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PROPOSED DEVELOPMENT OF LOCK ROAD TRAVELLER ACCOMMODATION AT ADAMSTOWN ROAD, DUBLIN 22

Environmental Impact Assessment (EIA) Screening Report

Prepared for:

South Dublin County Council

SDCC

Comhairle Contae Átha Cliath Theas **South Dublin County Council**

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Environmental Impact Assessment (EIA) Screening Report for Proposed Development of Lock Road Traveller Accommodation at Adamstown Road, Dublin 22.

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Abstract: Fehily Timoney and Company is pleased to submit this Environmental Impact Assessment Screening Report to South Dublin County Council for the Proposed Development of Traveller Accommodation at Lock Road, Co. Dublin.

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1. INTRODUCTION AND BACKGROUND

Fehily Timoney and Company (FT) was commissioned by South Dublin County Council (SDCC) to prepare an Environmental Impact Assessment (EIA) Screening for a proposed development at Adamstown Road, Dublin 22, within the townlands of Grange and Milltown, Co. Dublin. The proposed development will comprise:

1. The demolition of an existing halting site known as 'Rock Road Mansions, Lucan, Co. Dublin', and,
2. The development of a new Traveller accommodation group housing scheme, to be known as 'Lock Road, Grange Castle west, Lucan, Co. Dublin'), and supporting infrastructure.

The above is collectively referred to as the 'proposed development' or the 'project'. Where appropriate, references will be made to the 'proposed Lock Road development' for the proposed Traveller Accommodation or 'Rock Road Mansions' for the element of the existing development proposed for demolition.

1.1 Project Overview

The proposed development will comprise:

- Demolition and removal of the existing halting site known as Rock Road Mansions.
- Development of a new Traveller Accommodation Group Housing Scheme of 1 single storey detached home with 3 bedrooms, 3 halting bays with a day unit and adjacent mobile unit, homework club, play area and enterprise area.
- All associated roadways and paths, open spaces associated with the dwellings, provision of car parking spaces within the curtilage of the units, all hard and soft landscape works to include a berm to the west and South of the development, lighting, boundary fencing and walls and all associated infrastructure, site and development works necessary to facilitate the proposed development.



2. RELEVANT EXPERIENCE AND EXPERTISE OF THE ASSESSORS

Sanghamitra Nidhi Dutta of FT was responsible for completing this assessment and report. Sanghamitra is a Project Environmental Scientist working with the Circular Economy and Environment Team in FT, with five years of experience. She holds a BSc. in Environmental Science from St. Edmund's College, India and a MSc. in Global Change: Ecosystem Science and Policy from University College Dublin/Justus Liebig Universität, Gießen.

Richard Deeney of FT was responsible for reviewing the assessment and report. Richard is a Principal Environmental Scientist working as part of the Circular Economy and Environment Team at FT. Richard holds a B.Sc. First Class Honours degree in Environmental Management from Technological University Dublin (formerly Dublin Institute of Technology) and an Advanced Diploma in Planning and Environmental Law with the Honorable Society of King's Inns. Richard is a Chartered Environmentalist with the Society for the Environment and has 14 years' experience.

Richard has a vast amount of experience coordinating and completing Environmental Impact Assessment Reports and Reports to Inform EIA Screening for a wide variety of development projects including closed landfill remediation projects, materials recovery facilities, soil recovery facilities, healthcare waste management facilities, quarries, power generation facilities, industrial facilities, residential development and tourism development. Richard has a wide and thorough understanding of the various environmental factors that need to be considered during the EIA process and has an in-depth understanding of the legislation and up-to-date case law governing EIA practice in Ireland and the EU. Richard has an in-depth understanding of every stage of the EIA process from the Screening Stage to the Scoping Stage, up to the EIAR completion stage.



3. DESCRIPTION OF THE EXISTING SITE AND THE RECEIVING ENVIRONMENT

3.1 Existing Site

The proposed development comprises two areas totalling approximately 2.37 hectares (ha). The south-western part of the proposed development 'Rock Road Mansions' (comprising 0.81 ha) is an existing halting site proposed for demolition. Rock Road Mansions is an existing residential site with an area of green space to the east of the dwellings.

The north-east part of the proposed development, Lock Road, comprises a 1.56 ha greenfield site, with an existing access path and hardstanding. The proposed Lock Road development will occupy land historically used for agriculture. The site is situated within a peri-urban area comprising of industrial estates/business parks to the north and east, with open agricultural fields to the west. Adamstown Road (R120) is located to the east of the site, with EdgeConneX DUB04/05/97/98 BCEI Data Centre situated to the north.

3.2 Receiving Environment

The area surrounding the proposed development site is peri-urban in nature, with open agricultural fields to the west and south. Grange Castle Business Park is situated to the east and south-east of the development across the R120.

The proposed development can be accessed by the R120 to the east of the proposed development site. The wider road network includes the R134 to the south (c. 260 m). The M50 is located approximately 5.2 km to the east and can be accessed through the N4 to the north of the site. Existing transport services serving the area include Bus Stops 3413 on the 68 route on the R134.

Sensitive human receptors include homes (including care homes and other residential facilities), community assets and infrastructure (hospitals, schools and education facilities, GP practices, sports and leisure facilities, post offices and shopping centres), and local businesses. The wider area has numerous businesses and commercial establishments, including the Kilmahud 110kV Substation (c. 410 m to the north-east of the site). Detached residential dwellings are located to the north-east of the site, with the closest dwelling situated at c. 390 m from the site.

The wider area, inclusive of the proposed development site, is zoned '**Objective EE**' - '*To provide for enterprise and employment related uses*'.

Soils at the site are Straffan, described as '*fine loamy drift with limestones*' (Surface-water gley, poorly drained mineral soil), and are underlain by Limestone till subsoils. CORINE 2018 describes land-use at the site as 'Non-irrigated arable land'.

The proposed development is underlain by a Locally Important Aquifer (Bedrock which is Moderately Productive only in Local Zones). Groundwater vulnerability is classified as '*Extreme*', indicating that groundwater at the site has natural characteristics that make it extremely vulnerable to contamination by human activities. Bedrock geology at the site comprises Visean limestone & calcareous shale.



The proposed development is located within Zone A (Dublin Conurbation) as defined within EPA Air Quality Zones. The nearest monitoring station is at Lucan (Station 108, Lucan, Co. Dublin), where the concentrations of air pollutants were as follows at the time of reporting¹:

- NO2 - 37.63 µg/m³
- PM2.5 - 9.84 µg/m³
- PM10 - 5.58 µg/m³

There are no features of archaeological or architectural heritage within the site boundaries. A farm house (Reg. No. 11208008) exists to the east of the site across the R120, and two features (DU017-109---- : Earthwork and DU017-110---- : Ring-ditch) on the Sites and Monuments Records have been recorded to the south-west of the proposed development site in the adjoining landholding to the south/south-west.

The Project is located within the Liffey and Dublin Bay WFD Catchment (ID: 09), the Liffey WFD Sub-catchment (Liffey_SC_090), and LIFFEY_170 WFD Sub-basin (IE_EA_09L012100). Examination of EPA maps reveals that the Miltown Stream (EPA Code: 09M30, Order: 1st) is the nearest waterbody to the proposed development and is located ca. 329m to the south-east and flows east, discharging into the Irish Sea at Dublin Bay (IE_EA_090_0000) ca. 20 km (instream distance) to the north-east of the project. According to the Cycle 3 report (May 2024) for the Miltown Stream, the Stream is of poor water quality and at risk due to urban runoff and urban wastewater.

