entrance, paving etc.

Construction activities will gradually phase out from pre-construction followed by commissioning and testing of the substation and equipment. It is expected that the number of construction workers required throughout the duration of the construction phase will peak at approximately 50 persons (peak during construction). It is anticipated that the construction of the Proposed Development will be completed during normal construction hours, i.e., 07.00 and 19.00 Monday to Friday and 08.00 to 13.00 on Saturday.

The proposed programme for the construction works will be approximately 24 months from initial enablement works through to commissioning. It is expected that the civil works will take approximately 5 to 6 months, with a further 6 months estimated for cable installation, jointing and testing and reinstatement.

Consideration should be given at the detailed design stage to ensure coordination between the construction phasing and equipment delivery schedules.

3.5.1 Proposed Substation Development Access

Access to the Proposed Substation Development is currently provided via an existing gated entrance from the R122. It is proposed to move the existing site entrance approximately 20m south to achieve required sightlines. The creation of the new site entrance will require the removal of existing hedgerow but no mature trees in this area. The entrance will be suitably splayed. A 4m wide compacted access track will extend from the entrance to the substation compound. The track will include a geotextile base and filter membrane and 200mm of Clause 804 sub-base.

3.5.2 Haulage Route and Construction Traffic

Construction materials will be brought to site by road along the R122 and R125 from the wider environs. Construction materials will be transported in clean vehicles and lorries/trucks will be properly enclosed or covered during transportation of friable construction materials and spoil to prevent escape of material along the public roadway.

Construction of the site is anticipated to take 24 months additional traffic movements are expected to peak at 80 vehicles per day, with 30 of those movements being Heavy Goods Vehicle (HGV).

A Construction Traffic Management Plan (CTMP) will be implemented by the appointed Contractor, prior to the commencement of construction.

3.5.3 Site Preparation and Enabling Works

The preparation phase for the Proposed Development will involve site clearance, excavations and levelling of the Proposed Substation Site to the necessary base level for construction, surveying and setting out for structures and any rerouting of services/connections to services. A combination of bulldozer, excavators, trucks and other soil shifting plant will commence the main site clearance and levelling aspects. Materials will be sourced locally where possible to minimise transportation distances and will be scheduled to avoid queues/increased traffic on local routes.

A construction compound of approximately 2,500m² will be located adjacent to the Proposed Development boundary. The compound may include:

- Welfare facilities (compliant with appropriate regulations such as Safety, Health and Welfare at Work (Construction) Regulations 2013 -Part 14 Construction Site Welfare Facilities (Construction Site Welfare Facilities).
- Bunded fuel storage area.
- Potable water supply.
- Contractor lock-up facility.
- Water tanker.
- Diesel generator.
- First aid facilities.

A layer of granular material will be spread and lightly compacted within the compound to provide hardstanding for site offices and storage containers. Areas of the compound may be used as vehicle hardstanding. The compound will be built using a similar technique to the access roads. The temporary construction compounds will be removed on completion of the construction phase.

Temporary access roads will be constructed by stripping surface soils, placing geotextile reinforcement at subgrade level followed by a layer of granular material in accordance with the specification to form a working surface for vehicle. Roadside drains within the temporary works area will be culverted and check dams made from stone or sandbags covered with terram will be inserted upstream and downstream of these culverts to intercept any solids generated during the works.

3.5.4 Levelling/Cut and Fill

The site preparation phase for the substation will involve site clearance, excavations and levelling of the site to the necessary base level for construction, surveying and setting out for structures and any rerouting of services/connections to services. A combination of bulldozer, excavators, trucks and other soil shifting plant will commence the main site clearance and levelling aspects.

Approximately 10,000m³ (circa 18,000 tonnes) of clean backfill would be brought to Proposed Substation Development from licensed quarries. All material will undergo validation sampling to confirm suitability from a geotechnical and environmental perspective. In so far as possible, contractors will be required to utilise quarries local to the site.

The Proposed Grid Connection is anticipated to require earthworks and associated excavation works for the underground cabling. For the purpose of this assessment, the volume of earthworks is estimated to be in the order of 10,000m³, however, excavated spoil will be reused for trench reinstatement purposes, reducing the volume of offsite import and/or disposal.

Any excess spoil not suitable and/or required for reuse on site will be removed offsite for appropriate reuse, recovery and/or disposal as reused.

3.5.5 Foundations and Building Structure

Following completion of the enabling works and site clearance, all structures will require foundations. Building structures will comprise standard structural steel frames, and it is anticipated that foundations will require moderate scale excavations.

3.5.6 Substation

The proposed onsite electrical substation will include an EirGrid control building, MV switchgear building and the electrical substation components necessary to consolidate the electrical energy generated by the associated solar farms and export the electricity to the national grid. The layouts of the proposed substation and its compound are shown in Drawing 60657534-ACM-DWG-FT-601 accompanying this planning application. The construction and exact layout of electrical equipment in the onsite electrical substation will be to EirGrid/ESB Network specifications.

The substation will be surrounded by an approximate 2.6m high steel palisade fence and internal fences will also segregate different areas within the main substation compound.

The onsite electrical substation buildings will include staff welfare facilities. Toilet facilities will be installed with a low-flush cistern and low-flow wash basin. Due to the specific nature of the Proposed Development, there will be a very small water requirement for occasional toilet flushing and hand washing and therefore the water requirement of the Proposed Development will be limited. The Applicant has consulted with Uisce Éireann and proposes to

connect to the existing water network, subject to a valid connection agreement being put in place prior to project execution.

It is not proposed to treat wastewater on site. Wastewater from the staff welfare facilities in the control buildings will be managed by means of a sealed storage tank. All wastewater will be removed from site by permitted waste collector to wastewater treatment plants. This is an accepted industry approach and has been adopted as a response to the specific site characteristics.

3.5.7 Proposed Grid Connection

The Proposed Grid Connection will comprise a single circuit connection with three 160mm diameter HDPE power cable ducts and two 125mm diameter High Density Polyethylene (HDPE) communication ducts installed in an excavated trench, typically 600mm wide by 1,250mm deep primarily within public roadways. Existing utility services of varying diameters and depths are located along the route and some will be required to be crossed. Where existing utilities/services are found, the works will be diverted around the service/utility or below them.

Before the junction of the R122 and R125, the Proposed Grid Connection will cross under the Broadmeadow River, before the junction of the R122 and R125 it will cross under the Ward River and will also cross under the N2/M50 prior to entering Finglas Substation. The cables will be installed by HDD at these three locations via entrance and exit pits on either side of the crossings. The underground cabling will cross existing culverts using undercrossing or overcrossing method.

HDD crossings will be installed using specialist equipment along a predetermined route. Two temporary pits (entry and exit) are excavated at each side of the HDD route, locations are selected based on drilling requirements including angle, depth, diameter, curvature, vertical clearance underneath water courses and structures, etc.

Access to the entry and exit pits will be via a newly constructed access or existing access road/track. Works area will be a minimum of 15m back from watercourses and will be levelled where required in accordance with the specification to form access roads and temporary work platform. The depth of the drill below the riverbed will be determined from site investigations. Once the route has been drilled, the ducts will be towed into the bore.

Upon completion, temporary platforms at entry and exit pits will be removed and access reinstated .

All works will be carried out in accordance with international best practice and full compliance with health and safety requirements.

3.5.8 Materials and Storage

Key materials will include steel, concrete, composite cladding, piping, electrical cabling, process equipment and finishes. Aggregate materials such as sands and gravels will be loaded directly to vehicles for use within the site of the Proposed Development as appropriate, e.g., as fill material. Liquid materials will be stored within temporary bunded areas, doubled skinned tanks or bunded containers (all bunds will conform to standard bunding specifications – British Standard (BS) EN 1992-3:2006) to prevent spillage.

3.5.9 Reinstatement

Once all construction works are complete, the work areas will be reinstated with excavated soil and either seeded out with native species, allowed to vegetate naturally, or reinstated with excavated grass turves and will be restored to their original condition.

Landscaping consists of native meadow planting surrounding the compound with native hedgerow planting to the north and woodland planting within the visual screening mitigation planting (refer to Drawing 60657534-ACM-DWG-FT-620 submitted as part of this application).

3.5.10 Waste Management

All waste products (general waste, plastic, timber, etc.) arising during the construction phase will be managed and disposed of in accordance with the provisions of the Waste Management Act 1996 and associated amendments and regulations, and a Waste Management Plan (WMP) will be prepared by the appointed Contractor prior to the commencement of construction. All waste material will be disposed of at a fully licensed facility.

3.5.11 Outline Construction Environmental Plan

An Outline Construction Environmental Management Plan (oCEMP)¹² is included as part of this planning application. The oCEMP will be developed into a detailed CEMP by the contractor and implemented by the contractor during the construction phase of the Proposed Development. All environmental protection measures contained within this ECR will be incorporated into the detailed CEMP by the appointed Contractor. Prior to commencement of construction works, the contractor will draw up detailed Method Statements which will be informed by the oCEMP, environmental protection measures included within the planning application, and the guidance documents and best practice measures to be implemented in full during the construction phase.

3.6 Operational Phases

During the operational phase, the Proposed Development will be operated, maintained and managed by EirGrid/ESBN personnel.

Operational lighting will be directed onto required areas and light spill will be minimised by the use of beam deflectors. Lighting will not be used such that there is light spill on to surrounding habitat which could be used by important species.

4. EIA Screening Methodology

This section outlines the methodology adopted in the compilation of this EIA Screening Report.

4.1 Mandatory EIA

Ascertaining whether a proposed development/project requires an EIA, and subsequent preparation of an EIA Report (EIAR), was determined by reference to provisions set out in the Planning and Development Regulations 2001 (as amended)¹.

The EIA screening methodology undertaken was as follows:

- The initial step is to identify if the Proposed Development is listed within Schedule 5, Part 1 and Part 2 of the Planning and Development Regulations 2001 (as amended)¹.
 - Schedule 5, Part 1 lists projects that require a mandatory EIA.
 - Schedule 5, Part 2 sets out specified limits for proposed developments for which a mandatory EIA is required should a proposed development exceed the specified limits.
- Should the Proposed Development not exceed any of the thresholds outlined in the Planning and Development Regulations 2001 (as amended)¹ for the mandatory requirement to prepare an EIA and is categorised as “sub-threshold”, the Proposed Development would then be assessed on a case-by-case basis to determine whether or not the Proposed Development is likely to have any significant impacts on the existing environment. This would be carried out in line with Schedule 7 of the Planning and Development Regulations 2001 (as amended)¹.

4.2 Sub-Threshold Assessment

The sub-threshold assessment takes into consideration the guidance document entitled ‘*Guidance for Consent Authorities regarding Sub-Threshold Development*’¹³. The publication is intended to assist planning and other consenting authorities in deciding if significant effects on the environment are likely to arise in the case of works that are below the national mandatory EIA thresholds. The discretionary (or sub-threshold) requirements are based on an assessment of the likely significant environmental effects of a proposed development.

As per the EPA’s ‘*Guidelines on the information to be contained in Environmental Impact Assessment Reports*’¹⁴, a significant effect can be defined as “an effect which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment”.

¹² AECOM (2023), Outline Construction Environmental Management Plan

¹³ Department of Housing, Local Government and Heritage (DHLGH) (2020). Guidance for Consent Authorities Regarding Sub-Threshold Development

¹⁴ EPA (2022). Guidelines on the information to be contained in Environmental Impact Assessment Reports

4.3 Assumptions

The EIA screening undertaken assumes construction of the Proposed Development would comply with regulatory best practice and incorporate environmental controls and construction works will be carried out by an experienced Contractor. The Contractor and any sub-contractor will create a construction methodology that will comply with the mitigation measures within the Environmental Considerations Report¹⁵ (ECR), oCEMP¹⁶ and Screening for AA Report¹⁷ that accompany this planning application.

The appointed Contractor will expand and develop the oCEMP into a Contractor’s CEMP to ensure that there are no impacts on any vector that would pose a significant risk to the environment. It is assumed the Contractor’s CEMP would include regulatory pollution control measures as per best management practices such as the following:

- Noise, vibration and dust controls.
- An emergency response procedure for any spills that may occur during the construction phase.
- A Waste Management Plan (WMP).
- Procedures for dealing with unexpected archaeological discoveries (where required).
- Health and safety provisions.

The Contractor’s CEMP will include details of any environmental monitoring requirements, communication protocols, or particular measures as required by conditions associated with planning approval (if granted).

It has been assumed reuse of materials onsite as far as is reasonably practicable would be implemented to reduce the production of waste associated with the Proposed Development. Where waste materials are required to be taken offsite for segregation or disposal, it has been assumed the contractor would ensure this is undertaken by a licensed haulier under chain of custody procedures to an appropriately licensed waste facility as per the WMP that would be included within the approved Contractor’s CEMP for the Proposed Development. The waste hierarchy will also be considered as part of the WMP.

A Construction Traffic Management Plan (CTMP) will be implemented by the appointed Contractor, prior to the commencement of construction to manage the potential for traffic and transport effects during construction activities.

The Applicant and appointed contractor have a duty of care to the environment. Inherent environmental controls have therefore been assumed when determining potential environmental effects during the EIA screening process.

5. Initial Screening

5.1 Planning and Development Regulations Screening

The Proposed Development does not fall under any of the developments listed under Schedule 5, Part 1 of the Planning and Development Regulations 2001 (as amended)¹.

The criteria as laid out by Schedule 5, Parts 1 and 2 and the screening of the Proposed Development against the criteria are contained in Table 2.

Table 2 Mandatory Environmental Impact Assessment Criteria Established under the Planning and Development Regulations 2001¹

Mandatory	Regulatory Reference	Mandatory Criteria Met?
<i>20. Construction of overhead electrical power lines with a voltage of 220 kilo Volts or more and a length of more than 15 kilometres.</i>	Schedule 5 Part 1 - Planning & Development Regulations 2001 (as amended)	No.
<i>3 (a) Energy Industry Industrial installations for the production of electricity, steam and hot water not included in Part 1 of this Schedule with a heat output of 300 megawatts or more.</i>	Schedule 5 Part 2- Planning & Development Regulations 2001	No. No heat output.

¹⁵ AECOM (2023), Fieldstown 110kV Substation and Grid Connection Environmental Considerations Report

¹⁶ AECOM (2023), Fieldstown 110kV Substation and Grid Connection Outline Construction Environmental Plan

¹⁷ AECOM (2023), Fieldstown 110kV Substation and Grid Connection S

Mandatory	Regulatory Reference	Mandatory Criteria Met?
	(as amended)	
<p><i>3 (b) Energy Industry</i> <i>Industrial installations for carrying gas, steam and hot water with a potential heat output of 300 megawatts or more, or transmission of electrical energy by overhead cables not included in Part 1 of this Schedule, where the voltage would be 200 kilo Volts or more.</i></p>	<p>Schedule 5 Part 2- Planning & Development Regulations 2001 (as amended)</p>	<p>No. The development does not include construction of overhead cables.</p>

5.2 Summary

It has been assessed that the Proposed Development does not trigger the mandatory criteria for a full EIA as set out within Schedule 5 Part 1 and Part 2 of the Planning and Development Regulations. A sub-threshold assessment has been undertaken to determine whether the Proposed Development is likely to have significant effects on the existing environment, requiring a full EIAR.

6. Sub-Threshold Assessment

Where the Proposed Development does not meet, or exceed, the applicable threshold, the likelihood of the Proposed Development having significant effects on the environment needs to be considered. The discretionary (or sub-threshold) requirements are based on an assessment of the likely significant environmental effects of the Proposed Development in accordance with the criteria outlined within Schedule 7 of the Planning and Development Regulations 2001¹.

6.1 Characteristics of the Proposed Development

6.1.1 Size and Design of the Proposed Development

The Proposed Development has an approximate area 17.9ha and comprises a substation compound and 13.3km grid connection.

The Proposed Substation Development is located within an area of agricultural grassland on lands at Fieldstown East, County Dublin.

The largest nearby towns are Ashbourne, approximately 4.5km east, and Swords, approximately 9.5km to the southeast. Oldtown is located approximately 2.5km directly north, Ballyboghil is approximately 4.5km east, and Rolestown is situated within 1km southeast of the site. There are dispersed one-off housing units located in proximity to the Proposed Substation Development, with the nearest property is located approximately 300m west.

In order to connect the substation to the transmission network, it is proposed to connect the 110kV substation to the Finglas substation by means of a 110kV underground cable. The Proposed Grid Connection is approximately 13.3km and is located primarily within public roadways. This cable run will exit the substation compound travelling west before heading south and entering the R122 regional road. The proposed cable connection will follow the path of the R122 to the L7325 and L7231 before returning to the R122, before heading west adjacent to the M50, under the N2 to the boundary of Finglas Substation. The Proposed Grid Connection will also include three HDD sections at the Broadmeadow River, Ward River and under the N2.

6.1.2 Cumulation with other Existing and/or Proposed Developments

A review was initially carried out to identify other existing and/or approved projects (including approved projects that have been appealed and a decision is pending), taking into account any existing environmental impacts relating to areas of particular importance likely to be affected or the use of natural resources. A review was carried out of the planning files from the following databases:

- FCC
- Neighbouring County Councils (such as Meath County Council (MCC))
- An Bord Pleanála (ABP)
- Department of Housing, Planning and Local Government (DHPLG) Environmental Impact Assessment (EIA) Portal.

An overview of the planning history search is included in Appendix B.

The scope of the search was based within a 5km radius from the approximate centrepoint of the Proposed Development. A specified criteria informed the search and omitted any planning applications greater than five years old, refused, invalid and withdrawn applications. The criteria then focused on foreseeable developments to be considered in line with the Proposed Development. In respect of this, any small scale residential and extension type developments along with minor amendments, changes of use and small-scale farming/agricultural applications were omitted. Only reasonably foreseeable developments were considered.

The detailed planning search included in Appendix B, have highlighted the potential for these developments to produce transient impacts, specifically; from noise, traffic and dust associated with construction of the Proposed Development in combination. However, these effects would be considered not significant and temporary. Should the development of a number of large developments, as identified within the planning search, occur at the same time, then there is potential for negative effects of slight to moderate significance. Although these would be temporary in duration, occurring primarily during the construction phase.

6.1.3 Use of Natural Resources

Materials used within the Proposed Development would likely include fill material, steel, concrete, composite cladding, piping, electrical cabling, process equipment and finishes. Exact quantities are currently unknown and will be identified at the detailed design stage.