Other streams within the vicinity of the site include the Lucan Stream (EPA Code: 09L08, Order: 1st), located approximately 500 m to the north-west, and the Griffeen (EPA Code: 09G01, Order: 4th), located approximately 400 m to the east. Both streams flow northerly to merge with the Liffey approximately 3.5 km to the north of the proposed development site. Both watercourses are at 'At Risk' and WFD Status over 2019-2024 has been recorded as 'Poor' for Ecological Status or Potential. The site is underlain by the Dublin Groundwater body (Code: IE_EA_G_008), whose overall groundwater status is 'Good'. Its WFD Risk status is under review at the time of reporting.

The site boundaries do not overlap with any European Sites (Special Protection Areas or Special Areas of Conservation). The nearest protected site is the Grand Canal Proposed Natural Heritage Area (pNHA), c.530 m to the north. The accompanying Appropriate Assessment (AA) Screening Report has considered dominant ecological pathways for transmission of impacts and potential EU sites that may share connectivity with the proposed development. There are no identified EU Sites within the defined Zone of Influence with the proposed development. Wicklow Mountains SPA (IE0004040), the only EU Site located within 15 km of the proposed development, was screened out as the species associated with the site had relatively small core foraging ranges of 5 km or less.

The proposed development site is within the 'Urban' Landscape Character Area (as defined within the South Dublin County Development Plan 2022-2028). Landscape Sensitivity for this LCA is N/A.

Examination of the Catchment Flood Risk Assessment (CFRAM) flood maps for the area indicate that the site is not at high risk of fluvial flooding.

¹ 10th December 2025





4. RELEVANT PLANNING HISTORY

4.1 Review of Planning History within Vicinity of the Proposed Development

A review of planning history at the proposed development site indicates to one planning application that was previously granted permission at the site:

- SD08A/0039 (dated 14 Mar 2008): Construct and operate a bus garage for the parking, maintenance and servicing of buses. The development will consist of the main building with a gross floor area of 8075sq.m. consisting of maintenance workshops, service bays, parts and tyre stores, bus washing facilities, three storey operations building including staff canteen, the site will also have bus and staff car parking areas, also 3 no. entrances (1 no. of which will be an emergency access onto R120 including a pedestrian access gate). Security hut, motorbike and bike shelters. 2 no. above ground fuel and oil storage tanks in a bunded area, 2 no. water storage tanks, 2 no. pump houses, skip store area, drum and barrel stone, partial sound insulation fencing, full perimeter fencing, site entrances gates, landscaping, site lighting masts, foul and surface water drainage and water supply connection.

Although the above planning application was granted permission, a review of historic satellite imagery spanning 2006 to 2018² indicate that the development was not constructed and the site has remained greenfield.

A review of further planning history within 500 m of the proposed development has been carried out for a period of five years (December 2020 to November 2025). This is presented in Table 4-1 (Planning applications lodged to South Dublin County Council) and Table 4-2 (Planning applications lodged to An Coimisiún Pleanála). Several relevant applications from this review were considered when carrying out the cumulative assessment presented in Section 6.7 of this EIA Screening Report.

² Historic Environment Viewer (Available at: <https://heritagedata.maps.arcgis.com/apps/webappviewer/index.html?id=0c9eb9575b544081b0d296436d8f60f8> ; Accessed December 2025)



Table 4-1: Planning Applications lodged to South Dublin County Council (December 2020 to November 2025)

Application Reference (SDCC)	Development Description	Development Address	Status/Decision	Decision Date
SD20A/0324	<p>Demolition of existing two storey dwelling of 'Bulmer' and associated outbuildings and demolition of the existing single storey house of 'Little Acre' and its associated garage and other buildings; demolition of single storey stable building on the overall site; construction of 2 two storey Information Communication Technology (ICT) facilities each with three storey plant levels and associated ancillary development which will have a gross floor area of 30,518sq.m on an overall site of 8.2 hectares; 1 two storey ICT facility (building A) will be located to the south-east of the site and will have a gross floor area of 15,196sq.m including 18 emergency generators located at ground and first floor level within a compound to the north-eastern side of the ICT facility with associated flues that will be 25m in height and will be grouped in four groups of four and 1 group of two flues (18 flues overall); 1 two storey ICT facility (building B) will be located to the north-west of Building A and centrally within the overall site and will have a gross floor area of 15,196sq.m including 18 emergency generators located at ground and first floor level within a compound to the north-eastern side of the ICT facility with associated flues that will be 25m in height and will be grouped in four groups of four and 1 group of two flues (18 flues overall);</p> <p>each of the two ICT facilities will include data storage rooms, associated electrical and mechanical plant rooms, loading bays, maintenance and storage spaces, office administration areas; 2 pump rooms of 25sq.m each (4 overall - 100sq.m) plus water storage tanks and plant as well as a separate house generator that will provide emergency power to the admin and ancillary spaces; each generator will also include a diesel belly tank with a single refuelling area to serve the proposed emergency generators; 1 temporary and single storey substation (26sq.m); ancillary site development works including attenuation ponds and the installation and connection to the underground foul and storm water drainage network and installation of utility ducts and cables; other ancillary site development works will include hard and soft landscaping throughout the site, lighting, fencing, signage, central services road, security gate, sprinkler tank house and 80 car parking spaces and 17 sheltered bicycle parking spaces;</p>	Within the townland of Milltown, located to the north of Peamount Road (R120), Newcastle, Co. Dublin	GRANT PERMISSION	15/06/2021



Application Reference (SDCC)	Development Description	Development Address	Status/Decision	Decision Date
	the development will be enclosed with landscaping to all frontages including a wetland to the south-east and will be accessed from the Peamount Road (R120) located within the townland of Milltown on lands that contain the 2 residential properties of 'Little Acre' and 'Bulmer' as well as agricultural lands and buildings which are located to the north of the Peamount Road and the lands to the north and within the overall site are subject to a concurrent application for a Power Generation Facility under Reg. SD20A/0058; An Environmental Impact Assessment Report (EIAR) is included with the application.			
SD21A/0127	Retention of 1 standby diesel generator with an associated flue (15m high) within the permitted generator compound located to the east of the data centre granted under SDCC Reg. SD16A/0345 increasing the number of standby diesel generators from 5 to 6 within the permitted compound.	Newcastle Road, Lucan, Co Dublin	GRANT PERMISSION FOR RETENTION	16/07/2021
SD21A/0042	Construction of two single storey data centres with associated office and service areas; and three gas powered generation plant buildings with an overall gross floor area of 24,624sq.m that will comprise of the following: Demolition of abandoned single storey dwelling, remaining agricultural shed and derelict former farm building; Construction of 2 single storey data centres (12,797sq.m), both with associated plant at roof level, with 24 standby diesel generators with associated flues (each 25m high) that will be attached to a single storey goods receiving area/store and a single storey office area (2,404sq.m) located to the west of the data centres as well as associated water tower and sprinkler tank and other services; Amendments to the internal access road and omission of access to loading bay permitted under SDCC planning Ref. SD19A/0042/ABP Ref. PL06S.305948 that include the relocation of permitted, and new, internal security gates; and new internal access roads to serve the proposed development that will provide access to 39 new car parking spaces (including 4 electric and 2 disabled spaces) and sheltered bicycle parking to serve the new data centres; The development will also include the phased development of 3 two storey gas powered generation plants (9,286sq.m) within three individual buildings and ancillary development to provide power to facilitate the development of the overall site to be located within the south-west part of the overall site.	Site within the townland of Ballymakaily, West of Newcastle Road (R120), Lucan, Co. Dublin	GRANT PERMISSION	19/01/2022



Application Reference (SDCC)	Development Description	Development Address	Status/Decision	Decision Date
	<p>Gas plant 1 (3,045sq.m) will contain 20 generator units (18+2) with associated flues (each 25m high) will facilitate, once operational the decommissioning of the temporary Gas Powered Generation Plant within its open compound as granted under SDCC Planning Ref. SD19A/0042/ABP Ref. PL06S.305948. Gas plant 2 (3,045sq.m) will contain 20 generator units (18+2) with associated flues (each 25m high). and Gas plant 3 (3,196sq.m) will contain 21 generator units (19+2) with associated flues (each 25m high). These plants will be built to provide power to each data centre, if and, when required. The gas plants will be required as back up power generation once the permitted power connection via the permitted substation is achieved; New attenuation pond to the north of the site; Green walls are proposed on the southern elevation of each power plant, as well as to the northern elevation of the generator compound of the data centres, and enclosing the water tower/pump room compound, and a new hedgerow is proposed linking east and west of the site; Proposed above ground gas installation compound to contain single storey kiosk (93sq.m) and boiler room (44sq.m). The development will also include ancillary site works, connections to existing infrastructural services as well as fencing and signage. The development will include minor modifications to the permitted landscaping to the west of the site as granted under SDCC planning Ref. SD19A/0042/ABP Ref. PL06S.305948. The site will remain enclosed by landscaping to all boundaries. The development will be accessed off the R120 via the permitted access granted under SDCC planning Ref. SD19A/0042/ABP Ref. PL06S.305948. An EPA-Industrial Emissions (IE) licence will be applied for to facilitate the operation of the gas powered generation plant. An Environment Impact Assessment Report (EIAR) has been submitted with this application. All on a site of 22.1hectares.</p>			
SD22A/0105	<p>Amendments to the electrical substation compound and structures permitted under Reg. Ref. SD19A/0042 and ABP Ref. 305948-19 comprising of amendment to the layout and extent of the permitted substation compound, to include an extension of the compound area to c. 0.77 hectares; reorientation of the Gas Insulated Switchgear (GIS) substation building to a northsouth orientation, and associated amendments to the building footprint, layout, and elevations, providing for a two storey building with a gross floor area (GFA) of c. 1,456 sq.m; alterations to the permitted single storey Client Control</p>	<p>Site within the townland of Ballymakaly, West of Newcastle Road (R120), Lucan, Co. Dublin</p>	GRANT PERMISSION	08/06/2022



Application Reference (SDCC)	Development Description	Development Address	Status/Decision	Decision Date
	Building to provide for the substitution of this structure with 5 single storey modular client control units, with a combined total GFA of c. 231 sq.m (GFA of c. 46.2 sq.m per module); associated amendments to the permitted substation access arrangements (3 gated access points provided), transformers, security fencing (to be 2.6 metres high in place of the 2.4 metre high fencing permitted), lighting, services, MV substation, parking, utility cabling, amendments to permitted landscaping and berms adjoining the substation compound and associated and ancillary works.			
SD22A/0289	<p>The development will consist of the amendment of Condition no. 3 (ii) and 3 (iii) of the permission granted under Reg. Ref. SO21A/0042 that related to the Gas Plant of the overall permitted development only, so that these aspects of the new condition shall read as follows:</p> <p>Condition no. 3(ii) Within four (4) years from the date the first Gas Plant commences operation, the applicant or operator shall undertake a review with GNI of the ability to serve the Gas Plant with green gas and / or hydrogen (or similar fuels) shall be Investigated and reported to the Planning Authority. Any ability for the Gas Plant to be operated with green gas and/ or hydrogen (or similar fuels) shall be implemented within an agreed timeline agreed with GNI.</p> <p>Condition no. 3(iii) If the applicant receives a firm offer from Eirgrid under which the Gas Plant is not required, and the connection has been realized with capacity onsite from Eirgrid, then the Gas Plants shall be removed from the entire site within a year of the ceasing of operation.</p> <p>The nature and extent of the permitted Gas Plants, or any other element of the parent permission granted under Reg. Ref. SD21A/0042 will otherwise not be amended by this application. An EPA-Industrial Emissions (IE) licence will be applied for to facilitate the operation of the Gas Plant that is subject of this amendment application.</p>	<p>Site within the townland of Ballymakailly, West of Newcastle Road (R120), Lucan, Co. Dublin</p>	GRANT PERMISSION	22/08/2022



Application Reference (SDCC)	Development Description	Development Address	Status/Decision	Decision Date
SD23A/0151	<p>Permission for development at this site within the townland of Ballymakaily to the west of the Newcastle Road, Lucan, Co. Dublin.</p> <p>The development will consist of amendments to the permitted development as granted under SDCC Planning Ref. SD19A/0042 that will include:</p> <ul style="list-style-type: none"> - Reduction in the number of back-up generators, flues and other related plant from 32 to 24 within the permitted generator compound located to the west of the data centre granted under SDCC Planning Ref. SD19A/0042; and - Repositioning of the 24 no. back-up generators, flues and other plant within the permitted generator compound. 	Site within the townland of Ballymakaily, West of Newcastle Road (R120), Lucan, Co. Dublin	GRANT PERMISSION	25/08/2023
SD24A/0224W	<p>The proposals will comprise of amendments to Units 2, 3 and 4, permitted under Reg. Ref.: SD23A/0301. The proposed development will consist of: Unit 2 Reconfiguration of permitted substation; Reconfiguration of car parking layout; Unit 3 Reconfiguration of the layout of the unit resulting in a reduction of floor area from 6,325 sq.m GFA (including 579 sq.m of associated office space) to 4,386 sq.m GFA (including 831 sq.m of associated office space); Reconfiguration of the car park area to provide an increase in the total number of car parking spaces from 50 no. spaces to 68 no. spaces including 14 EV charging spaces. Reconfiguration of the service yard area including: Increasing the service yard area to the east of the Unit 3 building.</p> <p>Relocation of the service yard entrance from east side of plot to south side of plot; Provision of 132 no. delivery van spaces with EV charging for all van spaces. Relocation of external facilities including bin store, water tank, condensers and PV battery area. Relocation of the bicycle parking area and a reduction from 32 no. spaces to 22 no. spaces; The unit will be served by 2 no. dock level loading bays and 1 no. level access loading bay; Amendments to the elevations to accommodate the changes to the layout of the unit and the provision of signage on the elevations; Omission of internal roundabout and revisions to the internal road layout; Provision of a new pedestrian crossing; Relocation of permitted substation; Amendments to the permitted attenuation ponds;</p>	Site within the townland of Gollierstown, (West of Grange Castle Business Park), Newcastle, Co. Dublin.	GRANT PERMISSION	27/01/2025