Materials will be sourced locally where possible to minimise transportation distances and will be scheduled to avoid queues/increased traffic on local routes.

During both the construction and operational phases, water demand for the Proposed Development will be minimal. The Applicant has consulted with Uisce Éireann and proposed to connect to the existing water network. It is proposed to take a 100mm connection from an external watermain to the west of the site to provide adequate water services for the Proposed Substation Development, subject to agreement and connection with Uisce Éireann.

6.1.4 Production of Waste

There will be waste produced during the construction phase of the Proposed Development; however, exact quantities are currently unknown and will be identified at the detailed design stage. It is not envisioned hazardous waste will occur within the Site of the Proposed Development.

All waste products (general waste, plastic, timber, etc.) arising during the construction phase will be managed and disposed of in accordance with the provisions of the Waste Management Act 1996 and associated amendments and regulations, and a Waste Management Plan (WMP) will be prepared by the appointed Contractor prior to the commencement of construction. All waste material will be disposed of at a fully licensed facility.

6.1.5 Pollution and Nuisances

During the construction phase, potential pollution sources, pathways and nuisances during the consideration phase include but are not limited to:

- Increases in exhaust emissions to air as a result of construction machinery.
- Noise and vibration from equipment use.
- Leaks and spills of hydrocarbon containing materials or other chemicals used.
- Dust generation from construction activities.
- Runoff of material to and sedimentation of nearby watercourses.
- The likelihood and severity of these effects will be managed through compliance with best practice construction management practices as defined in the Contractor's CEMP.

6.1.6 Risk of Accidents and/or Disasters

A man-made or natural event that threatens an immediate or delayed serious environmental effect to human health, welfare and the environment is described as a major accident.

A disaster can be described as a man-made or natural hazard that can result in a situation meeting the definition of a major accident such as an act of terrorism or subsidence, landslide, or earthquake. The potential risks of the Proposed Development causing an accident and/or disaster during the construction and operational phases, and the vulnerability of the Proposed Development to potential man-made and natural disasters must be considered during the screening process.

The size of the Proposed Development is not of a sufficient size or scale to cause a major accident or disaster during the construction phase as normal construction mitigation measures (such as the contractors Health and Safety plan, an approved Contractor's CEMP and approved methods of work) will be adhered to on the Proposed Development. The implementation of appropriate control measures (including an emergency spill response plan) and best management practices will reduce the risk of accidents from polluting substances entering soil and groundwater.

There may be minor emissions of greenhouse gases to the atmosphere from HGV movements during construction and the operation of construction equipment; however, the risks are considered low given the type and scale of the development. Given the nature of the Proposed Development, there will be no emissions to air during the operational phase.

In terms of flood risk, a Stage 2 Flood Risk Assessment¹⁸ (FRA) was undertaken for the Proposed Development and concluded that the flood zone mapping indicates the Proposed Development lies in Flood Zone C. The pluvial, groundwater and fluvial flood risk is considered to be low. A Stage 3 Detailed FRA is not required.

It is considered the Proposed Development is not likely to result in a major accident or disaster given its type, size and scale and the inherent measures that would be included in its design and implementation.

6.2 Location of Proposed Development

6.2.1 Existing Land Use

The Proposed Substation currently comprises agricultural land. Lying outside of any designated settlement boundary, it falls under a 'RU – Rural' designation, within the Final County Development Plan 2023-2029, which has an objective to "*Protect and promote in a balanced way, the development of agriculture and rural related enterprise, biodiversity, the rural landscape, and the built and cultural heritage*".

As the Proposed Grid Connection passes primarily through roadways, there is no designated zoning. It does, however, pass adjacent to 'RU – Rural' zoning, 'RC – Rural Cluster' zoning, 'OS – Open Space' zoning, 'GB – Green Belt' zoning, 'DA – Dublin Airport' zoning and directly through 'GE – General Employment' zoning as it crosses the fields and into Finglas substation. GE Zoning has an objective to "*Provide opportunities for general enterprise and employment*".

6.2.2 Relative Abundance, Availability, Quality and Regenerative Capacity of Natural Resources

It is assumed all construction materials will be sourced locally where possible. It has been assumed all materials will be sourced from licensed suppliers and materials will be reused onsite where reasonably practicable.

The water demand for the Proposed Development will be minimal. It is proposed to take a 100mm connection from an external watermain to the west of the site to provide adequate water services for the Proposed Development, subject to agreement and connection with Irish Water.

6.3 Adsorption Capacity of the Natural Environment

This section describes the adsorption capacity of the natural environment in line with Annex III of Directive 2014/52/EU, and the criteria outlined within Schedule 7 of the Planning and Development Regulations 2001 (as amended)¹ specifically:

- Wetlands, riparian areas, river mouths.
- Coastal zones and the marine environment.
- Mountain and forest areas.
- Nature reserves and parks.
- Areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive.
- Areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the EU and relevant to the project, or in which it is considered that there is such a failure.
- Densely populated areas.

¹⁸ AECOM (2023), Fieldstown 110kV Substation and Grid Connection Flood Risk Assessment

- Landscapes and sites of historical, cultural or archaeological significance.

6.3.1 Wetlands, Riparian Areas and River Mouths

Proposed Substation Development

The closest surface water feature recorded on EPA mapping is the Broadmeadow River (river waterbody code: IE_EA_08B020700) which is located approximately 400m south of the Proposed Substation Development. It flows from west to east and enters the Irish Sea approximately 8km to the east of the site. A minor ditch is present on the south of the Proposed Substation Development, which flows into the Broadmeadow.

Proposed Grid Connection

The Proposed Grid Connection traverses the following surface water features:

- Broadmeadow River (river water body code IE_EA_08B020700, segment code 08_0442).
- Rowlestown West (river water body code IE_EA_08B020700, segment code 08_631).
- Ward River (river water body code IE_EA_08W010300, segment code 08_644).
- Dunsoghly (river waterbody code IE_EA_08W010300, segment code 08_673).
- Huntstown 08 (river waterbody code IE_EA_08W010300, segment code 08_645).

6.3.2 Coastal Zones and the Marine Environment

There are no coastal zones or marine environments within 1km of the Site.

6.3.3 Mountain and Forest Parks

There are no mountain or forest parks within 1km of the Site.

6.3.4 Nature Reserves and Parks

There are no nature reserves or parks within 1km of the Site.

6.3.5 Areas Classified or Protected under Legislation including Natura 2000 Areas

There are no recorded Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Natural Heritage Areas (NHAs) within a 2km radius of the Proposed Development site.

6.3.6 Areas Where There Has Already Been a Failure to Meet the Environmental Quality Standards of the European Union

The Broadmeadow River (IE_EA_08B020700) and Ward River (IE_EA_08W010300) are classified as having a 'Moderate' river waterbody Water Framework Directive (WFD) status (2016-2021) and is considered 'at risk' under the WFD.

The Proposed Development is not located in a groundwater source protection area. Groundwater beneath The Proposed Substation Development and the majority of the Proposed Grid Connection forms part of the Swords groundwater body (groundwater body code IE_EA_G_011), classified as a 'Moderately Productive only in Local Zones'. Under the most recent Water Framework Directive (WFD) data (2016-2021) groundwater beneath the Site is classified as having 'Good' status and 'Not at Risk' of not achieving Good status.

Groundwater beneath the southern area of the Proposed Grid Connection forms part of Dublin groundwater body (groundwater body code IE_EA_G_008), classified as a 'Locally Important Aquifer - Bedrock which is Moderately Productive only in Local Zones'. Under the most recent WFD data (2016-2021) groundwater beneath the Site is classified as having 'Good' status and is under 'Review' status for achieving Good status.

6.3.7 Densely Populated Areas

The Proposed Substation Development is located within a rural area. The largest nearby towns are Ashbourne, approximately 4.5km east, and Swords, approximately 9.5km to the southeast. Oldtown is located approximately 2.5km directly north, Ballyboghil is approximately 4.5km east, and Rolestown is situated within 1km southeast of the site. There are dispersed one-off housing units located in proximity to the Proposed Substation Development, with the nearest property is located approximately 300m west.

The majority of the Proposed Grid Connection is located within the public road with dispersed residential and commercial properties within 10m of the Proposed Grid Connection increasing in density to the south of the connection.

6.3.8 Landscape, Townscape and Sites of Historical, Cultural or Archaeological Significance

There are no sites or monuments under Preservation Order and no National Monuments in state care or ownership and guardianship of the Minister for Housing, Local Government and Heritage, within the Proposed Development site boundaries.

Additionally, there are no sites or monuments under Preservation Order and no National Monuments in state care or ownership and guardianship of the Minister for Housing, Local Government and Heritage within the 1km study area around the Proposed Development site.

One National Monument is recorded within the 200m study area extending from the Proposed Grid Connection. Dunsoghly Castle (NM 230) was associated with the Plunkett Family and is located within a farmyard 151 west of the Proposed Grid Connection at Dunsoghly.

A review of the Record of Monument and Places (RMP) dataset identified ten sites within 1km of the Proposed Substation Development however, none of these are located within the boundaries of the Proposed Development site. 40 archaeological sites were identified in the RMP dataset within 200m of the Proposed Grid Connection. There are 39 sites that are scheduled for inclusion in the next revision of the RMP and ten zones of archaeological potential associated with the recorded sites intersecting the Proposed Grid Connection.

One large Zone of Notification covers the central townland of Castlefarm including the Proposed Grid Connection, this includes multiple assets such as a church (DU011-011001), graveyard [DU011-011002) and ecclesiastical enclosure (DU011-011003) in one area. Followed by a battlefield (DU011-100), castle- tower house (DU011-011004) and an earthwork (DU011-011006) and field system (DU011-011005) in the wider area.

There are 11 assets recorded as protected structures on the FDP within the Study Area around the Proposed Substation Development. None of these are located within the Proposed Substation Development site. Six of these protected structures are also assets recorded on the RMP. One other asset is recorded as a protected structure on the FDP 2023-2029 within the 200m study area. This is Freedagh Mound (RPS.0644) which is located 180m to the west of the Proposed Grid Connection at Corrstown.

There are three buildings recorded on the NIAH within the study area around the Proposed Substation Development. All are also recorded as Protected Structures on the FDP 2023-2029. There are two buildings recorded on the NIAH (11333001, 11348001) within the study area around the Proposed Grid Connection.

There are two Architectural Conservation Areas (ACAs) in the wider vicinity of the site. The Rowlestown ACA lies approximately 1km east of the Proposed Substation Development. The Oldtown ACA is located approximately 3km north of the Proposed Substation Development. The Proposed Grid Connection does not traverse an ACA.

6.4 Type and Characteristics of the Potential Impacts

This section presents the magnitude and nature of the impacts taking into consideration potential likely significant effects on the environment resulting from the Proposed Development.

6.4.1 Extent of the Impact

Any potential impacts are likely to be limited to the Site of the Proposed Development (17.9ha) and sensitive receptors, including watercourses surrounding the Site.

6.4.2 Transboundary Nature of the Impact

There are no likely significant transboundary impacts associated with the Proposed Development.

6.4.3 The Magnitude and Complexity of the Impact

6.4.3.1 Population and Human Health

There are no receptors that would experience land use or severance effects in the vicinity of the Proposed Development.

The main construction activities associated with the Proposed Development are expected to last 24 months. During this period, the number of workers will vary considerably though the maximum required onsite during working hours is expected to be 30. Given the size, nature, and duration of the Proposed Development, it has potential to create

some temporary employment in Kilsallaghan and the surrounding area. The Proposed Development is assessed to have a minor beneficial impact on employment.

There is an element of risk to human health related to all construction projects as during the construction phase there is potential for impacts relating to dust generation, and noise and vibration from construction activities, however, given its nature, the Proposed Development will not result in any significant change to the local air quality environment, the local noise environment, or the existing road network. Therefore, the impact of the Proposed Development on air quality, noise, and neighbourhood amenity as a determinant of human health and well-being is assessed not significant.

Appropriate mitigation measures will be set out within an approved Contractors CEMP which will include a Health & Safety Plan. A Construction Traffic Management Plan (CTMP) will be implemented by the appointed Contractor, prior to the commencement of construction to manage the potential for traffic and transport effects during construction activities, consequently, it is not anticipated to cause significant environmental effects.

Due to the type and size of the Proposed Development and with the implementation of an approved Contractor's CEMP and CTMP, which will include inherent environmental controls, regulatory controls and best practice measures, no likely significant effects are anticipated to human health during the construction or operational phase of the Proposed Development.

6.4.3.2 Biodiversity

A Screening for AA Screening Report¹⁹ has been prepared for the Proposed Development.

Thirteen European sites are located within 15km of the Proposed Substation Development and Proposed Grid Connection. There is potentially hydrological connectivity between the Proposed Substation Development and Proposed Grid Connection and two of these sites via surface water systems: the Malahide Estuary Special Area of Conservation (SAC) and the Malahide Estuary Special Protection Area (SPA). There is also habitat within the Proposed Substation Development, area surrounding the Proposed Development which is likely to be suitable for foraging by greylag goose, and other Special Conservation Interests (SCI) waterbird species of SPAs within 15km (or further afield).

Despite this, it has been shown in the AA Screening Report¹⁹ that there are no European sites which will be subject to likely significant effects from the Proposed Development, either alone or in-combination with other plans or projects.

Therefore, in view of best scientific knowledge and on the basis of objective information, it is concluded that likely significant effects from the Proposed Development on any European site, whether individually or in combination with other plans or projects, beyond reasonable scientific doubt, can be excluded.

There is consequently no requirement to proceed to the next stage of Appropriate Assessment.

6.4.3.3 Land and Soils

The Proposed Substation Development and surrounding land are currently in agricultural use. The Proposed Grid Connection exits the Proposed Substation Development before entering the R112, it follows the R112. Before the junction of the R122 and R125, the Proposed Grid Connection will cross under the Broadmeadow River, the Ward River and under the N2/M50 prior to entering Finglas Substation. Lands surrounding the Proposed Grid Connection are primarily agricultural and residential with occasional commercial premises.

The potential impacts on land and soils from these construction activities include:

- Excavation and stockpiling of soils, which could lead to soil erosion.
- Potential accidental spills/release of fuels, chemicals, concrete, drilling fluids and lime to ground.
- Soil compaction due to traffic and storage or excessively high stockpiles of soil, and silt laden run off in heavy rain or wheel-washing activities.
- Depletion of natural resources, through use of quarried material as fill.
- Potential for overburden collapse at the proposed HDD locations crossings.

However, with the implementation of an approved Contractor's CEMP, it is considered that residual negative effects of the Proposed Development on land, soils and groundwater will overall be imperceptible provided that appropriate mitigation measures including:

¹⁹ AECOM (2023), Fieldstown 110kV Substation and Grid Connection Screening for Appropriate Assessment

- Store excavated topsoil for reuse in stockpiles less than 2m high to prevent damage to the soil structure. Other excavated materials of lower engineering quality can be stored in higher stockpiles.
- Segregate different grades of soil where they arise.
- Excavations in made ground will be monitored by an appropriately qualified person to ensure that any contaminated material is identified, segregated and disposed of appropriately. Any material from identified localised areas of contamination shall be segregated and stored in an area where there is no possibility of runoff generation or infiltration to ground or surface water drainage.
- Minimise movements of materials within the stockpiles in order to reduce the degradation of the soil structure.
- On completion of the works, the ground surface disturbed during the site preparation works and at the entry and exit pits for HDD will be carefully reinstated and reseeded at the soonest opportunity to prevent soil erosion.
- Designate a bunded storage area at the contractor's compound(s) and away from open ground and surface water gullies or drains for oils, solvents and paints used during construction. The fuel storage tanks shall be bunded to a volume of 110% of the capacity of the largest tank/container within the bunded area or 25% of the total capacity of all the tanks within the bund, whichever is the greater.
- Drainage from the bunded area shall be diverted for collection and safe disposal. All containers within the storage area will be clearly labelled, so that appropriate remedial action can be taken in the event of a spillage. When moving drums from the bunded storage area to locations within the site plot, a suitably sized spill pallet will be used for containing any spillages during transit.
- Refuelling of construction vehicles and the addition of hydraulic oils or lubricants to vehicles, will take place in designated impermeable refuelling areas isolated from surface water drains.
- Where mobile fuel bowzers are used on the site, in the event of a machine requiring refuelling outside of the designated area, fuel will be transported in a mobile double skinned tank.
- Adequate stocks of hydrocarbon absorbent materials (e.g., spill-kits and/or booms) shall be held onsite in order to facilitate response to accidental spills. Spill response materials shall also be stored on all construction vehicles.
- Any bentonite (or similar HDD drilling head lubrication material) will be handled and removed by the drilling contractor.
- The drilling fluid/bentonite will be non-toxic and naturally biodegradable.
- HDD will be a closed system, with drilling fluid recirculated, the drill cuttings recovered, and drilling fluid reused. Pneumatic leak testing shall be carried out to confirm the integrity of the return line.
- Spent drilling fluids including separated drill materials shall be contained in secure bunded areas for offsite disposal at a licensed disposal facility.
- All ready-mixed concrete will be brought to site by truck. Wash down and washout of concrete transporting vehicles will take place at an appropriate designated area and direct discharge of wash water to ground or surface waters will be strictly prohibited.
- Earthworks haulage will be along predetermined routes within the proposed development and any deliveries to site will be along existing national, regional and local routes for importation and exportation of materials.
- Haulage with the Proposed Substation Development will be along internal haul roads/access tracks, where practicable.
- Where compaction occurs due to truck movements and other construction activities on unfinished surfaces, remediation works will be undertaken to reinstate the ground to its original condition. Where practicable, compaction of any soil or subsoil which is to remain in situ along the sites will be avoided.
- The source of aggregate and fill material will be carefully selected and vetted in order to ensure that it is of a reputable origin and that it is 'clean' (i.e., will not contaminate the environment).
- Detailed subsurface investigations will be carried out at the proposed HDD locations prior to construction.
- Limits will be placed on drilling fluid pressures in the annular space of the bore to prevent inadvertent drilling fluid returns to the ground surface and maintain bore stability.
- A minimum soil cover depth of 3m will be maintained under existing roads and watercourses.

- Ground settlement, horizontal movement and vibration monitoring will be implemented during construction activities to ensure that the construction does not exceed the design limitations.