Application Reference (SDCC)	Development Description	Development Address	Status/Decision	Decision Date
	Omission of the permitted fire tender access along the western boundary of the plot and; Increase in unit's finished floor level from 67.800m to 68.200m Unit 4 Relocation of permitted substation; Reconfiguration of carpark and bike parking layout (no change to permitted number of parking spaces). All associated infrastructure, road markings, totem signs, signage, Corten wayfinding, boundary treatments, landscaping and site development works.			
SD24A/0242W	The development will consist of a fuel tank set down area and canopy (approx. c.279sqm and c.4.8m in height) at Microsoft Grange Castle Campus. All other site development and ancillary works.	Grangecastle Business Park, New Nangor Road (R134), Clondalkin, Dublin 22	GRANT PERMISSION	08/07/2025
ED25/0053	The erection of 3. no platforms at the DB03 and DB04 data centres for the purpose of monitoring flue emissions.	Unit 74, DB03 & DB04, Grange Castle Business Park, Nangor Road, Dublin 22, D22 A259	DECLARED EXEMPT	05/08/2025
SD25A/0135W	The development will consist of the omission of a permitted above ground installation (AGI) compound under Reg. Ref.: SD20A/0058, the provision of an AGI at an alternate location within the site, and the provision of a Pressure Reduction Metering System (PRMS) and a foul pumping station, along with road upgrades to the public road (R120 Peamount Road), and provision of a foul sewer connection from the site to the northeast, via Peamount Road and Old Nangor Road. The relocated AGI, PRMS compound, and foul pumping station will be located in the southeastern corner of the site. It is proposed to demolish an existing two storey vacant house (with a gross floor area of 235 sq.m.) to provide for the AGI, PRMS compound, and foul pumping station. The relocated Gas AGI and the PRMS will be located within fenced compounds and will comprise of the following buildings and gas-related infrastructure: - 2 no.	A site within the townlands of Miltown, Clutterland & Kilmacthalway, on and adjacent Peamount Road (R120, and Old Nangor Road Newcastle, Co. Dublin.	GRANT PERMISSION	20/11/2025



Application Reference (SDCC)	Development Description	Development Address	Status/Decision	Decision Date
	<p>AGI buildings comprising AGI Building 1 with a total area of c.18 sq.m and overall height of c. 3.4m and AGI Building 2 with a total area of c. 8 sqm and overall height of c. 3.1m; - A Boiler House Kiosk with a total area of c. 12 sq.m and overall height c. 3.5m and boiler flues with a total height c. 5.4m; - A new E&I Kiosk with a total area of c. 12 sq.m and overall height of c. 2.7m; - A new Control Room with a total area of c. 12 sq.m and overall height of c. 3m; - A new Skid House with a total area of c. 123 sq.m and overall height of c. 3.3m; - The compounds will also accommodate associated valves and pipework. A new foul water pumping station with associated chambers, meters and a 24-hour storage tank will be provided to the east of the AGI and PRMS compounds. The proposed development includes all associated and ancillary works including site lighting, boundary treatments, landscaping, drainage and infrastructure. The proposed development is located within a site subject to an application for an EPA Industrial Emissions (IE) Directive license.</p>			



Table 4-2: Planning Applications lodged to An Coimisiún Pleanála (December 2020 to November 2025)

Case ID	Development Description	Development Address	Status	Decision Date
308585	Clutterland 110kV GIS Substation building and 2 underground single circuit transmission lines	Grange Castle South Business Park, Dublin 22	Approved with Conditions	07/05/2021
309773	The demolition of the existing two storey dwelling of Bulmer and associated outbuildings and the provision of two no. 110kV transmission lines and a 110kV Gas Insulated Switchgear (GIS) substation compound and Transformers / MV switch room compound along with associated site works	Lands along Peamount Road within the townlands of Milltown and Clutterland, Co. Dublin	Proposed Decision Date not available at this time	09/12/2021
314567	Underground 110kV transmission line connections between the permitted Kishoge 110kV GIS substation and the permitted Aungierstown - Castlebaggot underground 110kV transmission line.	Ballymakaily, Lucan to Grange Castle Business Park, Baldonnel, Co. Dublin.	Approved with Conditions	28/11/2023
317802	Construction of 2 adjoined single storey data centres with associated site works. An Environmental Impact Assessment Report (EIAR) has been submitted with this application.	Site within the townland of Ballymakaily, West of Newcastle Road (R120), Lucan, Co. Dublin	Granted Permissions with Conditions	31/07/2025



5. PROJECT DESCRIPTION

5.1 Rationale for the Project

The development site is zoned 'Objective EE' - 'To provide for enterprise and employment related uses'. The proposed development (Traveller Accommodation) is permitted in principle under this zoning objective.

Under the provisions of Traveller Accommodation Act 1998, South Dublin County Council is required to prepare, adopt and implement a Traveller Accommodation Programme to meet the needs of the county's indigenous Traveller Community.

The proposed development will accord with the following policy and objectives contained within the South Dublin County Development Plan 2022-2028:

- **Policy H4:** Traveller Accommodation Implement the South Dublin County Council Traveller Accommodation Programme 2019-2024 (and any superseding programmes agreed by the Council) in accordance with the principles of proper planning and sustainable development.
 - **H4 Objective 1:** To implement the South Dublin County Council Traveller Accommodation Programme 2019-2024 (and any superseding programme).
 - **H4 Objective 2:** To ensure that Traveller Accommodation is located in proximity to services, including public transport, schools, GPs, shops, playgrounds and sports clubs.
 - **H4 Objective 3:** To provide long term sustainable Traveller Accommodation developments, while ensuring proper provision of infrastructure.
 - **H4 Objective 4:** To ensure that all Traveller Accommodation is provided to the highest standard following detailed consultation with local communities and Traveller advocacy groups.
 - **H4 Objective 5:** To ensure that every halting site has basic amenities such as water, ESB, refuse collection and sanitation and are situated to enable as much integration with local communities as possible, that is, access to schools, GPs, shops, playgrounds and sports clubs.
 - **H4 Objective 6:** To provide transient sites in accordance with legislation and to liaise with the other Dublin Local Authorities on the need for and, if necessary, identify suitable locations for such provision in order to provide for a coordinated approach in the Dublin Region.

The proposed development will provide safe, comfortable and suitable accommodations for members of the Travelling community.



5.2 Description of the Project

5.2.1 Construction Phase

5.2.1.1 *Sequence of Construction Works*

The sequence of the construction works will be as follows:

- Stripping of topsoil and excavation of ground for construction of 1 no bungalow, and 3 no day units with adjacent hard standing, solid masonry construction.
- Trenching for and laying of foul water and water supply pipelines, Proposed connections for foul water and water supply will be to the east of the site, towards the R120.
- Fit out / ancillary works / mechanical and electrical works.
- Laying of road, footpaths and hard standing for grotto and enterprise area
- Levelling of soil and sowing grass seed to form grassed areas to the West and the East of the site.
- Formation of berm to the South and West of the site.
- Demolition of the existing halting site.

The exact sequencing of the works will be confirmed upon the appointment of a Contractor.

5.2.1.1.1 *Proposed Demolition Works*

The existing halting site to the south-west will be demolished to accommodate the development of a new road. The works will comprise:

- Demolition of 6 no halting bays, to include mobile unit, sanitation unit, hardstanding, and boundary walls.
- Demolition of an enterprise shed.
- Demolition of associated roadways, paths and boundary fencing.

Demolition waste will be removed to an appropriately authorised waste facility.

5.2.1.2 *Construction Programme*

The construction phase will last for approximately 9 to 12 months.

Hours of construction will be as follows:

- 07:00-19:00 on Monday to Friday
- 09:00-13:00 on Saturdays

No work will be undertaken on Sundays, bank holidays and public holidays.

Approximately 6 no. construction workers will be employed for the proposed development over varying stages of works.



5.2.1.3 *Proposed Plant*

A list of typical plant that will be utilised on site during works is provided below:

- Tractors
- Excavators
- Dumpers
- Rollers

5.2.2 Environmental Management during the Construction Phase of the Proposed Development

- All works will be carried out in accordance with a prospective Construction and Environmental Management Plan (CEMP).
- The proposed development is not foreseen to produce a significant quantity of waste. Any waste generated will be managed at an appropriately authorised off-site waste management facility.
- A prospective Surface Water Management Plan will also be adopted, with appropriate measures to prevent any polluting of surface water runoff from entering the receiving environment.

5.2.3 Operational Phase

- The proposed development will provide Traveller accommodation. Typical activity at the development will comprise home occupation and daily-life activities, and may extend to occasional home-based work and property maintenance.
- Water supply and foul water connections will be provided for sanitary facilities in the day units, the bungalow and the mobile units. A pre-connection application has been made to Uisce Éireann. The proposed development will connect into the existing foul water network on the R120.
- Waste generated over the operational phase of the development will be collected and dispatched to an appropriately authorised waste facility.
- The proposed development will be designed to achieve an A2 Building Energy Rating. The specifics of how this will be achieved shall be determined by a Mechanical and Electrical (M&E) Engineer upon appointment.
- Stormwater generated over the operational phase will be managed by a number of soakaways on the site.



6. EIA SCREENING

6.1 Legislative Background

The Environmental Impact Assessment Directive ('EIA Directive')³ on the assessment of the effects of certain public and private projects on the environment, requires member states to ensure that a competent authority carries out an assessment of the environmental impacts of certain types of projects, as listed in the Directive, prior to development consent being given for the project.

The EIA Directive requires the following:

- *'In order to ensure a high level of protection of the environment and human health, screening procedures and environmental impact assessments should take account of the impact of the whole project in question, including, where relevant, its subsurface and underground, during the construction, operational and, where relevant, demolition phases.'*

Requirements for the carrying out of EIA of various types of development are transposed into Irish legislation under the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended) (the 'Regulations'). Schedule 5, Part 1 of the Regulations includes a list of projects which are subject to EIA based on their type. Part 2 of the same schedule includes a list of projects which by reason of scale also fall into the EIA category for example, wind farms with more than 5 no. turbines or having a total output greater than 5 megawatts or waste handling facilities that handle more than 25,000 tonnes of waste per annum all fall into Part 2. Schedule 5 also includes a section on extensions or changes to developments for example, any change or extension to existing projects which would result in the development being of a class listed in Schedule 5 or result in an increase in size greater than 25% or 50% of the appropriate thresholds would fall into Schedule 5 and thus require an EIA. Any development that meets the above criteria requires 'Mandatory EIA.'

The EIA criteria above are quite clear and prescriptive however in addition to the above Schedule 5 also includes a section relating to 'Sub-threshold' (Discretionary) EIA. This is where any project listed in Schedule 5 Part 2 which does not exceed a quantity, area or other limit specified in respect of the relevant class of development should be subject to EIA where the project would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7 of the Regulations.

6.2 Relevant EIA Screening Guidelines

This assessment was undertaken having regard to the following guidance:

- Guidelines on the information to be contained in Environmental Impact Assessment Reports (EIAR) (EPA, 2022).
- Guidance on EIA Screening (Directive 2011/92/EU as amended by 2014/52/EU), European Commission, 2017.
- Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development DEHLG (updated December 2020).
- Office of the Planning Regulator Practice Note (PN02) 'Environmental Impact Assessment Screening' (OPR, 2021).

³ Directive 2014/52/EU of the European Parliament and of the Council of 16 April 2014 amending Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment.



6.3 Requirement for Mandatory EIA

The proposed development does not fall into a class of development set out in Schedule 5, Part 1 of the Regulations.

The proposed development relates to the following classes of development defined under Schedule 5, Part 2 of the Regulations:

- Development Class 10(b)(i): Construction of more than 500 dwelling units.
- Development Class 10(b)(ii): Construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.
- Development Class 10(b)(iv): Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.
- 10(dd) All private roads which would exceed 2000 metres in length.

The proposed development does not fall within the scope of Development Class 10(b)(i) as the number of dwellings associated with the proposed development is substantially less than 500.

The proposed development does not fall within the scope of Development Class 10(b)(ii) as the car parking proposed is an inherent part of the proposed development.

The proposed development does not fall within the scope of Development Class 10(b)(iv) as the total area of the proposed development is substantially lower than the thresholds specified in the class.

The proposed development does not fall within the scope of Class 10(dd) as it does not include any private roads exceeding 2000 metres.

It is clear the proposed development is significantly below the applicable thresholds for Mandatory EIA having regard to the above and the nature and scale of the development. Although a mandatory EIA is not triggered for the proposed project, an assessment of the likelihood of the proposed works to have a significant effect on the environment having regard to the criteria set out in Schedule 7 will be undertaken. If it is likely that the project will have a significant effect on the environment having regard to the criteria set out hereunder, an EIA will be required.

The EPA 2022 Guidelines on Information to be contained in Environmental Impact Assessment Reports notes that even where a proposed development is not a type that requires EIA, determining whether Sub-threshold EIA Screening is required is an increasingly complex issue and should not be decided on without full consideration of the EIA Directive's 'wide scope and broad purpose' as set out in the European Commission's document entitled *Interpretation of definitions of project categories of annex I and II of the EIA Directive* (2015).

6.4 Sub-Threshold EIA Screening

This section of this report screens the project in the context of the criteria set out in Schedule 7 of the Regulations and Annex III of the EIA Directive. This EIA Screening considers the 'whole project' including all secondary ancillary/subsidiary elements essential to the construction and operation of the proposed development.



The criteria to be used to determine whether a project requires Sub-threshold EIA, set out in Schedule of the Regulations and Annex III of the EIA Directive, is set out below:

The requirements are as follows:

1. Characteristics of the Proposed scheme

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

- a) the size and design of the whole project;
- b) cumulation with other existing and/or approved projects;
- c) the use of natural resources, in particular land, soil, water and biodiversity;
- d) the production of waste;
- e) pollution and nuisances;
- f) the risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge;
- g) the risks to human health (for example due to water contamination or air pollution).

2. Location of the Proposed scheme

The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to:

- a) the existing and approved land use,
- b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground,
- c) the absorption capacity of the natural environment, paying particular attention to the following areas:
 - 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 and;
 - areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure;
 - densely populated areas;
 - landscapes and sites of historical, cultural or archaeological significance.



3. Types and Characteristics of Potential Impacts

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

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

This assessment uses the EIA Screening Checklist taken from the European Commission's Guidance on EIA Screening (2017) to screen the proposed development for Sub-threshold EIA. This checklist encompasses the details required under Schedule 7 of the Regulation and Annex III of the EIA Directive. The results of the assessment are presented in Table 6-1.