6.4.3.4 Water

A Stage 2 Flood Risk Assessment²⁰ (FRA) was undertaken for the Proposed Development and concluded that the flood zone mapping indicates the Proposed Development lies in Flood Zone C. The pluvial, groundwater and fluvial flood risk is considered to be low. A Stage 3 Detailed FRA is not required.

Development works by their nature have the potential for impact of watercourses and groundwater by way of pollution. The risk of potential effects occurring during both the construction and operational phases of the Proposed Development (in the absence of adequate management and mitigation measures) can arise from several activities including:

- Vegetation removal, site stripping and bulk earthworks as part of the construction would leave deposits exposed to erosion by wind or rain and this could potentially lead to increases in sediment loading of the surface water network.
- Contamination of surface water from suspended sediments may also be caused by runoff from material stockpiles, excavation dewatering and dirt from vehicles.
- Potential accidental spills/release of fuels, chemicals, concrete, drilling fluids and lime to ground.
- Excavation and removal of contaminated made ground has the potential to release contaminants via runoff to surface water bodies.
- Migration of pollutants associated with the HDD to enter the surface water environment as a result of a frack out.
- Uncontained spillage of polluting materials stored onsite, e.g., oil and lubricants for maintenance.
- Fuel/oil leaks from parked vehicles.
- Potential changes to groundwater recharge rates due to the introduction of hardstanding cover over previously unsealed ground.

However, with the implementation of an approved Contractor's CEMP, it is considered there are no likely significant impacts on the water environment associated with the Proposed Development provided that appropriate mitigation measures are implemented including:

- Instream works are not required at any watercourse crossing along the Proposed Grid Connection. There will be no tracking of machinery within watercourses.
- There will be no storage of material/equipment or overnight parking of machinery inside the 15m buffer zone to the watercourse.
- Before any ground works are undertaken, double silt fencing will be placed upslope of the watercourse channel along the 15m buffer zone boundary.
- Drainage channels and streams will be clearly identified on site and shown on method statements and site plans.
- During the construction activities there will be a requirement for diverting rainwater away from the construction areas, into nearby drainage channels and streams.
- Visual inspections of roads and wheel washing at site entry/exit points will be undertaken to prevent the accumulation of dirt.
- Excavations will only remain open for limited time periods to reduce groundwater and surface water ingress and water containing silt will be passed through a settlement tank or adequate filtration system prior to discharge. A discharge consent will be obtained as necessary for disposal of dewatering water and groundwater arising from pumping (if any) or such water may be disposed of as construction site run off where appropriate.
- Dewatering, where required, will incorporate the use of filter media. there will be no direct discharges into the watercourses.

²⁰ AECOM (2023), Fieldstown 110kV Substation and Grid Connection Flood Risk Assessment

- Spoil and temporary stockpiles including stone stockpile areas will be positioned in locations which are distant from drainage systems and retained drainage channels, away from areas subject to flooding.
- Runoff from spoil heaps will be prevented from entering watercourses by diverting it through onsite settlement ponds and removing material as soon as possible to designated storage areas.
- Silt traps will be placed across the works boundary in any areas adjacent to watercourses to avoid siltation of watercourses. These will be maintained and cleaned regularly throughout the construction phase. Attention will also be paid to preventing the build-up of dirt on road surfaces, caused by trucks and other plant entering and exiting the Proposed Development site.
- There will be no tracking of machinery within watercourses.
- There will be no storage of material/equipment or overnight parking of machinery inside the 15m buffer zone to the watercourse.
- Before any ground works are undertaken, double silt fencing will be placed upslope of the watercourse channel along the 15m buffer zone boundary.
- Designate a bunded storage area at the contractor's compound(s) and away from surface water gullies or drains for oils, solvents and paints used during construction. The fuel storage tanks shall be bunded to a volume of 110% of the capacity of the largest tank/container within the bunded area or 25% of the total capacity of all the tanks within the bund, whichever is the greater.
- Drainage from the bunded area shall be diverted for collection and safe disposal. All containers within the storage area will be clearly labelled, so that appropriate remedial action can be taken in the event of a spillage. When moving drums from the bunded storage area to locations within the site plot, a suitably sized spill pallet will be used for containing any spillages during transit.
- Refuelling of construction vehicles and the addition of hydraulic oils or lubricants to vehicles, will take place in designated impermeable refuelling areas isolated from surface water drains.
- There will be no refuelling allowed within 100m of the watercourse crossing.
- Where mobile fuel bowsers are used on the site, in the event of a machine requiring refuelling outside of the designated area, fuel will be transported in a mobile double skinned tank.
- Adequate stocks of hydrocarbon absorbent materials (e.g., spill-kits and/or booms) shall be held onsite in order to facilitate response to accidental spills. Spill response materials shall also be stored on all construction vehicles.
- Any bentonite (or similar HDD drilling head lubrication material) will be handled and removed by the drilling contractor. Typically, bentonite is used, which comprises 95% water and 5% bentonite clay which is a non-toxic, natural substance. HDD will be a closed system, with drilling fluid recirculated, the drill cuttings recovered, and drilling fluid reused. Pneumatic leak testing shall be carried out to confirm the integrity of the return line.
- Spent drilling fluids including separated drill materials shall be contained in secure bunded areas for offsite disposal at a licensed disposal facility.
- All ready-mixed concrete will be brought to site by truck. Wash down and washout of concrete transporting vehicles will take place at an appropriate designated area and direct discharge of wash water to surface waters will be strictly prohibited.
- Store excavated topsoil for reuse in stockpiles less than 2m high to prevent damage to the soil structure. Other excavated materials of lower engineering quality can be stored in higher stockpiles.
- Segregate different grades of soil where they arise.
- Excavations in made ground will be monitored by an appropriately qualified person to ensure that any contaminated material is identified, segregated and disposed of appropriately. Any material from identified localised areas of contamination shall be segregated and stored in an area where there is no possibility of runoff generation or infiltration to ground or surface water drainage.
- Minimise movements of materials within the stockpiles in order to reduce the degradation of the soil structure.
- Detailed subsurface investigations will be carried out at the proposed HDD locations prior construction.
- The drilling fluid/bentonite will be non-toxic and naturally biodegradable.

- Limits will be placed on drilling fluid pressures in the annular space of the bore to prevent inadvertent drilling fluid returns to the ground surface and maintain bore stability.
- A minimum soil cover depth of 2m will be maintained under existing roads and watercourses.
- The area around the bentonite batching, pumping and recycling plant will be bunded using terram (as it will clog) and sandbags in order to contain any spillages.
- Drilling fluid returns will be contained within a sealed system to prevent migration from the works area.
- Spills of drilling fluid will be clean up immediately and stored in an adequately sized skip before been taken offsite.

6.4.3.5 Air Quality

The main air quality impacts will be associated with dust generation and emissions of airborne particulate matter during site preparation and construction works. A wide range of site preparation and construction activities have the potential to generate this type of emission, including:

- Land clearing.
- Earthwork operations.
- Equipment movements.
- Vehicular transport.
- Construction activities (i.e., concrete, mortar and plaster mixing, drilling, milling, cutting, grinding activities).
- Windblown dust from temporary unpaved roads and bare construction sites.

However, with the implementation of an approved Contractor's CEMP and CTMP, it is considered that residual negative effects of the Proposed Development on air quality will overall be not significant provided that appropriate mitigation measures are implemented including:

- Display the name and contact details of person(s) accountable for air quality and dust issues on the site boundary.
- Display the head or regional office contact information.
- Develop and implement a Dust Management Plan (DMP).
- Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken.
- Make the complaints log available to the local authority when asked.
- Record any exceptional incidents that cause dust and/or air emissions, either on- or offsite, and the action taken to resolve the situation in the logbook.
- Undertake daily onsite and offsite inspection, where receptors (including roads) are nearby, to monitor dust, record inspection results, and make the log available to the local authority when asked.
- Carry out regular site inspections to monitor compliance with the DMP, record inspection results.
- Increase the frequency of site inspections by the person accountable for air quality and dust issues onsite when activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions.
- Plan site layout so that machinery and dust causing activities are located away from receptors, as far as is possible.
- Erect solid screens/barriers or enclose site or specific operations where there is a high potential for dust production and the site is active for an extensive period.
- Fully enclose site or specific operations where there is a high potential for dust production and the site is active for an extensive period.
- Avoid site runoff of water or mud.
- Keep site fencing, barriers and scaffolding clean using wet methods.
- Remove materials that have a potential to produce dust from site as soon as possible, unless being re-used on site. If they are being re-used onsite cover as described below.

- Cover, seed or fence long-term stockpiles to prevent wind whipping.
- Ensure all vehicles switch off engines when stationary - no idling vehicles.
- Avoid the use of diesel or petrol-powered generators and use mains electricity or battery powered equipment where practicable.
- Impose and signpost maximum-speed-limits on surfaced and unsurfaced haul roads and work areas.
- Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression technique.
- Ensure an adequate water supply on the site for effective dust/particulate matter suppression/mitigation.
- Use enclosed chutes and conveyors and covered skips.
- Minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment if it is fitted.
- Ensure equipment is readily available onsite to clean any dry spillages and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods.
- Avoid bonfires and burning of waste materials.
- Avoid scabbling (roughening of concrete surfaces) if possible.
- Ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out.
- Use water-assisted dust sweeper(s) on the access and local roads, to remove, as necessary, any material tracked out of the site.
- Avoid dry sweeping of large areas.
- Ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport.
- Record all inspections of haul routes and any subsequent action in a site logbook.
- Implement a wheel washing system (with rumble grids to dislodge accumulated dust and mud prior to leaving the site where reasonably practicable). Ensuring that there is an adequate area of hard surfaced road between the wheel wash facility and the site exit, wherever site size and layout permits.

6.4.3.6 Climate

Climatic impacts are expected to be minor emissions of GHG to the atmosphere from equipment and vehicular movements, transport of materials and the operation of site construction equipment. A significant effect is not considered likely given the scale and size of the Proposed Development. During the operational phase, emissions, associated with energy use and maintenance, are considered of minor significance.

With the implementation of an approved Contractor's CEMP and CTMP, it is considered that residual negative effects of the Proposed Development on climate are not significant provided that appropriate mitigation measures are implemented including:

- Specification of locally sourced materials with lower embodied carbon content where feasible, in line with circular economy principles.
- Turning off machinery engines when not in use.
- Ensuring regular maintenance of construction machinery.
- Handling materials efficiently on site to minimise the waiting time for loading and unloading, thereby reducing potential emissions.
- A requirement for the Contractor to implement an Energy Management System for the duration of the works.
- Substation to be constructed at a level above any potential flooding.
- Have a policy in place for flood defence which is reviewed on a regular basis. For example, portable flood defence equipment deployed at strategic locations (e.g., aqua sack, barriers, high speed pumps).
- Substation equipment (e.g., cables) to be specified for use in higher temperatures projected in the future.
- Maximise the use of natural ventilation to keep internal temperatures within plant and equipment operating within their optimum parameters.

6.4.3.7 Noise and Vibration

The construction phase of the Proposed Development has the potential to increase noise levels at noise sensitive locations surrounding the Proposed Development. Impact from the construction phase will depend on the number and type of equipment employed during the works. There is potential for ground vibration due to the construction phase works which will mainly be derived from groundworks associated with proposed HDD crossings.

In Ireland, noise limits for construction activities are generally controlled by local authorities and commonly refer to limiting working hours to prevent a noise nuisance. With the enforcement of relevant best practice guidance documents, including the National Roads Authority's (NRAs) 'Guidelines for the Treatment of Noise and Vibration in National Road Schemes' (NRA, 2004) and the World Health Organisation's (WHOs) 'Community Noise Guidelines' (Berglund et al., 2003), construction phase impacts are predicted to be not significant.

The potential increase in noise levels resulting from changes to road traffic flows during the construction period have also been considered. Due to the very small number of construction vehicles required on a daily basis, it is determined that a change in noise levels due to an increase in traffic flows on public roads during construction will not result in significant effects.

HDD works are considered vibration intensive. Reference has been made to vibrations due to HDD in Lucan Formation and Dublin Boulder Clay which outlines vibration measurements conducted during directional drilling for a 100kV line in Drimnagh, Dublin. Measurements were taken near rail tracks at approximately 9m from the line of directional drilling with measured vibration levels of less than 1mm/s recorded. The minimum distance between the HDD works receptors is 60m, therefore, the predicted vibration impacts arising from HDD works is assessed as not significant.

With regards to building damage from vibration, all predicted levels fall well below the 15 mms-1 level at which cosmetic damage could occur in residential or light commercial buildings. The magnitude of effect is negligible and assessed as not significant.

With the implementation of an approved Contractor's CEMP and CTMP, it is considered that no residual significant effects from noise and vibration are anticipated from the Proposed Development provided that appropriate mitigation measures are implemented including:

- Limiting the hours during which noisy site activities occur to 07.00-19.00.
- Appointing a site representative responsible for matters relating to noise.
- Establishing channels of communication between the contractor/applicant, FCC and residents.
- Selection of construction plant with low inherent potential for generation of noise and/or vibration.
- Erection of temporary barriers around items such as construction generators or high duty compressors. For maximum effectiveness, the barrier will be positioned as close as possible to either the noise source or receiver. The barrier will be constructed of material with a mass of $> 7\text{kg/m}^2$ and have no gaps or joints in the barrier material. As a rough guide, the length of a barrier will be five times greater than its height. A shorter barrier would be bent around the noise source, so no part of the noise source is visible from the receiving location.
- Siting of noisy construction plant as far away from sensitive properties as permitted by site constraints.

6.4.3.8 Material Assets

Prior to construction works, the appointed Contractor will be supplied with accurate service drawings and site investigations will be carried out, if necessary, to ensure services are not damaged during construction works. It is anticipated that affected services will be protected insitu, where possible. When service suspensions are required during the construction phase, reasonable prior notice will be given to the residencies and commercial premises in the area. The disruption to services or outages will be carefully planned so the duration is minimised. During the construction phase of the Proposed Development, some realignment or replacement of services and utilities may be required in conjunction with or to accommodate the proposed works. These works could potentially result in suspension of services during the construction phase, which could likely result in a temporary and negative effect on existing utilities networks.

Given the scale and nature of the Proposed Development, no likely significant effects are anticipated to utilities as a result of the Proposed Development.

6.4.3.9 Cultural Heritage

A study area of 1km from the Proposed Substation Development boundary and 200m from the Proposed Grid Connection has been used to identify all known and potential cultural heritage (archaeological, architectural heritage and designed landscapes) assets.

There are two Architectural Conservation Areas (ACAs) in the wider vicinity of the site. The Rowlestown ACA lies approximately 1km east of the Proposed Substation Development. The Oldtown ACA is located approximately 3km north of the Proposed Substation Development. The Proposed Grid Connection does not traverse an ACA.

There are no sites or monuments under Preservation Order and no National Monuments in state care or ownership and guardianship of the Minister for Housing, Local Government and Heritage, within the Proposed Development boundary.

A review of the Record of Monuments and Places (RMP) dataset identified ten sites within 1km of the Proposed Substation Development. None of these are located within the boundaries of the Proposed Substation Development. A review of the RMP dataset identified 40 archaeological sites within 200m of the Proposed Grid Connection study area.

There are 11 assets recorded as protected structures on the FDP within the Study Area around the Proposed Substation Development. None of these are located within the Proposed Substation Development site. One other asset is recorded as a protected structure on the FDP within the Proposed Grid Connection study area.

The Proposed Substation Development site occupies parts of three fields which are currently under pasture. The boundaries between the fields are formed by hedges which have been extant since the early 19th century while historic cartographic sources show the southwest extent of the Proposed Substation Development crossed by a stream which has since been removed. This is the only improvements evident with the Proposed Substation Development which is shown as agricultural ground for the last 200 years. There are no recorded heritage assets within the Proposed Substation Development, though the eastern and southern boundaries comprise historic townland boundaries and separate the townlands of Fieldstown and Rowlestown, and Fieldstown and Newbarn respectively. These are considered heritage assets of local interest and low importance. The Proposed Substation Development will be fully contained within the fields and these boundaries will not be impacted.

The proposed scheme involves constructing a Proposed Grid Connection which is 13.3km long from substation to Finglas. The baseline study has revealed that there are two recorded heritage assets within the Proposed Grid Connection, these are listed as Chapelmidway Bridge (11342007) and the base of a stone cross in Kilsallaghan (DU011-010). The construction relating to the Proposed Grid Connection is unlikely to physically impact the base of a stone cross (DU011-010) in Kilsallaghan. This is due to the unknown location of the stone cross foundation which has been removed from its former location at the junction of three roads. The risk increases to the north due to the medieval setting of Kilsallaghan with its tower house (DU011-011004) and ecclesiastical enclosure (DU011-011003) located directly adjacent to the road and Proposed Grid Connection.

There are a number of Protected Structures within the Study Area around the Proposed Substation Development. However, the majority of the archaeological sites have been physically disturbed and have been designated Protected Structures for their protection. The physical presence of the Proposed Substation Development will not create an impact upon the setting of these assets.

There would be slight temporary changes to the setting of archaeological assets, located adjacent to the Proposed Grid Connection and also to the setting of Chapelmidway Bridge (NIAH 11342007). However, the temporary construction works and the physical presence and operation of the Proposed Grid Connection will not result in significant impacts upon the setting of these assets.

With the implementation of an approved Contractor's CEMP, it is considered that no residual significant effects to cultural heritage assets are anticipated from the Proposed Development provided that appropriate mitigation measures are implemented including:

- Archaeological testing will be carried out at the pre-construction phase in areas identified in the construction impacts section above where the proposed development has the potential to impact upon archaeological remains.
- A suitably qualified and licensed Archaeological contractor will be appointed to carry out the archaeological fieldwork.
- The Contractor will submit a notification of proposed works within the Zones of Notification around the recorded monuments to the National Monuments Service at least two months prior to commencement of construction works.

- An appointed Archaeologist will undertake constant archaeological monitoring of cable laying works within the Greenfield sections of the Proposed Development and the sections of road encompassed by the Zones of Notification associated with the recorded monuments.

6.4.3.10 Landscape and Visual

The Proposed Substation Development and surrounding area is characterised by presence of open greenfield area with hedgerows delineating field boundaries and some wooded areas on the southern edges. The Irish national CORINE 2018 dataset has identified the study area as an 'Agricultural Area' of 'Pastures' (EPA, 2021).