Table 6-1: EIA Screening Checklist

Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
1. Will construction, operation, decommissioning, or demolition works of the Project involve actions that will cause physical changes in the locality (topography, land use, changes in waterbodies, etc.)?	<p>No.</p> <p>The demolition and construction works proposed are small-scale in nature, extent and scale. The proposed development will not result in any significant physical changes in the locality and will have no impact on water bodies.</p>	No.
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?	<p>Yes.</p> <p>A small quantum of standard construction materials will be used during construction of the Lock Road proposed development. Water and energy are used to produce such materials. The proposed Lock Road development will not utilise natural resources to an extent or magnitude that is likely to cause significant adverse effects.</p>	<p>No.</p> <p>No adverse significant impacts are expected to occur through the use of natural resources required for the construction of the proposed Lock Road development, owing to the scale of the development.</p>
3. Will the Project involve the use, storage, transport, 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?	<p>The demolition and construction works will involve the utilisation of plant which may be powered by fossil fuels, and which may generate tailpipe emissions. The effects generated from this will be temporary and imperceptible given the scale of construction activity proposed.</p> <p>A range of construction and demolition (C&D) wastes will be generated from the demolition works, which will be removed from the site by an appropriately authorised waste collector.</p>	<p>No.</p> <p>The proposed development will not utilise or produce substances or materials which could be harmful to human health or the environment.</p> <p>The proposed construction works will be undertaken in accordance with Health and Safety legislation and standards. A Construction health and Safety Plan will be implemented.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
4. Will the Project produce solid wastes during construction or operation or decommissioning?	<p>Yes.</p> <p>The demolition works will generate a range of typical C&D wastes, such as concrete blocks, bricks and rubble, glass, textiles, metals etc. Such waste will be removed from the site by an appropriately authorised waste collector.</p> <p>There will be moderate amounts of construction-related materials generated over the construction phase. Excavated material will be re-utilised on-site where possible or will be dispatched to an appropriately authorised waste facility for management. All other incidental C&D waste material will be managed at appropriately authorised waste management facilities.</p>	<p>No.</p> <p>No significant effects are anticipated in relation to waste generation. The levels of C&D waste generated onsite will be relatively modest in nature given the scale and nature of the construction works.</p> <p>Waste generated during all phases will be collected and managed by appropriately authorised waste collectors/facilities in accordance with the provisions of the Waste Management Act (as amended).</p>
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?	<p>Construction plant and vehicles, as well as vehicles used by site personnel will generate greenhouse gas emissions and pollutants from exhaust emissions over the construction phase. Construction activities such as earthworks may also generate some levels of dust.</p> <p>The effects of such emissions will be temporary and imperceptible.</p> <p>Emissions relating to the operational phase of the proposed development (that is, indirect emissions from energy use) will be permanent and imperceptible given anticipated levels of energy usage associated with the unit. The proposed development will employ a "fabric-first" approach, to minimise energy demand.</p>	<p>No.</p> <p>The effects of construction phase related emissions will be temporary and imperceptible, given the magnitude of construction to take place. Comprehensive construction phase dust management measures will be defined in the CEMP to be produced for the proposed development.</p> <p>No emissions of significance will be generated during the operational phase of the proposed development. The development will be designed to accommodate GHG emission reductions commensurate with targets defined in the Climate Action and Low Carbon Development Act 2021.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	Active renewable elements may include Air-source heat pump and/or PV panels. Housing will comply with current Part L: A2 BER Rating.	
6. Will the Project cause noise and vibration or the releasing of light, heat energy or electromagnetic radiation?	<p>Yes.</p> <p>Noise emissions will occur during the demolition and construction works, as a result of mobile plant operation, material handling, etc. Such noise will be temporary and imperceptible in nature given the scale of construction activities to take place. Construction works will occur during standard working hours and will not occur in the early morning, nor in the evening.</p> <p>Noise emissions over the operational phase will be typical of residential activities, and will be imperceptible in significance due to the scale and nature of the proposed development.</p> <p>The proposed development will not cause any vibration, light, heat energy or electromagnetic radiation over the operational phase.</p>	<p>No.</p> <p>Noise emissions during construction and demolition will be limited and temporary. Construction works will occur during defined working hours, as stated within the SDCC County Development Plan).</p> <p>Noise emissions arising from construction works at sensitive receptors will be minor and will not be significant considering the location of the proposed development adjacent to the regional road network. Appropriate construction phase environmental mitigation measures will be defined in the CEMP and implemented to mitigate such emissions during construction.</p> <p>The proposed development is unlikely to cause significant noise impacts on the receiving 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>No.</p> <p>There is limited potential for construction and demolition activities to result in contamination of environmental receptors given the scale, nature and extent of construction activities.</p> <p>The site is not located near any surface watercourse. There is no surface water hydrological connection between the site and watercourses within the wider area (the Miltown Stream, Lucan Stream and the Griffeen).</p>	<p>No.</p> <p>The proposed development will not result in the discharge of polluting material to ground or waters during any phase of the development.</p> <p>The proposed development will not affect the achievement of water quality objectives defined under the Water Framework Directive (i.e. to maintain and improve water quality as appropriate).</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	<p>It is not envisaged that significant volumes of surface water run-off will be generated at construction working areas. The construction phase drainage management will be determined by the appointed Contractor prior to the commencement of works, and a CEMP will be developed and implemented. A prospective Surface Water Management Plan will be adopted with appropriate measures to prevent any polluting surface water runoff being discharge to the receiving environment.</p> <p>The operational phase of the proposed development will not result in any environmental contamination.</p>	<p>As the accompanying Appropriate Assessment Screening Report notes, the potential for impacts on surface waters can be considered in relation to recommended riparian buffers for larger river channels and smaller channels are 35 m to 60 m and 20 m or greater, respectively. The proposed development is located at a distance greater than the aforementioned buffers, and therefore there is no connectivity between the proposed development and these streams.</p>
8. Will there be any risk of accidents during construction or operation of the Project that could affect human health or the environment?	<p>Construction and demolition activities have the potential to create risks to human health and safety. These works will be carried out in accordance with the appointed contractor's methodologies and will adhere to Safety, Health and Welfare at Work Act and associated Regulations.</p> <p>There are no particular risks to health and safety during the operational phase of the proposed development. The proposed development has been designed to be safe and comfortable for inhabitants.</p>	<p>No.</p> <p>Construction works will be undertaken safely and in accordance with the Safety, Health and Welfare at Work Act, and associated Regulations. Given the implementation and adherence to a Method Statement which will be prepared by the appointed Contractor, the risk of accidents is low.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
9. Will the Project result in environmentally related social changes, for example, in demography, traditional lifestyles, employment?	<p>Yes.</p> <p>The construction phase of the proposed development will impact employment numbers positively through the creation of opportunities for construction businesses and site workers. This will result in temporary, slight positive effects.</p> <p>The proposed development will support the achievement of County policy for the creation of appropriate and sustainable Traveller Accommodation developments. The nature of these effects will be slight, positive and long-term.</p>	The proposed development may lead to changes in local demography and lifestyles. The nature of these effects will be slight, positive and long-term.
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?	<p>No.</p> <p>The proposed development will not lead to any additional consequential development.</p> <p>There is no existing development in the vicinity of the subject development site that generates effects that may combine with the effects of the proposed development to create significant environmental effects. The proposed development is consistent with and complimentary to existing land use activities at the site.</p> <p>A review of the SDCC and ACP planning portals (See Section 4) was undertaken to determine whether there is potential for permitted development that could generate effects that may cumulatively create significant environmental effects.</p>	No.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	<p>It was concluded that the proposed development will not result in any significant adverse cumulative effects, having regard to the design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.</p>	
<p>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>	<p>No.</p> <p>The proposed development is not located within or close to any sites or features that are protected by international, EU, national or local legislation for their ecological, landscape, cultural or other values.</p> <p>European Sites that have been considered within the accompanying AA Screening Report include the Wicklow Mountains SPA (IE0004040), which was screened out for the absence of connectivity and the ruling out of likely significant effects.</p> <p>There are no cultural heritage features within the site boundary or in the vicinity that could be impacted from the construction works.</p>	<p>No.</p> <p>The AA Screening Report concludes that <i>'it has been evaluated that there are no likely significant effects on the QIs, SCIs or the conservation objectives of any designated European site as a result of the project on its own or in combination with other plans or projects.'</i></p> <p>The proposed development will have no effect on any European Sites, given the nature and magnitude of the development, its zone of influence having regard to identified potential environmental impacts, and the distance from the proposed development to the protected sites.</p>
<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 waterbodies, the coastal zone, mountains, forests or woodlands, that could be affected by the Project?</p>	<p>No.</p> <p>No. The area surrounding the site is typical of peri-urban fabric, consisting of industrial estates/business parks and open agricultural fields. The proposed development will result in the loss of some greenfield land previously used for agriculture.</p>	<p>No.</p> <p>Given the nature and scale of the proposed development and the nature of the receiving environment, it is unlikely that the proposed will result in any significant adverse effects.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
13. Are there any areas on or around the location that are used by protected, important or sensitive species of fauna or flora e.g., for breeding, nesting, foraging, resting, overwintering, migration, which could be affected by the Project?	<p>No.</p> <p>The area surrounding the development site is typical of peri-urban areas, with open agricultural fields and industrial estates/business parks at the fringes of urban settlements. The site is bounded by the Regional Road network to the east and south. The proposed development does not involve the removal of any trees or hedgerows.</p> <p>The site was historically under agricultural use, which indicates that the land was heavily managed. The site has not undergone ecological succession to form a complex, ecologically valuable grassland or ecosystem.</p> <p>A review of the National Biodiversity Data Centre (NBDC) 1 km grids (O0231) indicate that there are no recent records of important or sensitive species of flora and fauna situated at or around the proposed development site, which could be impacted by the project.</p> <p>The Appropriate Assessment (AA) Screening Report, which accompanies this report, concludes that <i>'given the scale and nature of the potential sources, there are no likely significant effects identified to any European sites'</i></p>	<p>No.</p> <p>Given the nature and scale of the proposed development and the nature of the receiving environment, it is unlikely that the proposed will result in any significant adverse effects.</p>
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?	<p>There are no inland, coastal or marine waters on or around the subject location which could be affected by the proposed development.</p> <p>During the demolition and construction works, limited earthworks will occur over a temporary period of time.</p>	<p>No.</p> <p>Given the design, nature and scale of the proposed works, proposed mitigation measures and the nature of the receiving environment, it is unlikely that the proposed will result in significant adverse effects on any receiving waters.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	<p>However, these will not be deep enough to affect groundwater yield, flow or quality.</p> <p>No operational phase impacts are anticipated. Appropriate stormwater attenuation will be incorporated into the proposed development in accordance with Sustainable Drainage System principles and relevant standards and allowing for climate change flood risk allowances.</p>	
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?	<p>No.</p> <p>The development site is zoned 'Objective EE' - 'To provide for enterprise and employment related uses' under SDCC County Development Plan 2022-2028.</p> <p>The proposed development is minor in scale and is consistent with the landscape character of the existing landscape ('Urban LCA') and will not affect the receiving landscape.</p>	<p>No.</p> <p>Given the nature and scale of the proposed works and the nature of the receiving environment, it is unlikely that the proposed will result in any significant adverse effects.</p>
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?	<p>No.</p> <p>The site will be accessed through the R120 to the east of the site. The surrounding road network has sufficient capacity to support construction phase vehicles. Construction traffic will be managed by the appointed contractor over the duration of the Construction Works.</p> <p>The operational phase of the development will not affect any surrounding facilities or routes in the location. The proposed development will also be served by public transport bus routes on the R134.</p>	<p>No. The location of the proposed development does not contain any recreational facilities or amenities that could be affected by the proposed development.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
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?	<p>No.</p> <p>The site will be accessed through the R120 to the east of the site. The surrounding road network has sufficient capacity to support construction phase vehicles. Construction traffic will be managed by the appointed contractor over the duration of the Construction Works.</p> <p>The proposed development will result in a negligible increase in traffic in the locality. This will only have an imperceptible effect on the existing traffic and transport environment given the scale and minor traffic volumes associated with the proposed development. The proposed development will not create congestion given the capacity of the existing road network, which consists of the R120 to the east and the R134 to the south. The proposed development will also be served by public transport bus routes on the R134.</p>	<p>No.</p> <p>The proposed development will not create any environmental problems pertaining to traffic or transportation over either construction or operational phase due to the capacity of the wider road network comprising regional roads R120 and R134 and available public transport options.</p> <p>A Construction Traffic Management Plan will be implemented.</p>
18. Is the Project in a location in which it is likely to be highly visible to many people?	<p>No.</p> <p>The treeline is partially screened by a sparse treeline and existing vegetation over the construction phase. The proposed development involves the construction of berms to the south and the west, which will mitigate visual impacts over the operational phase.</p>	<p>No.</p> <p>There will be slight visual effects during the construction phase due to the scale and nature of the proposed development. The works will be temporary.</p> <p>The proposed development, once operational, will be permanent. However, it will not generate any significant effects on landscape character or visual amenity as it is in alignment with the existing character of the receiving landscape, that is peri-urban in nature.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? 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?	<p>No.</p> <p>No features from the Sites and Monuments records are present on the proposed development site.</p> <p>The proposed development works will be contained within its site boundary.</p>	<p>No.</p> <p>The proposed development will not impinge on or adversely affect the settings of any protected monuments.</p> <p>Where necessary, a suitably qualified archaeologist will be engaged to monitor (licensed under the National Monuments Acts) and groundworks which could encounter known archaeological remains during the construction. Any identified archaeological remains will be preserved in accordance with National Monuments Service requirements.</p>
20. Is the Project located in a previously undeveloped area where there will be a loss of greenfield land?	<p>Yes.</p> <p>The proposed development is partially located on an open green space. The site, being previously used for agricultural use, is of low ecological value.</p>	<p>No.</p> <p>There will a minor loss of some greenfield space with the proposed Lock Road Development. However, this will be minor, and considered in relation to the sensitivity of the receiving environment (managed through agricultural cultivation), the proposed development will not result in any significant impacts on receiving biodiversity, flora or fauna.</p> <p>The proposed development will have a positive effect on the local demography by providing fit-for-purpose Traveller accommodation.</p>
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?	<p>No.</p> <p>While the proposed development site is located within a peri-urban area characterised by fringe urban fabric with industrial estates/business parks and agricultural fields.</p>	<p>No.</p> <p>Existing land uses will not be affected by the proposed works given the design, nature and scale of the development and the environmental mitigation measures that will be in place during all phases of the proposed development.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	The proposed development is consistent with the land-use zoning in the area (enterprise and employment), and will not conflict with any existing land-uses in the area.	
22. Are there any plans for future land uses within or around the location that could be affected by the Project?	<p>No.</p> <p>There are no known future uses that can be affected by the proposed development, and the proposed development is aligned with the zoning objectives under the SDCC County Development Plan and will not impinge upon surrounding land use and zoning objectives. The proposed development will not affect plans for future land uses or planned projects. This is substantiated in the cumulative assessment presented in Sections 4 and 6.7.</p>	No.
23. Are there areas within or around the location which are densely populated or built-up, that could be affected by the Project?	<p>No.</p> <p>The proposed development is consistent with the existing land use and zoning objectives of the receiving environment. The proposed development will not have a significant adverse effect on the receiving environment during any of its phases.</p>	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?	The proposed development is located in a relatively built-up peri-urban area. The area is predominantly characterised by industrial estates/business parks.	No.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	<p>There are no sensitive human receptors within the proposed development or adjacent to the proposed development.</p> <p>It is unlikely the construction phase of the development will result in any significant adverse effects given the scale and temporary nature of construction activities to take place.</p>	
<p>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>	<p>No.</p> <p>There are no scarce natural resources within or in the vicinity of the site.</p> <p>The site is underlain by a designated Locally Important Aquifer, described as 'Bedrock which is Moderately Productive only in Local Zones'. The extent of excavation works carried out over the construction phase of the proposed works will be minimal and will not affect the groundwater regime.</p>	<p>No.</p> <p>There will be no effects on high quality or scarce natural resources.</p>
<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>	<p>No.</p> <p>No historic activities have been identified which could have contributed to pollution or environmental damage on the site. No environmental damage has been identified at the site.</p> <p>All material excavated at the site will be tested prior to management to ensure it is appropriately managed.</p>	<p>No.</p> <p>The proposed development will not impact on any area affected by pollution or environmental damage and will not generate likely significant environmental effects which could cause any exceedance of environmental quality standards.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
<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>	<p>No.</p> <p>The project is not susceptible to any natural disasters or adverse climatic conditions. OPW flood mapping indicates that the site has not been impacted by any recorded events.</p> <p>Appropriate stormwater attenuation will be incorporated into the proposed development for the operational phase in accordance with Sustainable Drainage System principles and relevant standards and allowing for climate change considerations.</p> <p>The proposed development is not within the area of influence of any Seveso site. The closest Seveso site is Microsoft Ireland Ltd datacentre⁴ in Grangecastle International Business Park, located approximately 1.5 km (as the crow flies) to the east. The siting of the proposed development in this location will not increase the risk or consequences of a major accident.</p>	<p>No.</p> <p>The proposed development as designed and sited is not susceptible to natural disasters or major accidents.</p>