The Proposed Grid Connection is located primarily on public roads (R122-Fieldstown, L7325, L7231, R122-Coldwinters, adjacent to the M50 and under the N2). A large proportion of the surrounding area associated with the northern section of the Proposed Grid Connection is occupied by agricultural fields and one-off housing. Field patterns are generally composed of small to medium sized fields demarcated by mature hedgerows. The southern section of the study area is predominantly urban landuse, in the form of built-up residential and industrial and commercial premises including several business and industrial parks surrounding Dublin Airport, namely, Dublin Airport Logistics Park, Williamsville Industrial Estate and Finglas Substation.

The FDP identified two protected views (R108 (St Margaret's to Naul road) and R125 (Swords to Ashbourne Road) located approximately 2.75km southeast of the Proposed Substation Development (approximately 3km east of the Proposed Grid Connection).

The FDP defines six overarching Landscape Character Types (LCTs), two of which are relevant to the Proposed Development. The LCTs are:

- Rolling Hills Character Type.
- Low Lying Character Type.

The introduction of the Proposed Development will alter the landscape character locally from agricultural to light industrial. However, the change is contained to the immediate surrounds and is in keeping with prevailing development emerging within this region.

The Proposed Substation Development includes for twelve lightning masts, 20m in height, which will be the most visible element associated with this type of development. The Proposed Substation Development is confined within the boundary of a large agricultural field. The nearest visual receptor is likely to be associated with a residential property located just beyond 300m west of the Proposed Substation Development boundary. The majority of visual effects will be localised and confined to locations in close proximity, within approximately 200m to either side of the Proposed Substation Development. There are no visual receptors located within 200m of the Proposed Development boundary, with the exception of landowners and/or farmers checking on livestock within the neighbouring fields.

The visual effects of the Proposed Grid Connection are not considered to be uncharacteristic due to the existing road use and are considered to be not significant.

The embedded landscape mitigation measures will maximise the retention of existing vegetation, where possible, particularly along the proposed access road to the Proposed Substation Development. The Proposed Substation Development will be planted with a mix of native shrubs and woodland, native hedgerow and wildflower planting (refer Drawings 60657534-ACM-DWG-FT-620 and 60657534-ACM-DWG-FT-621) to increase screening from external areas. The selection of planting will be in coordination with the need for clearance beneath overhead transmission lines. The retention of existing vegetation, where possible, as well as the addition of raised shrub and woodland planting will retain existing screening from the east and increase screening effects in views from the northeast of the site.

The visual changes will not be totally uncharacteristic due to an existing overhead powerline running through the Proposed Substation Development. The upper sections of the Proposed Development will become visible in the middle distance, between 300m to 1km away. Visual effects decrease with distance. The Proposed Development will not significantly alter the visual amenity in views at this distance.

No residual impacts to landscape and visual are predicted as a result of the Proposed Grid Connection.

6.4.3.11 Waste

The key phase regarding resource and waste management is the construction phase. Waste generated from the construction works onsite should be controlled, transferred and disposed of in accordance with the relevant waste management acts and associated regulations.

Proposed Development will temporarily store foul waste on the site during both the construction and operational phases which will be removed by tanker to a licensed disposal facility at regular intervals.

The appointed contractor will be responsible for implementing the WMP. The WMP is a live document and will be updated by the appointed contractor prior to construction and regularly throughout the construction phase. The WMP shall apply to all works carried out by the appointed contractor and any subcontractors under its control.

Any waste produced as part of the Proposed Development will be dealt with in a sustainable manner and in accordance with the Waste Management Act 1996 (S.I. No. 10 of 1996) and the Waste Management (Amendment) Act 2001. Where waste materials would be taken offsite for segregation or disposal, it has been assumed the contractor would ensure this is undertaken by a licensed haulier under chain of custody procedures to an appropriately licensed waste facility. The appointed contractor will consider the EPA guidance (2021) '*Best Practice Guidelines for the Preparation of Resource Management Plans for Construction & Demolition Projects*'.

Should any contaminated waste be identified during the construction phase it has been assumed it will be transferred offsite and disposed of at appropriately permitted or licensed facilities and will be subject to waste classification in accordance with relevant waste legislation such as the Classification, Labelling and Packaging Regulation (CLP) *European Waste Catalogue and Hazardous Waste List* (EPA, 2002), *Waste Classification: List of Waste & Determining if Waste is Hazardous or Non-hazardous* (EPA, 2019), EU Council Decision (2003/33/EC) of 19 December 2002 establishing criteria and procedures for the acceptance of waste at landfills pursuant to Article 16 of Annex II to Directive 1999/31/EC, Council Directive 1999/31/EC on the landfill of waste, Waste Management Act 1996 to 2011, and the Environment (Miscellaneous Provisions) Act 2011 (No. 20 of 2011).

In line with the above the production of any waste associated with the Proposed Development is not anticipated to cause significant, or adverse effects.

6.4.3.12 Traffic and Transport

It is assumed all construction materials, will be sourced locally where possible and brought to site by road along the R122 and R125. Construction materials will be transported in clean vehicles and lorries/trucks will be properly enclosed or covered during transportation of friable construction materials and spoil to prevent escape of material along the public roadway. Construction of the Proposed Development is anticipated to take 24 months and during that time, additional traffic movements are expected to peak at 80 vehicles per day, with 30 of those movements being HGV. A CTMP will be implemented by the appointed Contractor, prior to the commencement of construction to manage the potential for traffic and transport effects during construction activities, consequently, it is not anticipated to cause significant environmental effects.

Traffic volumes associated with the Proposed Development are relatively low in number and relate primarily to the delivery of construction equipment, materials and operations. The implementation of an approved CTMP put in place by the appointed Contractor prior to construction will minimise the potential for traffic and transport impacts during construction activities, consequently, it is not anticipated to cause significant environmental effects.

6.5 Probability of the Impact

With the implementation of an approved Contractor's CEMP and associated inherent controls, regulatory controls and best practice measures as well as those mitigation measure outlined within accompanying documents to the planning application the potential impacts are anticipated to be not significant.

It is considered the likelihood of significant impacts on the receiving environment is low and no long-term impacts are anticipated as a result of the Proposed Development.

6.6 Duration, Frequency and Reversibility of the Impact

The potential impacts identified are associated with the construction phase of the Proposed Development. With the appropriate mitigation measures, including the implementation of an approved Contractor's CEMP and associated inherent controls, regulatory controls and best practice measures potential impacts resulting from the construction phase, including noise and dust impacts, will be temporary and transient in nature, and reversible over time.

7. Summary and Recommendations

AECOM were commissioned by the Applicant to undertake this EIA Screening Report to inform a Part 8 application for the Proposed Development which includes a 110kV AIS substation and grid connection to Finglas Substation with a total area of 17.9ha.

The Proposed Substation Development comprises a 110kV AIS tail-fed substation compound, diversion of existing OHLs, a shunt reactor, diesel generator and tank, twelve lighting protection masts, two service/maintenance carparking facilities, internal roads, new site access from R122 to the west and perimeter palisade fencing.

The Proposed Grid Connection, which will comprise 13.3km underground 110kV cable connection to Finglas Substation. It will involve twenty joint bays primarily within public roadways. Trenchless installation in the form of HDD will be used at watercourse crossings at Broadmeadow River Bridge (before the junction of the R122 and R125, Ward River Bridge (on R122), and under the N2 prior to entering Finglas Station.

It has been assessed that the Proposed Development does not trigger the mandatory criteria for a full EIA as set out within Schedule 5 Part 1 and Part 2 of the Planning and Development Regulations. A sub-threshold assessment of the likely significant environmental effects of the Proposed Development in accordance with the criteria outlined within Schedule 7 of the Planning and Development Regulations 2001 (as amended) was carried out to determine whether the Proposed Development is likely to have significant effects on the existing environment, requiring a full EIAR.

Taking into consideration embedded mitigation and assuming works will be carried out in accordance with an approved Contractor CEMP and CTMP, it is the view of AECOM that an EIA is not required for the Proposed Development. However, it is noted that this is a recommendation only and the final determination will be made by the competent authority.

Appendix A Screening Checklist

Table A-1 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 associated with the Project involve actions that will cause physical changes in the locality (topography, land use, changes in waterbodies, etc.)?	Yes - the Proposed Development includes a substation 110kV AIS tail-fed substation compound located in an area of agricultural grassland.	The Proposed Substation Development will result in minor land-take within the context of the surrounding area. Physical change is not considered to be significant given the industrial nature of the immediate site surrounds. The removal of any trees as a result of the Proposed Substation Development will be offset with the planting of further trees. The Proposed Grid Connection is located primarily within public roadways and will not result in permanent physical changes.
2. Will construction or the operation of the Project use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or are in short supply?	Yes – The project will use natural resources such as land, water, materials or energy. Approximately 10,000m ³ (circa 18,000 tonnes) of clean backfill would be brought to Proposed Substation Development. Due to the specific nature of the Proposed Development, there will be a very small water requirement for occasional toilet flushing and hand washing and therefore the water requirement of the Proposed Development will be limited. Land take of agricultural land is required to facilitate the Proposed Development	No - The materials will be non-renewable, but they are not in short supply, and will be relatively small quantities given the scale of the project. Where possible, materials will be sourced from the local area to minimise transportation distances. The Applicant has consulted with Uisce Éireann and proposes to connect to the existing water network, subject to a valid connection agreement being put in place prior to project execution. Once operational, the Proposed Development will support the development of nearby solar energy projects, supplying renewable energy to the electricity network. The proposed development will result in minor land-take within the context of the surrounding area.
3. Will the Project 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?	No - It is not envisioned hazardous waste will occur within the Site of the Proposed Development, however fuels, chemicals, concrete, drilling fluids and lime will be used during the construction phase.	No – The Proposed Development will be carried out in accordance with the mitigation measures outlined in this report and the oCEMP submitted as part of this planning application. In advance of work starting onsite, the appointed Contractor will expand and develop the oCEMP into a Contractor's CEMP.
4. Will the Project produce solid wastes during construction or operation or decommissioning?	Yes – solid waste will be produced during the construction phase.	No – The Proposed Development will be carried out in accordance with the oCEMP submitted as part of this planning application. In advance of work starting onsite, the appointed Contractor will expand and develop the oCEMP into a Contractor's CEMP. Any waste produced as part of the Proposed Development will be dealt with in a sustainable manner and in accordance with the Waste Management Act 1996 (S.I. No. 10 of 1996) and the Waste Management (Amendment) Act 2001. Where waste materials would be taken off site for segregation or disposal, it has been assumed the contractor would ensure this is undertaken by a licensed haulier under chain of custody procedures to an appropriately licensed waste facility. The appointed contractor will consider the EPA guidance (2021) 'Best Practice Guidelines for the Preparation of Resource Management Plans for Construction & Demolition Projects'.

Questions to be Considered	Yes/No/? – Briefly Describe	Is it Likely to Result in a Significant Effect? Yes/No/? – Why?
5. Will the Project 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 phases will produce limited emissions to air.	<p>No – The main air quality impacts will be associated with dust generation and emissions of airborne particulate matter during site preparation and construction works.</p> <p>The Proposed Development will be carried out in accordance with the mitigation measures outlined in this report and the oCEMP submitted as part of this planning application. In advance of work starting onsite, the appointed Contractor will expand and develop the oCEMP into a Contractor's CEMP. With the adoption of these measures, it is anticipated that the dust produced would not cause a significant effect on the environment.</p>
6. Will the Project cause noise and vibration or the releasing of light, heat energy or electromagnetic radiation?	<p>Yes - The construction phase of the Proposed Development has the potential to increase noise levels at noise sensitive locations surrounding the Proposed Development. Impact from the construction phase will depend on the number and type of equipment employed during the works. There is potential for ground vibration due to the construction phase works which will mainly be derived from groundworks associated with proposed HDD crossings.</p> <p>Noise will also be generated in the immediate vicinity of the Proposed Substation during the operational phase.</p>	<p>No - Noise limits for construction activities are generally controlled by local authorities and commonly refer to limiting working hours to prevent a noise nuisance. With the enforcement of relevant best practice guidance documents, including the National Roads Authority's (NRAs) 'Guidelines for the Treatment of Noise and Vibration in National Road Schemes' (NRA, 2004) and the World Health Organisation's (WHOs) 'Community Noise Guidelines' (Berglund et al., 2003), construction phase impacts are predicted to be not significant.</p> <p>The potential increase in noise levels resulting from changes to road traffic flows during the construction period have also been considered. Due to the very small number of construction vehicles required on a daily basis, it is determined that a change in noise levels due to an increase in traffic flows on public roads during construction will not result in significant effects.</p> <p>HDD works are considered vibration intensive. Reference has been made to vibrations due to HDD in Lucan Formation and Dublin Boulder Clay which outlines vibration measurements conducted during directional drilling for a 100kV line in Drimnagh, Dublin. Measurements were taken near rail tracks at approximately 9m from the line of directional drilling with measured vibration levels of less than 1mm/s recorded. The minimum distance between the HDD works receptors is 60m, therefore, the predicted vibration impacts arising from HDD works is assessed as not significant.</p> <p>The Proposed Development will be carried out in accordance with the mitigation measures outlined in this report and the oCEMP submitted as part of this planning application. In advance of work starting onsite, the appointed Contractor will expand and develop the oCEMP into a Contractor's CEMP. With the adoption of these measures, it is anticipated that the Proposed Development would not cause a significant effect on the environment.</p>
7. Will the Project 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?	<p>Yes - During the construction phase, potential impacts include accidental spills and leaks of fuels and chemicals, mobilisation of contaminants during excavation and infilling, the depletion of natural resources and potential for pH changes to water receptors due to use of concrete and lime.</p>	<p>No – The Proposed Development will be carried out in accordance with the mitigation measures outlined in this report and the oCEMP submitted as part of this planning application. In advance of work starting onsite, the appointed Contractor will expand and develop the oCEMP into a Contractor's CEMP. With the adoption of these measures, it is anticipated that the Proposed Development would not cause a significant effect on the environment.</p>

Questions to be Considered	Yes/No/? – Briefly Describe	Is it Likely to Result in a Significant Effect? Yes/No/? – Why?
8. Will there be any risk of accidents during construction or operation of the Project that could affect human health or the environment?	Yes – Damage or injury through the use of heavy machinery as well as the through chemical & fuels during the construction period.	No – A Health and Safety Plan will be in place during the construction phase. It is anticipated this will be communicated to all site staff through communication pathways such as site inductions and toolbox talks.
9. Will the Project result in environmentally related social changes, for example, in demography, traditional lifestyles, employment?	Yes – the Proposed Development will result in increased employment during the construction phase.	No - The Proposed Development will have a positive effect on employment during the construction phase.
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 – Potential for cumulative impacts associated with other consented developments within the surrounding areas.	No - there is potential for cumulative impacts such as temporary and transient impacts from noise, road traffic and dust to occur. However, with the implementation of an approved Contractor CEMP and associated inherent controls, regulatory controls and best practice measures cumulative impacts are considered unlikely to be significant.
11. Is the project 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 Project?	<p>Yes – There are a number of heritage assets recorded within the study area of the Proposed Development.</p> <p>The introduction of the Proposed Substation Development will alter the landscape character locally from agricultural to light industrial.</p> <p>The Proposed Substation Development includes large vertical pylons being the most visible element associated with this type of development.</p> <p>A number of heritage assets were identified within the Proposed Development study area.</p>	<p>No – The AA Screening Report accompanying this application concluded that there are no European sites which will be subject to likely significant effects from the Proposed Development, either alone or in-combination with other plans or projects.</p> <p>A recognisable modification in the landscape character outside the field boundaries and beyond the immediate local roads in middle- and long-distance views at approximately 600m to 1km and beyond or along the R125 to the south are unlikely to be noticed, and will not be significant, due the nature of the development and mature vegetation intervening vegetation and built structures. The Proposed Substation Development will integrate in the overall pattern of the surrounding landscape character at that distance.</p> <p>As there will be no material alteration to the landscape associated with the Proposed Grid Connection, it will not have a significant impact on the landscape character.</p> <p>The Proposed Substation Development is confined within the boundary of a large agricultural field. The nearest visual receptor is likely to be associated with a residential property located just beyond 200m south of the Proposed Development boundary. The majority of the Proposed Substation Development's immediate site is currently visually screened by a network of hedgerows and mature tree lines existing along field boundaries resulting in not significant visual effects.</p> <p>The Proposed Development will be carried out in accordance with the mitigation measures outlined in this report and the oCEMP submitted as part of this planning application. In advance of work starting onsite, the appointed Contractor will expand and develop the oCEMP into a Contractor's CEMP. With the adoption of these measures, it is anticipated that the Proposed Development would not cause a significant effect on the environment.</p>
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	<p>Yes – The closest surface water feature recorded on EPA mapping is the Broadmeadow River (river waterbody code: IE_EA_08B020700) which is located approximately 400m south of the Proposed Substation Development. It flows from west to east and enters the Irish Sea approximately 8km to the east</p>	<p>No - The Proposed Development will be carried out in accordance with the mitigation measures outlined in this report and the oCEMP submitted as part of this planning application. In advance of work starting onsite, the appointed Contractor will expand and develop the oCEMP into a Contractor's CEMP.</p>