⁴ Public Information on a lower-tier establishment as required by Regulation 25 (HAS) (Available at: <https://www.hsa.ie/media/vwfnpf1w/1460-microsoft-lt-26.pdf>, accessed December 2025).



6.5 Schedule 7A Sub-Threshold Development Screening

The EIA Directive contains guidance for Member States on the information that should be provided by developers and applicants for the purposes of screening sub-threshold developments for EIA.

The guidance is provided by way of criteria set out in Annex III of the Directive and Schedule 7A of the Planning and Development Regulations 2001 (as amended) under the heading: *'Information to be provided by the applicant or developer for the purposes of screening sub-threshold development for Environmental Impact assessment'*

The information requirements are as follows:

4. A description of the proposed development, including in particular:
 - l) A description of the physical characteristics of the whole proposed development, and, where relevant, of demolition works, and
 - m) A description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.
5. A description of the aspects of the environment likely to be significantly affected by the proposed development.
6. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from:
 - n) The expected residues and emissions and the production of waste, where relevant, and
 - o) The use of natural resources, in particular soil, land, water and biodiversity.
7. The compilation of the information at paragraphs (1) to (3) shall take into account, where relevant, the criteria set out in Schedule 7.

The criteria for evaluating the significance of environmental impacts of the proposed development under Schedule 7A is referred to in Table 6-2. A description on how each criterion has been considered and assessed in this report is also provided.



Table 6-2: Schedule 7A Environmental Impact Assessment Screening Criteria

Schedule 7A Requirement	Description
A description of the proposed development, including in particular –	A detailed description of the proposed development has been provided in Section 5 and has been assessed with regard to Schedule 7 criteria in Table 6-1.
A description of the physical characteristics of the whole proposed development, and, where relevant, of demolition works, and	A description of the physical characteristics of the whole proposed development has been provided in Section 5 and has been assessed with regard to Schedule 7 criteria in Table 6-1.
A description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.	A description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected has been provided in Section 3 and has been assessed with regard to Schedule 7 criteria in Table 6-1.
A description of the aspects of the environment likely to be significantly affected by the proposed development.	A description of the aspects of the environment that may be affected by the proposed development is provided in Section 3 and further discussed in table 6-1. It has been assessed in Table 6-1 that the proposed development would not be likely to have a significant effect on the environment.
A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from: The expected residues and emissions and the production of waste, where relevant, and	A description of the aspects of the environment that may be affected by the proposed development is provided in Section 3 and further discussed in table 6-1. It has been assessed in Table 6-1 that the proposed development would not be likely to have a significant effect on the environment - due to expected residues and emissions and the production of waste.
The use of natural resources, in particular soil, land, water and biodiversity.	A description of the aspects of the environment that may be affected by the proposed development is provided in Section 3 and further discussed in table 6-1. It has been assessed in Table 6-1 that the proposed development would not be likely to have a significant effect on the environment - due to the use of natural resources, in particular soil, land, water and biodiversity.
The compilation of the information at paragraphs (1) to (3) shall take into account, where relevant, the criteria set out in Schedule 7.	The compilation of information at paragraph (1) to (3) has been taken into account in Section 6. The criteria as set out in Schedule 7 is addressed in Table 6-1.



6.6 Impact Characterisation

The construction phase of the proposed development has potential to generate the following environmental impacts:

- Run-off of polluting material to the environment (e.g., cement material, silt).
-
- Noise emissions from construction and demolition works, vehicles and plant.
- Dust emissions from construction and demolition works, e.g. earthworks
- Visual impacts from construction works
- Increased traffic from construction vehicles

These construction phase impacts have the potential to generate **temporary** and **imperceptible** effects on the receiving environment.

The operational phase of the proposed development has the potential to generate the following environmental impacts

- Noise emissions associated with residential activity.
- Greenhouse gas emissions associated with energy use
- Increased traffic from additional residents
- Landscape and visual impacts from a change of use at the site

These operational phase impacts have the potential to generate **permanent** and **imperceptible** effects on the receiving environment.

A comprehensive set of mitigation measures have been defined to avoid, prevent and minimise significant adverse effects on the receiving environment (e.g. the implementation of a Construction Environmental Management Plan etc.).

The proposed development will generate the following positive environmental effects:

- The proposed development will be designed to be in accordance with Net Zero Building Standards. The development will be designed to provide GHG emission reductions commensurate with targets defined in the Climate Action and Low Carbon Development Act 2021. This will result in a **long-term, positive** effect on climate.
- The construction of Traveller Accommodation in the area will contribute to the availability of accommodation for the Traveller community. This will result in a **long-term** and **positive** effect for population and human health.



6.7 Cumulative Assessment

The proposed development has been assessed for its potential to contribute to cumulative effects with other known, defined projects in the surrounding area that may have environmental interactions with it (as presented in Section 4.) This assessment is presented below:

Table 6-3: Cumulative