Questions to be Considered	Yes/No/? – Briefly Describe	Is it Likely to Result in a Significant Effect? Yes/No/? – Why?
waterbodies, the coastal zone, mountains, forests or woodlands, that could be affected by the Project?	of the site. A minor ditch is present on the south of the Proposed Substation Development, which flows into the Broadmeadow. The Proposed Grid Connection traverses the Broadmeadow River, Rowlestown West, Ward River, Dunsoghly and Huntstown 08.	With the adoption of these measures, it is anticipated that the Proposed Development would not cause a significant effect on the environment.
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 Project?	Yes – a number of protected and notable species have been identified within the Proposed Substation Development.	No – The AA Screening Report accompanying this application concluded that there are no European sites which will be subject to likely significant effects from the Proposed Development, either alone or in-combination with other plans or projects.
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 Project?	Yes – See Question 12.	No - The Proposed Development will be carried out in accordance with the mitigation measures outlined in this report and the oCEMP submitted as part of this planning application. In advance of work starting onsite, the appointed Contractor will expand and develop the oCEMP into a Contractor's CEMP. With the adoption of these measures, it is anticipated that the Proposed Development would not cause a significant effect on the environment.
15. Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the Project?	Yes - The FDP identified two protected views (R108 (St Margaret's to Naul road) and R125 (Swords to Ashbourne Road) located approximately 2.75km southeast of the Proposed Substation Development (approximately 3km east of the Proposed Grid Connection).	No – The Proposed Development will not be visible from these locations.
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 Project?	Yes – There are several public amenities, in the form of golf clubs and other sports recreation areas. St Margarets Golf and Country Club, St Margarets Gaelic Athletic Association (GAA) Club and Corrstown Golf Course are located adjacent to the Proposed Grid Connection along the R122 to the north of Dublin Airport.	No – Works will be carried out in accordance with an approved CTMP, which will include controls and best practice measures to mitigate any potential disruption, therefore, no likely significant impacts effects are anticipated during the construction or operational phase of the Proposed Development.
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 Project?	Yes - Construction materials will be brought to site by road along the R122 and R125 from the wider environs which may be susceptible to congestion.	No - Due to the type and size of the Proposed Development and with the implementation of an approved Contractor's CTMP, which will include inherent controls and best practice measures, no likely significant impacts effects are anticipated during the construction or operational phase of the Proposed Development.
18. Is the Project in a location in which it is likely to be highly visible to many people?	No - The embedded landscape mitigation measures will maximise the retention of existing vegetation, where possible, particularly along the proposed access road to the Proposed Substation Development. The Proposed Substation Development will be planted with a mix of native shrubs and woodland, native hedgerow and wildflower planting (refer Drawings 60657534-ACM-DWG-FT-620 and 60657534-ACM-DWG-FT-621) to increase screening from external areas. The retention of existing vegetation, where possible, as well as the addition of raised shrub and woodland planting will retain existing screening from the east and increase screening effects in views from the northeast. No residual impacts to landscape and visual are predicted as a result of the Proposed Grid Connection of the site.	No

Questions to be Considered	Yes/No/? – Briefly Describe	Is it Likely to Result in a Significant Effect? Yes/No/? – Why?
19. Are there any areas or features of historic or cultural importance on or around the location that could be affected by the Project?	Yes - A number of heritage assets were identified within the Proposed Development study area.	No - The Proposed Development will be carried out in accordance with the mitigation measures outlined in this report and the oCEMP submitted as part of this planning application. In advance of work starting onsite, the appointed Contractor will expand and develop the oCEMP into a Contractor's CEMP. With the adoption of these measures, it is anticipated that the Proposed Development would not cause a significant effect on heritage assets.
20. Is the Project located in a previously undeveloped area where there will be loss of greenfield land?	Yes - the Proposed Development includes a substation 110kV AIS tail-fed substation compound located in an area of agricultural grassland.	No - The Proposed Substation Development will result in minor land-take within the context of the surrounding area. The Proposed Grid Connection is located primarily within public roadways.
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 Project?	Yes - There are several public amenities, in the form of golf clubs and other sports recreation areas. St Margarets Golf and Country Club, St Margarets Gaelic Athletic Association (GAA) Club and Corrstown Golf Course are located adjacent to the Proposed Grid Connection along the R122 to the north of Dublin Airport.	No – Works will be carried out in accordance with an approved CTMP, which will include controls and best practice measures to mitigate any potential disruption, therefore, no likely significant impacts effects are anticipated during the construction or operational phase of the Proposed Development.
22. Are there any plans for future land uses within or around the location that could be affected by the Project?	No – There are no proposed plans within the footprint of the site.	No.
23. Are there areas within or around the location which are densely populated or built-up, that could be affected by the Project?	No - The Proposed Substation Development is located within an area of agricultural grassland on lands at Fieldstown East. The largest nearby towns are Ashbourne, approximately 4.5km east, and Swords, approximately 9.5km to the southeast. Oldtown is located approximately 2.5km directly north, Ballyboghil is approximately 4.5km east, and Rolestown is situated within 1km southeast of the site. There are dispersed one-off housing units located in proximity to the Proposed Substation Development, with the nearest property is located approximately 300m west. The Proposed Grid Connection will exit the substation compound travelling west before heading south and entering the R122 regional road, follow the path of the R122 to the L7325 and L7231 before returning to the R122, before heading west adjacent to the M50, under the N2 to the boundary of Finglas Substation. The majority of the Proposed Grid Connection is located within the public road with dispersed residential and commercial properties adjacent to the route.	No
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 Project?	No - there are no areas occupied with sensitive land uses that could be affected by the Proposed Development. During the construction phase, it is anticipated that there may be potential noise, vibration and traffic impacts to sensitive receptors in the area; however, these impacts will be temporary and of short duration.	No

Questions to be Considered	Yes/No/? – Briefly Describe	Is it Likely to Result in a Significant Effect? Yes/No/? – Why?
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 Project?	<p>Yes – While the Proposed Development is not located in a groundwater source protection area, it does traverse a number of surface water bodies.</p> <p>The Proposed Substation is situated within a rural area with agricultural land use noted in the surrounding area.</p> <p>Huntstown Quarry (Site Code DF022) which is designated as a County Geological Sites (CGS) which may be recommended for Geological national heritage area is located approximately 800m west of the southern extent of the Proposed Grid Connection. The quarry illustrates the base of the Tober Colleen formation directly overlying the Waulsortian limestone.</p>	<p>No - The Proposed Development will be carried out in accordance with the mitigation measures outlined in this report and the oCEMP submitted as part of this planning application. In advance of work starting onsite, the appointed Contractor will expand and develop the oCEMP into a Contractor's CEMP. With the adoption of these measures, it is anticipated that the Proposed Development would not cause a significant effect on the environment.</p>
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 Project?	<p>Yes - The Broadmeadow River (IE_EA_08B020700) and Ward River (IE_EA_08W010300) are classified as having a 'Moderate' river waterbody WFD status (2016-2021) and is considered 'at risk' under the WFD.</p> <p>Potential emissions to soil and groundwater associated with the Proposed Development can be mitigated to the extent that the impact will not be significant.</p>	<p>No - The Proposed Development will be carried out in accordance with the mitigation measures outlined in this report and the oCEMP submitted as part of this planning application. In advance of work starting onsite, the appointed Contractor will expand and develop the oCEMP into a Contractor's CEMP. With the adoption of these measures, it is anticipated that the Proposed Development would not cause a significant effect on the environment.</p>
27. Is the Project 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 Project to present environmental problems?	<p>No – A Stage 2 FRA was undertaken for the Proposed Development and concluded that the flood zone mapping indicates the Proposed Development lies in Flood Zone C. The pluvial, groundwater and fluvial flood risk is considered to be low. A Stage 3 Detailed FRA is not required.</p>	<p>No</p>
28. Summary of features of Project and of its location indicating the need for EIA	<p>AECOM were commissioned by the Applicant to undertake this EIA Screening Report to inform a Part 8 application for the Proposed Development which includes a 110kV AIS substation and grid connection to Finglas Substation with a total area of 17.9ha.</p> <p>The Proposed Substation Development comprises a 110kV AIS tail-fed substation compound, diversion of OHLs, a shunt reactor, diesel generator and tank, twelve lighting protection masts, two service/maintenance carparking facilities, internal roads, new site access from R122 to the west and perimeter palisade fencing.</p> <p>The Proposed Grid Connection, which will comprise 13.3km underground 110kV cable connection to Finglas Substation. It will involve twenty joint bays primarily within public roadways. Trenchless installation in the form of HDD will be used at watercourse crossings at Broadmeadow River Bridge (before the junction of the R122 and R125, Ward River Bridge (on R122), and under the N2 prior to entering Finglas Station.</p> <p>It has been assessed that the Proposed Development does not trigger the mandatory criteria for a full EIA as set out within Schedule 5 Part 1 and Part 2 of the Planning and Development Regulations. A sub-threshold assessment of the likely significant environmental effects of the Proposed Development in accordance with the criteria outlined within Schedule 7 of the Planning and Development Regulations 2001 (as amended) was carried out to determine whether the Proposed Development is likely to have significant effects on the existing environment, requiring a full EIAR.</p> <p>Taking into consideration embedded mitigation and assuming works will be carried out in accordance with an approved Contractor CEMP and CTMP, it is the view of AECOM that an EIA is not required for the Proposed Development. However, it is noted that this is a recommendation only and the final determination will be made by the competent authority.</p>	

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

Appendix B Detailed Planning History

A desktop search of proposed and existing planning applications was carried out on 13 of April 2023 and subsequently updated on 5 October 2023. The search used publicly available data from the MyPlan.ie's 'National Planning Application' database, ABP database and Council Planning Portals.

The scope of the search was based within a 5km radius from the approximate Centrepoint of the Proposed Development. A specified criteria informed the search and omitted any planning applications greater than ten years old, refused, invalid and withdrawn applications. The criteria then focused on foreseeable developments to be considered in line with the Proposed Development. In respect of this, any small scale residential and extension type developments along with minor amendments, changes of use and small-scale farming/agricultural applications were omitted. Only reasonably foreseeable developments were considered and are presented below in Table A-1. Part 8 Applications are considered and presented in Table A-2.

The findings showcased no prevailing character of development, with applications relating mainly to residential and agricultural uses/development. Recent years have seen an emergence of solar developments in the surrounding environs.

Table A-1 Cumulative Planning Search (5km Radius)

Planning Authority	Reference	Address	Summary of Proposed Development	Grant/Due Date	Distance from Site
An Bord Pleanála	317539	Local Centre lands, adjacent to the existing Tyrrelstown Local Centre, in the townland of Hollywoodrath, Dublin 15	Construction of a primary retail unit comprised of convenience floorspace and clothing sales area.	09/06/2023	c.5km west
Meath CC	23873	South Of Baltrasna Manor, Western Of The Dublin Road (R135), Ashbourne Co. Meath	the proposed development consists of 70 dwellings, comprised of 40 2, 3 and 4 bed, 2 storey, terraced and semi-detached houses, and 30 1, 2, and 3 bed apartments/duplex units, accommodated in 2 3 storey blocks. Access to the proposed development will via a new vehicular entrance off the Dublin Road. The proposed development also provides for all associated site development works, above & below ground, public open space, including hard and soft landscaping & boundary treatments, car parking, bin & bicycle stores, public lighting etc., all on an overall application site area of c.1.9 hectares	02/11/2023	c.4.8m west
An Bord Pleanála	317480	Kilshane Road, Kilshane, Finglas, Dublin 11	Demolition of buildings, road improvement works and construction of gas turbine power generation station with all associated site works. EIAR has been prepared. EPA licence is required.	Proposed Decision Date Unavailable	c.2km west
Meath CC	23861	Hunters Lane, Dunreagh, Ashbourne Co. Meath	the construction of the following development: 1. Construction of a two and three storey 57-bedroom nursing home. 2. Provision of private open space amenities for the proposed development. 3. Construction of vehicular access from the link road connecting Hunters Lane with Cedar Road. 4. Provision of internal access road, footpaths including necessary car parking facilities. 5. Connection to the adjoining public watermain and foul sewer. 6. Installation of a storm water network including the installation of an attenuation tank and petrol interceptor. 7. Drainage improvements within site to include widening of stream channel on southern boundary and drainage ditch on eastern boundary. 8. Provision of onsite public lighting to serve the proposed development. 9. Provision of associates signage to the facade of proposed building. 10. A Natura Impact Statement is included with this planning application and is available for inspection/purchase. 11. All associated boundary treatments, landscaping and ancillary site development works	01/11/2023	c.5km west

Planning Authority	Reference	Address	Summary of Proposed Development	Grant/Due Date	Distance from Site
An Bord Pleanála	317436	Lands west of 1-10 The Orchard, Oldtown, Co. Dublin	The development will consist of the construction of 14 dwellings, consisting of 6 five-bedroom dormer dwellings with integrated garage, 4 4-bedroom two storey dwellings, 4 3-bedroom bungalows and associated site works.	25/10/2023	c.3.2km north
Fingal CC	F23A/0504	On Lands to the South of Rathbeale Road and to the North of Main Street and to the East of, Mooretown Distributor Road (Western Distributor Link Road), Mooretown, Swords, Co. Dublin	<p>Planning permission sought for residential development. The proposed development will consist of the construction of 96 residential units (46 houses and 50 duplex units (comprising 25 duplex 'apartment' units and 25 duplex 'house' units)), all of which will be provided as follows: - 46 houses (30 3-bed houses and 16 4-bed houses) in detached, semi-detached, end-terraced, and mid-terraced houses, all two storeys in height, with external bin stores and bike stores to front of mid-terraced units. - Duplex Block A containing a total of 12 units comprising of 6</p> <p>1 bed units and 6 3 bed units, in a building three storeys in height, and all units provided with private balconies/terraces. external bike stores. car parking and bicycle spaces. - Duplex Block B containing a total of 16 units comprising of 8</p> <p>1 bed units and 8 3 bed units, in a building three storeys in height, and all units provided with private balconies/terraces. external bike stores. car parking and bicycle spaces. - Duplex Block C containing a total of 14 units comprising of 7</p> <p>1 bed units and 7 3 bed units, in a building three storeys in height, and all units provided with private balconies/terraces. external bike stores. car parking and bicycle spaces. - Duplex Block D containing 8 units comprising of 4 1 bed units and 4 3 bed units, in a building three storeys in height, and all units provided with private balconies/terraces. external bike stores. car parking and bicycle spaces. The development will provide for a total of 128 car parking spaces and 326 bicycle spaces. bin stores. landscaping. boundary treatments. public lighting. future pedestrian access indicated at boundary with adjoining school lands subject to agreement. all associated site infrastructure and engineering works necessary.</p> <p>'to facilitate the development. A Natura Impact Statement (NIS) has been prepared and is submitted to the planning authority with the application.</p>	11/10/2023	c.3.3km southeast
An Bord Pleanála	317218	Charlestown Place, St. Margaret's Road, Charlestown, Dublin 11	Grant of permission for 590 apartments	02/10/2023	c.1.5km south
Meath CC	2360184	Ashbourne Retail Park, Ballybin Road, Ashbourne, Co. Meath.	The development will consist of 5 EV charging stations, each serving 2 vehicle charging bays, a total of 10 charging points, 1 8 bay canopy structure incorporating circa. 105 m ² of roof mounted solar panels. The proposed development also incorporates 1 ESB substation, the use of existing retail park access/egress and all associated above and below ground ancillary works.	19/09/2023	c.4.8km northwest
Fingal CC	F23A/0262	Uniplumo Ireland Facility, at Wyestown, Oldtown, Co. Dublin, A45 D797	The proposed development comprises: (i) construction of a biomass boiler with associated buffer tank and plantroom to the north of the existing glasshouse. (ii) extension of existing road to access proposed biomass boiler. (iii) works inclusive of filter drain, surface water overflow and surface water inspection chamber to facilitate drainage. (iv) and all associated site development ancillary works necessary to facilitate the development.	14/09/2023	c.4.7km northwest
Meath CC	23477	Fleestown Little, Ashbourne, Co Meath	to construct a 30-meter lattice mobile and broadband tower with headframe carrying telecommunications equipment, together with associated equipment and cabinets enclosed within a 2.4m palisade fence compound with access track. Significant Further Information/revised plans submitted on this application	10/09/2023	c.4.7km west

Planning Authority	Reference	Address	Summary of Proposed Development	Grant/Due Date	Distance from Site
Meath CC	23703	Ashbourne Business Park, Ashbourne, Co. Meath	EXTENSION OF DURATION OF PLANNING PERMISSION AA180221 - (i) Film Studio Facility in 3 Blocks for the production of live action and animated film & television product, commercials, video games and all other media & multimedia products including computer generated imagery (CGI). The proposed development will include A) Areas for film production and sound stages, editing and production spaces, film demonstration facilities and facilities for the rental of film making articles - all provided in buildings as follows: Block A: 5,119m ² (18.8m high, including 2 69.4m ² Basement Areas to facilitate live action filming). Block B: 2,095m ² (18.8m high). Block C: 985m ² (15m high). B) Offices, resting, recreational & dining areas, make up rooms, workshops and film education & training areas, postproduction facilities, animation & CGI facilities, storage areas - all attached to the main buildings over 3 floors as follows: Block A: 1,602m ² , Block B: 1,293m ² , Block C: 209m ² , Overall building area provided: 11,303m ² . (ii) For the construction of site access & circulation from the existing estate's internal access road, footpaths, public lighting and parking facilities for the proposed development. (iii) For the occasional temporary erection of film sets within the curtilage of the proposed development if or when necessary. (iv) For the provision of foul sewer, surface water sewers and water mains including underground surface water attenuation facility. (v) And or in addition to the above, permission for the use of the said premises for warehousing/general light industrial uses. (vi) For all ancillary works and uses necessary for the above proposed developments such as landscaping, fencing, paving, utilities and services & all site development works	05/09/2023	c.5km northwest
An Bord Pleanála	316907	Church Road and the Broadmeadow River, Rowlestown Drive, Rowlestown, Co. Dublin	Construction of a nursing home	01/09/2023	c.1.2km southeast
Meath CC	2360122	Ashbourne Rugby Club, Milltown, Ashbourne, Co. Meath	the installation of an aircraft noise monitoring terminal on a standalone, tiltable mast structure (6m in height) along with associated works including electrical connection. On land adjoining the existing astro turf pitch in the eastern part of the Ashbourne Rugby Club grounds	22/08/2023	c.4km northwest
Meath CC	23411	Baltrasna, Ashbourne, Co. Meath	the development consists of retention for single storey vehicle Charging Building Ref: A and Diesel Bunded Building Ref: B and ancillary site works and full planning permission is been sought (1) To demolish an existing cold storage building, an equipment storage building, portable offices, plant and generator storage areas and cold storage building (2) to construct a new cold storage building incorporating offices, staff room, toilets, covered loading bay and services room (3) To provide car and van parking spaces along with E.V. charging points (4) To close up an existing septic tank and soak-pit and to install a new proprietary waste water treatment unit and percolation area (5) construct single storey ESB Sub station (6) and all ancillary site development works	17/08/2023	c.4.8km west
Fingal CC	F23A/0430	Ballyboughal National School, Ballyboughal, Co. Dublin.	For Planning permission for development on land within the grounds of Ballyboughal National School Co. Dublin. The development will consist of the installation of an aircraft noise monitoring terminal on a standalone tiltable mast structure (6m in height) along with associated works including electrical connection.	17/08/2023	c.5km northeast
Fingal CC	FW23A/0181	Huntstown Business Park, Cappagh Road, Huntstown, Dublin 11	Planning permission for the construction of two Light Industrial/Warehouse/Distribution units (A & B) with two-storey ancillary offices. All ancillary site development works to include underground duct work, drainage, utility services, access road, service yards, HGV loading/unloading areas, ESB sub-station, car parking, motorcycle parking, landscaping, cycle shelters, bin/recycling shelters, sprinkler tank & pumphouse, signage, boundary treatments, site lighting, security fencing and gates, storm water drainage network, underground foul, sustainable urban drainage systems to the proposed units, form part of this application. Unit A has a gross internal floor area of 4,718 m ² and Unit B has a gross internal floor area of 2,697 m ² . The overall site area is 2.013 Hectares and is located at Huntstown Business Park, Cappagh Road, Huntstown, Dublin 11.	04/08/2023	c.3km southwest

Planning Authority	Reference	Address	Summary of Proposed Development	Grant/Due Date	Distance from Site
Fingal CC	FW22A/0201	Irishtown, Spricklestown, Ward Lower, Dublin	Permission for development at a site of c. 61.1 hectares. The development will consist of a 10-year permission for the construction of a Solar Photovoltaic (PV) panel on ground mounted frames/support	25/07/2023	c.2.4km west
Fingal CC	FW22A/00188	Lands at Powerstown, Damastown Rise, Damastown Industrial Estate, Macetown North, Dublin 15	A proposed single storey (1,060 m ²) warehouse divided into 3 No stores for the storage and distribution of materials including chemicals. The height of the proposed building does not exceed 9.7m complete with ancillary site and civil works external ancillary plant to the rear complete with security gates and fencing 2.4m high. All located adjacent to an existing site, to which the chemicals act (Control of Major Accident Hazards Involving Dangerous Substances) Regulations 2015 (S.I 209 of 2015) applies. Located on a 2.7 acres site at Powerstown, Damastown Rise, Damastown Industrial Estate, Macetown North, Dublin 15.	06/07/2023	c.4.7km west
Fingal CC	FW23A/0149	Lands north of Meakstown Cottages access road, Dubber, Co. Dublin	The development will consist of an eco-self-storage facility comprising 300 storage containers (each 6.1m x 2.44m x 2.59m) provided in 9 rows internal circulation network, parking (9 spaces), landscaping, lighting and boundary palisade fence and gate with vehicular and pedestrian access taken from Meakstown Cottages. Relocation of existing gate and ESB pole at western end of Meakstown Cottages access road to the east of site entrance and minor widening of access road.	06/07/2023	c.1km southeast
Fingal CC	FW23A/0016	Site B, Cappogue Industrial Park, Ballycoolin Road, Dublin 11	The proposed development will consist of the construction of an industrial development facility for the processing and distribution of fresh and used cooking oils (UCO) including ancillary offices and staff amenities, roof-mounted photovoltaic array, delivery vehicle maintenance building, external covered storage area, weighbridge, lorry wash, tank farm, fuel tanks, signage, lighting, landscaping, car/lorry/trailer parking areas, and all associated site development works. Access to the proposed development will be from the existing industrial estate road abutting the site to the west that connects to the Ballycoolin Road to the north. A Local Authority permit (Recovery Code 13) is required for the used cooking oil process.	05/07/2023	c.2.3km southwest
Fingal CC	F23A/0245	site to the north of Hangar 6 and north Apron, west of Castlemoate Road, and south of Gatepost 1B, in the townlands of Cloghran and Corballis, Dublin Airport, Co. Dublin	Ryanair DAC, intend to seek planning permission for development which will consist of the construction of a single-storey, part two-storey four-bay hangar designed to accommodate up to 4 Code C Aircraft, with associated maintenance facilities, ancillary offices and staff areas. The proposed development will also consist of the demolition of the existing internal airport roadway on site and the development of new site access arrangements. external covered bin storage and chemical storage. new substation. provision of 20 airside vehicle parking spaces. new service connections. all other associated site and development works, all on a site to the north of Hangar 6 and North Apron, west of Castlemoate Road, and south of Gatepost 1B, in the townlands of Cloghran and Corballis, Dublin Airport, Co. Dublin. The proposed development does not propose any increase in passenger or operational capacity at Dublin Airport. A Natura Impact Statement has been prepared in respect of the proposed development.	30/06/2023	c.5km east
Fingal CC	FW23A/0120	Dunsoghly, Saint Margaret's, Co. Dublin	The proposed development will consist of the following: The construction of a single storey, on-farm abattoir (c. 916 m ²), c. 61 m ² ancillary office, c. 132 m ² enclosed yard (lairage- including pens), provision of c. 22 car parking spaces, 2 motorcycle spaces and 16 bicycle parking spaces, onsite Wastewater Treatment Plant (WWTP), process waste holding tank and surface water drainage, a revised site entrance off Kilshane Road (L3120) and new access road to serve the development, landscaping and all associated site development works necessary to facilitate the development on a site of c. 3.77 hectares.	26/06/2023	c.2km south
Fingal CC	FW22A/0204	Kilshane Road, Kilshane, Finglas, Dublin 11.	The proposed development will consist of the following: The construction of a new Gas Turbine Power Generation Station with an output of up to 293 Megawatts. The proposed station will consist of 1 Gas Turbine and 1 28m high Exhaust Stack partially enclosed by a 12m high	23/06/2023	c.1.6km west

Planning Authority	Reference	Address	Summary of Proposed Development	Grant/Due Date	Distance from Site
			<p>acoustic wall. 1 single storey Admin Building and Warehouse (c. 926 m²), 1 single storey Packaged Electronic/Electrical Control Compartment (PEECC) (c. 72 m²), 1 single storey Continuous Emission Monitoring System (CEMS) Shelter (c. 14.8 m²), 1 16.2m high x 024.4m Fuel Oil Tank, 1 15.3m high x 09.2m Raw/Fire Water Tank, 1 16.2m high x 018.3m Demin Water Tank, and miscellaneous plant equipment.</p> <p>The demolition of a detached residential dwelling (c. 142 m² GFA) and associated farm buildings (c. 427 m² GFA) located in the northwest corner of the subject site to facilitate the proposed development.</p> <p>Road improvement works to 493.34m Kilshane Road (L3120), including the realignment of a portion of the road (293.86 m) within the subject site boundary and the provision of new footpaths, off-road cycle ways, together with the construction of a new roundabout linking the proposed realignment of Kilshane Road back to the existing road network to the northeast of the subject site and to the proposed internal road network to serve the proposed development.</p> <p>The construction of entrance gates, low wall and railings fronting the realigned Kilshane Road and a private internal road network providing for vehicular, cyclist and pedestrian access to serve the development. Construction of 3m high security fencing within development.</p> <p>Total provision of 26 car parking spaces including 1 disabled persons parking space and 2 EV electrical charging points.</p> <p>Provision of security lighting columns to serve the development and the installation of Closed-Circuit Television System (CCTV) for surveillance and security purposes.</p> <p>Provision of 20 sheltered bicycle parking spaces.</p> <p>Provision of hard and soft landscaping works, tree planting and boundary treatments including 3m high security fence along Kilshane Road and the perimeter of the subject site boundary.</p> <p>Provision of new onsite foul sewer pumping station to serve the development.</p> <p>Provision of underground surface water attenuation areas to serve the development.</p> <p>All associated site development and excavation works, above and below ground, necessary to facilitate the development.</p> <p>An Environmental Impact Assessment Report has been prepared in respect of the proposed development. This application relates to a development that will require an Industrial Emissions Directive licence from the Environmental Protection Agency. A subsequent application will be submitted for an Above Ground Installation (AGI) compound, underground gas supply installation and a subsequent Strategic Infrastructure Development (SID) Application will also be submitted for a Gas-Insulated Switchgear Substation (GIS), Air Insulated Switchgear Substation (AIS) and Proposed Grid Connection to serve the development.</p>		
Fingal CC	FW23A/0076	site adjacent to Texaco Service Station, Unit 15 Blanchardstown Corporate Park, Dublin 15	<p>The proposed development will comprise. 5 EV charging stations each serving 2 vehicle charging bays, a total of 10 charging points, 8 bays are provided under a canopy structure with integrated roof mounted solar panels circa. 74 m² surface area. The proposed development also incorporates 1 ESB substation & 1 substation kiosk, with access and egress presented to the site and all associated directional road surface markings and above and below ground ancillary works.</p>	21/06/2023	c.3.2km west
Fingal CC	FW22A/030	College Business & Technology Park, Blanchardstown Road North, Blanchardstown, Dublin 15	<p>Expansion of the existing Biopharmaceutical Manufacturing Campus, located at College Business and Technology Park, Blanchardstown, Dublin 15. The proposed expansion will include.</p> <p>(i) a new 5 storey Active Pharmaceutical Ingredient (API) manufacturing building (c. 10,315 m² and maximum height 41.225 m)</p> <p>(ii) a new 2 storey chemical materials store (c. 1,071 m² and maximum height 15.12m)</p>	13/06/2023	c.4.2km west

Planning Authority	Reference	Address	Summary of Proposed Development	Grant/Due Date	Distance from Site
			<p>(iii) a new 4 storey laboratory building (c. 5,148 m² and maximum height 27.35m)</p> <p>(iv) extensions to the existing warehouse building (c. 6,236 m² and maximum height 24.00 m), including alterations to the previously permitted extension to the warehouse (planning ref. FW21A/0174)</p> <p>(v) a bunded solvent tank storage area including tanker loading and unloading yard</p> <p>(vi) a chemical materials yard including liquid nitrogen storage tank, scrubbers and a thermal oxidiser abatement unit complete with c.46m high flue stack</p> <p>(vii) a manufacturing building utilities yard including chillers and other miscellaneous plant and equipment</p> <p>(viii) a medium voltage electrical building (c. 190 m² and maximum height 4.717 m) and solvent area control building (c. 89 m² and maximum height 4.717 m)</p> <p>(ix) an extension to the existing high level pipe rack connecting all existing and new buildings and yard areas</p> <p>(x) 2 new diesel generators and 2 new bunded diesel storage tanks</p> <p>(xi) modifications to site infrastructure, including, addition of 200 new car park spaces on the eastern side of the site, expansion of the site's existing storm water attenuation/fire water retention pond, and alterations and extensions to internal site roads, paving and underground services</p> <p>(xii) enhancements to the site internal and boundary landscaping</p> <p>(xiii) provision of a temporary contractor's compound and parking area on lands to the east of the site for the duration of the construction works.</p> <p>This application relates to development which comprises an activity which holds and Industrial Emissions Directive Licence (Reg no P1030). The application relates to the provision of an establishment to which the Major Accident Regulations apply. An environmental Impact Assessment Report (EIAR) has been prepared and submitted to the planning authority with the application.</p>		
Fingal CC	FW23A/0111	Lands at Huntstown Townland and Coldwinters Townland, County Dublin	<p>We Rathdrinagh Land Unlimited Company (Trading as Irish Recycling LTD) intend to apply to the aforementioned Planning Authority for permission for development on lands at Huntstown Townland and Coldwinters Townland, Co Dublin. The development will consist of the construction of a Materials Recovery Facility along with a Food Container Cleaning Plant. The development is phase one of the Huntstown Circular Economy Hub and will include for the following works: 1. The development will consist of the erection 2separate buildings and associated site area for use as a Circular Economy Hub. 2. The processes to be carried out within the Materials Recovery Facility building include for the sorting of range of wastes into recoverable and recyclable streams. Recoverable wastes to processed will include for potential recyclables. This building will include for an external odour control plant with associated flue. 3. The processes to be carried out in the Food Container Cleaning Plant building will provide a centralised washing/sterilisation facility for large food retailers in the area to facilitate re-use of containers. 4. The 2 buildings to be constructed will incorporate ancillary office and staff facilities along with solar PV panels and signage. 5. The development of associated access roads, turning/loading areas, footways, parking areas, electric vehicle charge points, landscaping, lighting, fencing, bicycle and bin storage facilities and associated site works. 6. The provision of an ESB substation. 7. The provision of ancillary external storage areas. 8. The reprofiling of existing ground levels within the site and associated works to include for infilling and reprofiling of lands within the overall site area. 9. The provision of a new site entrance with associated works to facilitate vehicular and pedestrian access along with associated upgrade works to the adjacent public road to include for provision of footpaths and cycle paths. 10. The provision of a weighbridge and associated staff building at the entrance. 11 The provision of perimeter fencing and security gates. 12. The provision of all associated hard and soft landscaping works. 13. Provision of attenuation tanks and associated infrastructure as part of the surface water system along with installation of a bypass petrol interceptor. 14. All ancillary site development, landscaping and construction works</p>	12/06/2023	c.0.9km west

Planning Authority	Reference	Address	Summary of Proposed Development	Grant/Due Date	Distance from Site
			to facilitate foul. water and service networks. The Materials Recovery Facility will require an EPA Industrial Emissions Licence. An Environmental Impact Assessment Report (EIAR) has been prepared and accompanies this application.		
Fingal CC	F23A/0104	Terminal 1, Dublin Airport, Collinstown, County Dublin	daa plc intend to seek planning permission for development at a site of c.361.5m2 on the northwest part of the roof (Level 40) of the T1X building at Terminal 1, Dublin Airport, Collinstown, Co. Dublin. The proposed development will consist of an extension to the existing rooftop plant room to provide a rooftop plant unit of c.185m2. The proposed development will accommodate additional mechanical equipment, including 2extract cowl, ducting, and 3roof cowl, all to serve a new food and beverage unit inside the T1X building on the Departures Level (Level 20), and will be screened with a louvre cladding to match the existing rooftop plant room in terms of elevational treatment and height. An external condenser unit is also proposed to be located immediately to the northwest of the proposed plant room extension.	09/06/2023	c.5km southeast
Fingal CC	FW23A/0014	Site (known as Site H) at Northwest Business Park, Kilshane Drive, Ballycoolin, Dublin 15	The proposed development consists of the construction of 1 warehouse/ logistics unit (proposed Unit 735), including ancillary office floorspace over two levels, with a maximum height of c. 17.09m and total GFA of 5,132 m ² . The proposal includes three vehicular access points (for staff/ visitors and service vehicles) off the existing road network serving the Business Park. The proposal includes 51 car parking spaces and 20 cycle spaces. The development also includes a signage zone for the unit, PV panels at roof level, HGV service yard areas, landscaping, pedestrian and cycle infrastructure, boundary treatments, entrance gates, lighting, foul and surface water drainage, site clearance and all associated site works.	09/06/2023	c.2.9km west
Meath CC	2360084	Rath, Ashbourne, Co. Meath	The proposed development will consist of permission to construct: 1. A two storey building of 2,443.6m ² , to the south of the existing Pillo hotel site. The ground floor of the proposed building will consist of an area of 1315.4m ² , and the first floor will have an area of 1128.2m ² . The ground floor will contain a reception, soft drinks bar, bowling alley (8 lanes), toilets, laser maze, kitchen, freezer room, food area and double height storage area. The first floor will consist of communications room, bumping cars, games and 'party areas. 3. Permission is sought for advertisement signage (13.4 m ²) to the North (front) and West (side) elevations on the proposed building. 4. Permission is also sought for 103 additional parking spaces, to the northeast of the proposed building, to accommodate adequate parking on site. 5. Alterations and replacement of 63 car parking spaces to the existing hotel parking to the west of the proposed building. 6. Connections to the existing services at Pillo Hotel, landscaping and all ancillary site works.	08/06/2023	c.5km northwest
Fingal CC	F22A/0533	The adjoining Roadstone Quarry on the West side of the Feltrim Road, Swords, Dublin	Permission sought for removal of some existing structures, construction of single storey industrial warehouse building with 2 storey ancillary offices, modification of the existing central entrance and front boundary walls, provision of car parking, new wastewater treatment and surface attenuation/disposal systems, landscaping and related ancillary works.	02/06/2023	c.5km east
An Bord Pleanála	315709	Lands at Site A (White Car Park), Blanchardstown Town Centre, Coolmine, Dublin 15	971 apartments and associated site works.	26/05/2023	c.5km southwest
Meath CC	23550	Tudor Grove, Killegland, Ashbourne, Co Meath	the following 3 buildings, 1. the construction of a two-storey medical centre building & service yard, 2. the construction of a two-storey gym & fitness centre building & service yard, 3. the construction of a single storey storage and maintenance building with open covered area for bicycle parking. Along with an access road, parking and all associated services, service connections, landscape, boundary treatment and site development work for the above	24/05/2023	c.4.5km northwest

Planning Authority	Reference	Address	Summary of Proposed Development	Grant/Due Date	Distance from Site
An Bord Pleanála	315540	Sites No. s 5-33 inclusive, The Oaks, Archerstown Demesne, Milltown, Ashbourne, Co. Meath	Construction of 29 houses and all associated site works. *Significant further information/revised plans submitted on this application*	18/05/2023	c.4.8km northwest
Fingal CC	FW22A/0195	The Whitehouse, Newpark, The Ward, Co. Dublin.	The development will consist of a two-storey extension to the EAST of the existing hotel, bar and restaurant and will include the following. a) Partial demolition of existing premises Including metal	05/05/2023	c.1.2km west
Fingal CC	FW22A/0090	Plot 2A, Blanchardstown Corporate Park 2, Ballycoolin, Dublin 15	Provision of a single storey warehouse/logistics unit (max height 14.65m) including an ancillary 2 storey office component (max height 10m, excluding rooftop plant setback from building edge) with a total Gross Floor Area of c 2,7070 m ² (inc. ESB substation and switch room). The development will also include the provision of 2 vehicular access points (2 entry/exit points) located to the south- east and east of the site, connecting the proposed development to the internal road network within the Blanchardstown Corporate Park 2, an HGV service yard and loading bays. 25 surface car parking spaces (including 2 accessible space and 4 EV spaces with charging points), the provision of pedestrian/cyclist access to the southwest of the site. bicycle parking. hard and soft landscaping. boundary treatments. changes in levels. signage. external lighting. piped infrastructure and ducting. SuDS. plant and waste management. pedestrian footpaths. solar PV panels and all ancillary site excavation and development works above and below ground.	04/05/2023	c.3.1km west
Meath CC	23238	Donaghmore, Ashbourne, Co Meath	Erection of a 30m high, free standing lattice type telecommunications structure, carrying antennae, dishes and ancillary equipment.	01/05/2023	c.3.7km west
Fingal CC	FW23A/0036	Within the curtilage of Hollywoodrath House (A Protected Structure), Lands at Ratoath Road and Gallanstown Road, Hollystown, Dublin 15	Planning Permission for a residential development of lands at Ratoath Road and Gallanstown Road, Hollystown, Dublin 15. The site is within the curtilage of Hoolywoodrath House (a protected Structure). The proposed development will consist of the construction of 96 dwellings (9 2-bedroom, 2 storey terraced dwellings. 60 3-bedroom, 2- and-2.5 storey, terraced and semi-detached dwellings. 27 4-bedroom, two-storey, semi-detached and detached dwellings) with 192 car parking spaces and 62 bicycle parking spaces. The proposed development will provide public open space, landscaping, trees, and boundary treatments. public lighting. bin and cycle storage. ESB substation. foul drainage works along Ratoath Road together with all associated site infrastructure and engineering works necessary to facilitate the development. Vehicular and pedestrian access is proposed via Gallanstown Road together with pedestrian access, including 2 new pedestrian crossings, at Ratoath Road.	17/04/2023	c.3.7km southwest
An Bord Pleanála	TA06F.313362	Lands to the south of Rathbeale Road and to the north and south of Main Street, Mooretown Distributor Road, Celestica/Motorola site, Swords, Co. Dublin.	650 residential units (265 houses, 385 apartments) creche and associated site works.	30/03/2023	c.5km southeast
Fingal CC	F22A/0284	Brazil, Swords, Co. Dublin	Replacement of existing horticultural polytunnels with new horticultural polytunnels together with associated site works.	28/03/2023	c.4.5km southeast

Planning Authority	Reference	Address	Summary of Proposed Development	Grant/Due Date	Distance from Site
Fingal CC	F23A/0089	Lispopple, Swords, Co. Dublin	(1) Proposed alterations to existing two existing two concreted skeet areas with 3.9-metre-high shelter. (2) magazine storage to include associated soakaway. Retention of the following: (3) Two concreted skeet areas with 3.9-metre-high shelter. (4) Two shooting areas with a 3.5-metre-high safety earthen berm separating the areas. (5) A 3.5-metre-high safety earthen berm along the Western and Northern boundaries. (6) A single storey members clubhouse with a gravel pathway. (7) A steel storage container (29.7 m ²). (8) A member's toilet with proprietary effluent treatment system and percolation area. (9) Two launcher platforms, Four launching sheds and a storage shed: (10) Trench type soakaway systems connected to all structures on site. To include all associated Landscaping and site development works.	08/03/2023	c.1.9km east
Fingal CC	F23A/0080	Laurestown, St Margarets, Co Dublin	Construction of agricultural store building and farm office in yard.	02/03/2023	c.3.9km south
An Bord Pleanála	313302	Lands to the north of Rathbeale Road and to the west of and north of Miller's Avenue and Glen Ellan Road, Oldtown, Swords, Co. Dublin.	Removal of the temporary site structures, construction of a total of 377 residential units (173 houses, 204 apartments), creche and associated site works.	22/02/2023	c.4.9km southeast
An Bord Pleanála	314550	In the Townlands of Baltrasna and Milltown, Ashbourne, Co. Meath.	Demolition of existing structures on site, construction of 702 residential units (420 houses, 38 duplexes, 244 apartments), creche and associated site works.	04/01/2023	c.4.8km west
Fingal CC	F21A/0667	Ballyhack, Kilsallaghan, Dublin, K67 R984	The construction of 1 new Storage Building (c. 1,643 m ² GFA) and 1 Store (357 m ² GFA).	19/12/2022	c.2.9km south
Fingal CC	F22A/0493	Wrenwood Stables, Killeen, Oldtown, Dublin	Provision of 2stable blocks, stable block B (359m ²) consisting in 10 stables, a wash bay and associated tack room and fodder storage. A further stable (472 m ²) is proposed alongside associated covered dry manure storage area, site works and drainage provision, relocation of the existing vehicular entrance, associated landscaping and associated minor ancillary alterations.	11/11/2022	c.3.2km north
An Bord Pleanála	313922	Sites 1, 3, 6 and 8 - 14 incl. of unfinished housing estate, Oldtown Avenue, Fieldstown Road (R122), Oldtown, Fingal, Co Dublin.	Construction of 10 houses and all associated site works.	01/11/2022	c.1.4km north
Meath CC	2270	Hickey's Lane, Baltrasna, Ashbourne, Co. Meath	6 detached, two storey dwelling houses, access road and footpath.	12/10/2022	c.5km west
Meath CC	221235	Mahir House, Ratoath Road, Baltrasna & Milltown, Ashbourne, Co. Meath	Eleven two-storey detached houses, an altered pedestrian and vehicle entrance off the R125, a new pedestrian entrance off the R135 – FI Requested.	21/09/2022	c.5km west

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Fingal CC	F21A/0607	Kilsallaghan, Co. Dublin	Revised solar PV panel arrangement resulting in a decrease to the overall panel footprint extent. a reconfigured internal access route network resulting in a decrease to the overall network length. revised inverter/transformer types and arrangements. revised CCTV arrangement relocation of a permitted communications cabin. omission of 2 permitted substations. provision of a 1 spare parts container and 3 weather station poles.	08/06/2022	c.2.1km south
An Bord Pleanála	311912	Lands at the Old Rowlestown National School and the Killossery Mill Complex & House (RPS 334), townlands of Killossery, Killossery, Newbarn and Rowlestown West, Rowlestown, Swords, Dublin	21 houses, museum, restaurant, cafe and garden centre	22/03/2022	c.0.8km east
Meath CC	211436	Ballaghaweary & Greenogue, Kilsallaghan, Co. Meath	Solar PV Energy Development with a total site area of 34.4ha. to include solar panels mounted on steel support structures, associated cabling and ducting, 7 MV Power Stations, 1 Client Substation, 1 No Temporary Construction Compound, access tracks, hardstanding area, boundary security fencing and security gates, CCTV, landscaping and ancillary works.	31/01/2022	c.2.5km southwest
An Bord Pleanála	TC06F.311441	Lands to the south of Rathbeale Road, Moorestown, Swords, Co. Dublin.	677 residential units (266 houses, 411 apartments), creche and associated site works.	29/10/2021	c.5km southeast
Fingal CC	F20A/0716	Ballyboughal GAA Club, Ballyboughal, Co. Dublin.	Additional parking with associated landscape and drainage works and the inclusion of 8 number football pitch lamp standards.	04/10/2021	c.4.6km northeast
Fingal CC	F20A/0640	Fieldstown, Kilsallaghan, Co. Dublin	The development relates to previously approved development works (Planning Reg. F18A/0640 which have commenced and include for extended site boundaries and general amendments as follows. The proposed works will consist of (1) extending the areas of infilling of agricultural lands to Zone 02 and Zone 03, in order successfully complete the agricultural land reclamation works, which will require imported fill material consisting of clean uncontaminated soil and stones (EWC Code - 1705 04 material only) for the purpose of improvement of ground levels to enable lands to be farmed safely, (2) For revised location for temporary internal stoned haul routes to Zone 1 and Zone 3 within site which will remain for the duration of infilling and will be removed once infilling has been completed, (3) the upgrading of an existing agricultural laneway and extension for use as a haul route to Zone 2 within the site which will remain for the duration of infilling and will be revert to agricultural use once infilling has been completed, (4) Revised location within the site of the temporary portacabin which will serve as an office for the duration of the infilling process, and (5) The provision of a temporary wheel wash facility within the site which will remain for the duration of infilling and will be removed once filling is completed.	04/10/2021	c.2.1km south
Fingal CC	F21A/0042	Lands including Whitestown and Fieldstown, Kilsallaghan, Co. Dublin	Permission for a Solar PV Energy Development with a total site area of c 105 ha, to include solar panels mounted on steel supports, associated cabling and ducting, 1 client substation, 33 MV Power Stations, 8 Battery Storage Containers, 1 Temporary Construction Compound, access tracks, boundary security fencing and security gates, CCTV, landscaping and ancillary site works.	16/09/2021	c.2.2km northwest

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Fingal CC	F21A/0295	Wild Geese GAA Club, Wyanstown, Oldtown, Co. Dublin, A45AY91	Erect 4eighteen-metre-high poles to avail of full floodlight facilities to the existing grass pitch and associated site works.	24/08/2021	c.3.6km north
Meath CC	211042	Broadmeadow Country House, Bullstown, Donaghmore, Ashbourne, Co. Meath	EXTENSION OF DURATION OF PLANNING PERMISSION AA/160527	23/07/2021	c.3km west
Meath CC	AA201395	Bullstown and Wotton, The Ward, Ashbourne, Co. Meath	Proposed 5 bay monopitch shed to facilitate processing of end-of-life vehicles. 2) Proposed increase in annual tonnage accepted at the facility to 4,000 tonnes per year. 3) Stormwater drainage infrastructure including proposed soakaway. 4) Works to facilitate the required sightlines along public road from existing site entrance. 5) All ancillary site development works.	08/07/2021	c.4.4km southwest
Fingal CC	F19A/0490	Lands located between Church Road, and the Broadmeadow River opposite, Rowlestown Drive, Rowlestown, Co Dublin	26 two storey dwellings, a two storey building, a 129.7m ² ground floor retail unit, part three/part four storey nursing home building set around an internal courtyard comprising 90 nursing bedrooms with staff facilities, 7 assisted living apartments, 35 car parking spaces and 7 bicycle spaces with a servicing yard, a single storey building consisting of 4 one bedroom assisted living apartments, a new vehicular and pedestrian entrance, public open space, riverside walkway, landscaping, boundary treatments, street lighting, ESB substation, foul drainage pump station, SuDS drainage, piped and other services.	10/05/2021	c.1.2km southeast
Fingal CC	F20A/0399	Scatternagh, Swords, Co. Dublin	Milking parlour building, Cubicles sheds with slatted tanks and feeding area, Over ground slurry tower and Walled silage pits.	24/02/2021	c.1.3km northeast
An Bord Pleanála	TC06F.307498	Lands to the north of Rathbeale Road and to the west of Millers Avenue and Glen Ellan Road, Oldtown, Swords, Co. Dublin.	339 residential units (179 no houses, 160 apartments), creche and associated site works.	16/12/2020	c.5km southeast
Meath CC	AA201047	Bullstown & Wotton, The Ward, Ashbourne, Co. Meath	Extension of AA151273 to consist of a storage building for end-of-life vehicles, upgrade of entrance and new wastewater treatment system.	28/09/2020	c.4.4km southwest
Fingal CC	F19A/0101	Lands south of the Glen Ellan Road, east of Miller's Avenue and north of the Rathbeale Road, Miller's Glen, Swords, Co. Dublin.	Revisions to F11A/0473 to omit 47 units and to provide 57 units, plus 106 car parking spaces.	21/09/2020	c.5km southeast
Fingal CC	F19A/0638	Townlands of Toberburr and Westereave, Rivermeade, Toberburr Road, Swords, Co. Dublin.	Phase I of a two-phase masterplan for a residential, commercial and community services development, to consist of 99 houses, car parking, public open space, 321.9 m ² . two-storey crèche, 192 m ² . shop, 3.56ha public park, new access road, bridge over Ward River, sewerage pumping station, electricity substation and landscaping.	19/08/2020	c.4.1km south

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Fingal CC	FW20A/0040	Claremount Filling Station, Coolquay, Co. Dublin.	Provision and construction of an ESB substation.	05/08/2020	c.4.6km southwest
Fingal CC	F20A/0068	Swords Nursing Home, Nevinstown, Mount Ambrose, Swords, Co. Dublin.	Alterations to the existing single storey 52-bed nursing home. Single storey extensions to the west, north and east elevations with to provide additional 18 bed spaces. Single storey detached utility building, new service road, 3 additional car parking spaces, 1 Electric Vehicle charge point, and all associated site works.	02/07/2020	c.4km southeast
An Bord Pleanála	306182	Rowlestown, Church Road and Rowlestown Drive, Rowlestown East, Rowlestown, Co. Dublin.	Demolition of existing structures, construction of 130 houses, creche and associated site works.	09/04/2020	c.1.2km southeast
Fingal CC	F18A/0701	Lands south of the Rathbeale Road, And east of the Swords Western Distributor Link Road, And north of Watermill Park, Mooretown, Swords, Co Dublin	Permission to omit 43 houses (58 units) to now provide 99 units in total, plus a 353m ² crèche and 153 car parking spaces.	07/08/2019	c.4.8km southeast
Fingal CC	F18A/0522	The Rath, Rowlestown, Swords, Co Dublin	Construction of 9 dwellings.	12/07/2019	c.1.9km southeast
Fingal CC	FW19A/0024	Claremount, Coolquay, Co. Dublin.	Amendments to FW17A/0111 to include 74.8 m ² . extension plus provision of additional queuing lane for car wash facility.	14/05/2019	c.4.5km southwest
Fingal CC	F18A/0313	Brazil Lands Nursery, Brackenstown Road, Swords, Co. Dublin.	Removal of 2 accommodation buildings, construction of 8 number new single storey accommodation buildings and provision of new public footpath.	02/04/2019	c.5km southeast
Meath CC	AA181432	Ashbourne Golf Club, Archerstown, Ashbourne, Co. Meath A84 R528	A new six bay covered practice range including safety netting, lighting and all associated site works.	19/03/2019	c.4.6km west
Fingal CC	F18A/0640	Fieldstown, Kilsallaghan, Co. Dublin.	Permission for infilling of lands with material consisting of clean, uncontaminated soil and stones.	19/02/2019	c.1km northwest
Fingal CC	F18A/0581	Ballyboughal GAA Club, Ballyboughal, Co Dublin	The construction of a clubhouse facility containing dressing rooms with ancillary spaces together with associated car parking, landscape and drainage works.	23/01/2019	c.4.6km northeast

Planning Authority	Reference	Address	Summary of Proposed Development	Grant/Due Date	Distance from Site
An Bord Pleanála	PL17.301151	Harlockstown, Ashbourne, Co. Meath.	10-year permission for construction of a solar farm and all ancillary and associate site works.	11/12/2018	c.5km northwest
Fingal CC	F18A/0484	Lands within the new Swords Regional Park, Northwest of Millers Glen, Oldtown, Swords, Co. Dublin.	Permission for new internal access roads, carpark, footpaths, and all associated and ancillary works.	19/11/2018	c.5km southeast
Fingal CC	F18A/0472	Palmerstown, Oldtown, North County Dublin	Alteration to F17A/0564 to include additional car parking spaces plus increasing warehousing unit from 5496m ² to 7322m ² , additional 99m ² of charging room and additional 107m ² office space.	13/11/2018	c.4.5km northwest
Fingal CC	F18A/0476	Ballyboughal National School, Grange, Ballyboughal, Co Dublin	New single storey classroom block, connecting link and associated circulation to existing school building.	13/11/2018	c.4.5km northeast
An Bord Pleanála	300230	Kilsallaghan, Co. Dublin	10-year permission for the construction of Solar PV energy development and all ancillary works.	30/10/2018	c.2.4km south
Fingal CC	F18A/0412	Lands north of the Glen Ellan Road and east of Miller's Avenue, Miller's Glen, Oldtown, Swords, Co. Dublin.	Revisions to F11A/0473 to omit 66 residential units, provide 91 units plus 186 car parking spaces.	16/10/2018	c.5km southeast
Meath CC	AA180701	Broadmeadows Equestrian Centre, Bullstown and Greenogue, Ashbourne, Co. Meath	Proposed lean-to extension to the side of existing arena building for use as storage, proposed judges' box and proposed spectator viewing stand.	04/10/2018	c.2.5km west
Fingal CC	F18A/0382	Development to be known as Cnoc Dubh, Main Street, Ballyboughal, Co Dublin	Retention for 57 dwellings & 4 commercial units, 2 new site entrances and all associated site works.	02/10/2018	c.4.3km northeast
Fingal CC	F17A/0650	Townland of Rathbeale, Swords, Co. Dublin.	1 cable interface mast c. 20.75m high with a square base c. 6m x 6m to facilitate the undergrounding of the existing Finglas-Glasmore 110kV overhead power line.	22/08/2018	c.4.2km southeast
Fingal CC	F17A/0639	Roganstown Hotel and Country Club, Naul Road, Swords, Co. Dublin.	A 63 bedroom two-storey hotel extension with ancillary storerooms, offices and toilets, provision of a first-floor level extension within the existing fitness centre to comprise a fitness studio and 2 meeting rooms along with a new external terrace. provision of a new single storey golf academy with ancillary store and workshop and 2 practice driving bays and 3 electric charging car parking points within the existing overflow car park.	07/08/2018	c.2.6km east

Planning Authority	Reference	Address	Summary of Proposed Development	Grant/Due Date	Distance from Site
Fingal CC	F17A/0746	Jordanstown & Wolganstown, Oldtown, Co Dublin	4 Poultry Houses together with roofed/enclosed service yard, 1 office, 1 Generator Store, and 1 Bin/General Purpose Store along with all ancillary structures.	30/07/2018	c.3km northwest
Fingal CC	F17A/0718	Palmerstown, Oldtown, North County Dublin	Planning Permission for a 2.1659MW Solar Photovoltaic (PV) array to cover 13396.74m ² of the roofs.	26/06/2018	c.4.4km northwest
Meath CC	AA171004	Masspool, The Ward, Ashbourne, Co. Meath	Complete the construction of the building.	01/06/2018	c.3.8km southwest
Fingal CC	F09A/0226/E1	Ballyboughal Village, Co. Dublin	Mixed use development on a site (1.232 hectares/3.044 acres) consisting of 17 houses and 8 apartments (total floor area 2,623m ²), 2 ground floor retail units (60.8m ² each), Raised site levels, 45 surface car parking spaces, new access road, ESB sub-station, new boundary treatments, hard and soft landscaping, private and public open space and pedestrian bridge over the Ballyboughal Stream.	25/04/2018	c.4.3km northeast
An Bord Pleanála	PL06F.301171	Wyestown, Oldtown, Co. Dublin.	The construction of an extension to the existing glasshouse (10,663 sq. metres) to extend the use of the wholesale horticultural nursery, increase capacity of the water storage reservoir, provide outdoor storage yard with perimeter fencing, new cargo door to front facade of existing building, 2 layby's to access road, provision of new carpark with 22 parking spaces, extension of existing carpark by 9 spaces, upgrade of existing onsite waste water treatment system and all associated site services.	13/04/2018	c.5km northwest
Meath CC	AA171054	Donaghmore, Milltown Road, Ashbourne, Co. Meath	Construction of 9 dwellings.	13/04/2018	c.3.7km west
Fingal CC	F18A/0069	Drishoge, Oldtown, Co Dublin	Retention for a 666m ² agricultural pack house, packing shed and fridge unit.	10/04/2018	c.1.9km northeast
An Bord Pleanála	249174	Mainscourt, Ballyboghil, Co. Dublin.	10-year planning permission for the development of a solar photovoltaic (PV) energy development.	20/03/2018	c.4.9km northeast
Fingal CC	F17A/0627	Lands within the new Swords Regional Park, Northwest of Millers Glen, Oldtown, Swords, Co. Dublin.	A 274m ² single storey clubhouse & changing facilities.	20/03/2018	c.5km southeast
An Bord Pleanála	300045	Lands west of 1-10 The Orchard, Oldtown, Co. Dublin.	The development will consist of the construction of 14 dwellings.	12/03/2018	c.3.3km north

Planning Authority	Reference	Address	Summary of Proposed Development	Grant/Due Date	Distance from Site
Fingal CC	F17A/0357	Lands west of 1-10 The Orchard, Oldtown, Co. Dublin.	Construction of 14 dwellings.	12/03/2018	c.4km north
Fingal CC	F17A/0184	Main Street (bounded by the Naul Road & the Ballyboughal Road), Ballyboughal, Co. Dublin.	Mixed use development to consist of 2 vehicular entrances, 57 dwellings, 323m ² commercial block, 2 retail units, 2 offices, 13 car parking spaces, 4 cycle spaces, plus internal roads and landscaping.	30/01/2018	c.4km northeast
Meath CC	AA171295	Ashbourne Community Centre, Ashbourne, Co. Meath	A new baseball facility consisting of an outer security fence, new international standard baseball field with 2 dugouts, field boundary fence, home base/bleachers 9m high protective netting, 2 9m high foul poles, single storey changing rooms, single storey general store, single storey materials store, single storey equipment's store, metal/concrete bleachers/seating on concrete base, 2 bullpens, 4 batters cages. 2 with clear storey roofing over and all associated site works	20/12/2017	c.5km west
Fingal CC	F17A/0564	Palmerstown, Oldtown, North County Dublin	A new warehouse at existing facility. The development (6,845m ²) consists of warehouse area (5,496m ² , 16.6m high max) plus 635m ² attached plantroom and forklift charging area, associated HGV marshalling yard, ancillary car parking, sewerage treatment plant and 135m ³ fire-fighting water supply tank.	12/12/2017	c.4.3km northwest
Meath CC	AA170996	Archerstown, Ashbourne, Co. Meath	Completion of a new safety boundary along the third hole consisting of 7 11m high stanchions together with new safety netting between all stanchions.	23/11/2017	c.5km west
Fingal CC	F17A/0143	Brazil, Swords, Co. Dublin.	Re-contouring of agricultural land and associated site works using imported clean inert soil and stones within a farm holding of 1.954 hectares and an additional 0.334 hectares for the entrance and haul road.	20/11/2017	c.4.5km southeast
Fingal CC	F17A/0463	South of factory buildings, Palmerstown, Oldtown, Co. Dublin.	Retention Permission of an Integrated Constructed Wetland (ICW) that provides tertiary treatment of wash and waste waters from the facility.	31/10/2017	c.4.3km northwest
An Bord Pleanála	PL17.248105	Milltown Road, Ashbourne, Co. Meath.	Demolition of house and garage, construction of 9 houses, repositioning of entrance and construction of new boundary wall.	12/09/2017	c.5km west
Fingal CC	F17A/0323	Ballyboughal GAA Club, Ballyboughal, Co Dublin	Relocation of the vehicular entrance.	04/09/2017	c.4.6km northeast
Meath CC	AA170634	Archerstown, Ashbourne, Co. Meath	A new safety boundary along the third hole consists of 13 8m high stanchions together with new safety netting between all stanchions.	01/09/2017	c.5km west
Meath CC	AA170810	An Pairc, Wotton & Newtown Commons, The Ward, Ashbourne, Co. Meath	4 additional dwellings plus 10 detached garages for existing dwellings.	22/08/2017	c.4.9km southwest

Planning Authority	Reference	Address	Summary of Proposed Development	Grant/Due Date	Distance from Site
Fingal CC	F17A/0095	Fingal Ravens G.F.C., Killeen, Oldtown, Co. Dublin	6 eighteen-metre-high poles to avail of full floodlight facilities to the existing main grass football pitch and partial floodlight facilities to the second grass pitch.	16/05/2017	c.1.3km north
Meath CC	AA170092	Wotton & Newtown Commoms, The Ward, Ashbourne, Co. Meath	Retention permission for 10 completed, detached, 4-bedroom houses, 1/2 stores in height together with all service roads, drainage works including sewage treatment system, landscaping and such additional ancillary works.	12/05/2017	c.4.9km southwest
Fingal CC	F16A/0574	Thorncroft, Newtown Lane, Oldtown, Co. Dublin, A45YR98.	4 polytunnels for horticultural use and associated ancillary site works.	21/03/2017	c.3.4km north
Meath CC	AA160553	Bullstown, Donaghmore, Ashbourne, Co. Meath.	Solar Photovoltaic (PV) development consisting of solar PV arrays with a surface area of approximately 58,000m ² , a grid control building, 5 inverter/transformer cabins, 2 battery enclosures, site entrance, access tracks, hardstanding area, boundary security fence, CCTV, landscaping and ancillary works.	21/02/2017	c.3.4km west
Meath CC	AA160527	Broadmeadow Country House, Bullstown, Donaghmore, Ashbourne, Co. Meath	Construction of an 80-bed space nursing home facility.	21/02/2017	c.3km west
Meath CC	AA161042	Archerstown, Ashbourne, Co. Meath	A new safety boundary along the third hole consisting of 5 new 8.5m high stanchions to match the existing stanchions together with new safety netting.	22/12/2016	c.5km west
Meath CC	AA160506	Milltown & Archerstown, Ashbourne, Co. Meath	Amendments to permission under references DA/100175 & AA/151146 increasing the total number of houses from 57 to 67, plus landscaping.	14/09/2016	c.5km west
An Bord Pleanála	246453	Oldtown, Swords, Co. Dublin.	Construction of 147 houses and 99 apartments. New road connection and ancillary works to the Millers Glen development.	18/08/2016	c.4.8km north
Meath CC	AA151273	Bullstown, The Wotton, Ashbourne, Co. Meath	A storage building for end-of-life vehicles, upgrade of entrance and new wastewater treatment system.	09/06/2016	c.3.6km west
Fingal CC	F16A/0035	Boggyheary, Kilsallaghan, Swords, Co. Dublin.	Retain existing 24-metre-high telecommunications support structure (previously granted under F10A/0457) carrying antennae and link dishes, together with associated telecommunications equipment unit, security fencing and access track.	11/05/2016	c.2km south
Fingal CC	F15A/0586	Development to be known as Dooroge Woods, The Grove, Naul Road, Ballyboghil, Co. Dublin.	Increasing the overall site area by 208m ² (0.02Ha) on a site of 3,384m ² (0.338 Ha) at the residential development known as Dooroge Woods.	22/03/2016	c.4.2km northeast

Planning Authority	Reference	Address	Summary of Proposed Development	Grant/Due Date	Distance from Site
Fingal CC	F15A/0573	4 Jordantown, Oldtown, Co. Dublin.	Retention of wastewater treatment plant.	14/03/2016	c.3.8km northwest
Meath CC	AA151313	Crenigans Banog, Milltown Road, Ashbourne, Co. Meath	Construction of 99 houses, vehicular entrance, roadways, cycleways, footpaths, landscaping/boundary treatment, car parking plus surface water sewer and attenuation tanks, across 3.5 ha/8.64 acres.	29/01/2016	c.4.9km west
Meath CC	AA151146	Milltown & Archerstown, Ashbourne, Co. Meath	Amendments to permission under references DA/100175 & AA/150025, increasing of houses from 44 to 57, plus realignment of boundaries and landscaping.	28/01/2016	c.5km west
Fingal CC	F15A/0176	Ballyboughal GAA Club, Ballyboughal, Co. Dublin.	An all-weather training surface with 8 lamp standards, ball catchment netting 8m. in height 5m x 130m running track, 2m wide walking track, single storey changing facility, natural GAA pitch and 30 car parking spaces.	26/01/2016	c.4.5km northeast
Fingal CC	F15A/0306	Corrstown House, Kilsallaghan, Co. Dublin.	Retain 5 townhouses constructed under Planning Permission F06A/0794.	22/09/2015	c.3.8km south
Fingal CC	F15A/0149	Fingal Ravens G.F.C., Killeen, Oldtown, Co. Dublin	Erect 6 fifteen-metre-high poles to avail of floodlights and construct a 2.4m. high spectator wire fence with a 3.0m. high ball stop netting to achieve an overall height of 5.4m. around the proposed new 50x95m. synthetic pitch.	29/06/2015	c.1.3km north
Meath CC	AA141138	Milltown & Archerstown, Ashbourne, Co. Meath	Construction of 46 houses on the site (area 2.66 hectares/5.69 acres), construction of a vehicular entrance of Archerstown Road, internal estate roadways, cycleways & footpaths, landscaping - including the planting of a buffer zone (8m in width) along part of the eastern boundary of the site, boundary fencing and walls, car parking, lighting new foul and surface water sewers, attenuation tanks, & associated infrastructure.	16/02/2015	c.4.6km west
Fingal CC	F14A/0274	Dunworley, Rowlestown, Co. Dublin	Residential development of 16 detached, two storey residential dwellings, ESB Substation, landscaping works, open space, boundary treatments and all ancillary works.	28/01/2015	c.900m east
Meath CC	AA140651	Milltown Td., Ashbourne, Co. Meath	Retention of existing 32m high telecommunications support structure with antennas, equipment container and associated equipment within a fenced compound and access track.	16/10/2014	c.5km west
Fingal CC	F13A/0492	Balcartie, Roganstown Golf & Country Club, Swords, Co. Dublin.	5 detached dwellings and their associated wastewater treatment systems, percolation areas, landscaping and associated site development works on a site c. 1.32 hectares.	15/09/2014	c.1.7km east
Fingal CC	F08A/1311/E1	Beechtree Nursing Home, Murragh House, Oldtown, Co. Dublin	Extensions and alterations to the existing 53-bed Nursing Home/Residential Retirement Complex and 12 detached sheltered houses, comprising residential and ancillary accommodation for an additional 32 persons in a single and two storeys building of 1,766 m ² + 7 additional car parking spaces and enclosed walkways.	10/07/2014	c.3.9km northeast
Fingal CC	F13A/0376	Rolestown, Swords, Co. Dublin	Service station development, consisting of single storey convenience building, forecourt area (4 pumps), 3 underground 40,000l storage tanks, car wash facility, 10 parking space and site access.	30/05/2014	c.1km east

Planning Authority	Reference	Address	Summary of Proposed Development	Grant/Due Date	Distance from Site
Fingal CC	F14A/0090	Ballyboughal GAA Club, Ballyboughal, Co. Dublin.	1015 m ² . all-weather training surface, 3 10m high lamp standards, ball catchment netting, and inclusion of 8 15m high lap standings on existing main pitch.	26/05/2014	c.4.5km northeast
Fingal CC	F08A/0333/E1	Weston Park, Fieldstown Road, (opposite Shamrock Park), Oldtown, Co. Dublin	Phase 2 of proposed residential development comprising of 5 additional two storey houses.	29/11/2013	c.3km north
Fingal CC	F08A/1078/E1	Clonmethan Health Centre, Oldtown, Co. Dublin	A new two storey 50 bed community nursing unit (approx. 3,160 m ² .), 50 space surface carpark, a new ESB sub-station, site development, landscaping and ancillary siteworks across 3.8 ha.	14/10/2013	c.2.7km north
Fingal CC	F13A/0049	McCann's Wholesale Horticultural Nurseries, Rathbeale Road, Swords, Co Dublin	A single-storey extension to a glasshouse (4,244 sq. metres), to extend the use of the wholesale horticultural nursery.	15/07/2013	c.4.7km southeast
Fingal CC	F13A/0015	Drishoge, Oldtown, Co Dublin	The demolition of existing timber agricultural shed within the curtilage of a protected structure to be replaced with extended - steel packing shed and machinery store.	09/07/2013	c.1.9km northeast
Fingal CC	F07A/1676/E1	Ballyhack, Kilsallaghan, Swords, Co. Dublin	Construction of a new maintenance shed (total floor area 1990m.sq) on a site of 2.84 ha. and ridge height of 8.184m, 50 car parking spaces and ESB substation.	27/06/2013	c.3.1km south
An Bord Pleanála	PL06F.241634	Lands at Mooretown, Swords, Co. Dublin.	A new distributor road forming part of the Swords Western distributor link road connecting the Rathbeale Road to the Mooretown local area plan lands.	24/06/2013	c.5km southeast

Table A-2 Relevant Part 8 Applications (Meath/Fingal)

Ref.	Address	Proposed Development	Received Date	Distance from Site
P822007	Killegland, Ashbourne, Co Meath	The construction of linear walkways throughout the area, installation of a skateboard park installation of a pedestrian footbridge linking areas either side of the river, installation of public lighting throughout the site, upgrading of roadside boundary treatment, construction of a riverside board walk to link to Churchfields Housing Estate and landscaping throughout the site.	04/04/2022	c.5km west
P8/20010	Castle Street, Ashbourne, County Meath	The construction of 74 housing units in total, including all site development works with access from existing Education Campus link road.	27/07/2020	c.5km west
Part 8	Rathbeale Road, Swords, Co Dublin.	Proposed development of 11 apartments including associated site works at Rathbeale Road, Swords, Co Dublin.	27/11/2019	c.5km southeast
P8/19001	Harlockstown Lane, Baltrasna, County Meath	The proposed works will be carried out in existing roadside verges, with some minor relocation/setting back of some private boundaries. Construction works along the route will involve the following elements. - Construction of new kerb lines for the new footpath. - Provision of 2 recessed bus stops. - Provision of 2 signal-controlled pedestrian crossing points. - Ducting for future Public Lighting installation along the scheme. - Some localised re-profiling of existing road cross falls/cambers. - Earthworks - excavations of portions of existing verges, of existing roadway/footpaths, for service ducts and road crossings, footpath etc. All associated civil works with the above i.e., ducting, drainage, concreting, macadam works etc.	01/04/2019	c.5km southwest
P8/18003	Milltown Road, Ashbourne, Co. Meath.	he proposed scheme includes for the construction of cycling and pedestrian facilities on Milltown Road from the junction with the R135 in Ashbourne town to Crenigans Banóg Housing Estate. The proposed scheme also consists of traffic calming measures, pedestrian improvements to the Milltown Bridge as well as the installation of a traffic signal shuttle system. The scheme also includes car parking provisions at the Milltown Estate, Community Playing Fields and the Ashbourne Community School set down area, which is sited along the 1,320m long scheme. It is also proposed to construct some local flood mitigation works at a private property along the Broadmeadow River. The works will also include for associated ancillary civil and grounds works such as: Kerbing, Ducting, Drainage and Boundary Treatments.	11/05/2018	c.5km west
Part 8	Rathbeale Road, Swords, Co Dublin.	<p>Upgrading of the existing Rathbeale Road from the Murrough Road junction to the proposed junction with the Swords Western Distributor Road, a distance of approximately 1000m, which includes re-grading and re-alignment of the existing carriageway and the provision of new high quality pedestrian/cyclist facilities along the northern side of the Rathbeale Road and shared footpath/cycle facilities on the southern side of the Rathbeale Road from the Swords Western Distributor Road to the proposed toucan crossing at the proposed archaeological park.</p> <ul style="list-style-type: none"> • Provision of a new right hand turn lane on the western approach to the existing Murrough Road Junction. • Provision of pedestrian/cycle ramp facilities to access Bunbury Gate Avenue located opposite 81 Bunbury Gate Avenue. • Provision of junction for access for proposed Local Authority Housing and for future access to third party lands. • Provision of toucan crossing facilities at entrance to the proposed archaeological park. • Provision of junction for secondary access from Mooretown Lands. • Provision of a signalised junction at the intersection of the Rathbeale Road with the Swords Western Distributor Road. • Provision of new/upgraded footpath facilities on both sides of the Rathbeale Road adjacent to Rathbeale Cottages. • Retention of existing natural boundary to the southern and northern side of the Rathbeale Road as indicated on Drawing P1000 and the provision of new boundary treatment consisting of a dwarf wall and railing along the perimeter of the new archaeological park and along the perimeter of the FCC Housing Department Development with associated landscaping measures. • All miscellaneous ancillary works including street lighting, lining, road signage, drainage, utility diversions, ducting, landscaping, planting and additional road boundary treatments where required. 	15/08/2017	c.4.9km southeast

Ref.	Address	Proposed Development	Received Date	Distance from Site
P8/16007	Ashbourne Linear Park, Ashbourne, County Meath	The proposed works will form phase 1 of the Ashbourne Linear Park located in the centre of the town and will include the following: Installation of play area for older children. Installation of skateboard park. Construction of an amphitheatre and wall. Installation of toddler play area. Construction of new footpaths throughout the area. Re-installation of the pedestrian footbridge linking park to Ashbourne Town Centre. Landscaping throughout the area.	19/01/2017	c.5km west
P8/16001	Ashbourne, Co. Meath	Flood prevention works in various locations in Ashbourne, Co. Meath.	12/04/2016	c.5km west
Part 8	Broadmeadow River Swords	Proposed pedestrian bridge at Broadmeadow River and footpath and associated works.	01/03/2016	c.4.6km southeast
P8/13010	Development along the R135 (former N2) within Ashbourne, County Meath	<p>The Proposed Phase II works will consist of:</p> <ul style="list-style-type: none"> a) Provision of new cycle track/lanes on both sides of the R135 from the Rath roundabout on the N2 to the Nile Mile Stone roundabout at the Ratoath Road (R125). b) Enhanced pedestrian and cyclist facilities will be provided at each junction along the route, including additional traffic signals and pedestrian crossings to allow integration with the wider network. c) The provision of sections of new footpath. d) The reduction in width of the existing road carriageway in order to facilitate the new cycle tracks. e) The provision of improved signage, road markings, surfacing and public lighting necessary to provide the above. f) Utility diversions as necessary. 	30/09/2013	c.4.8km west

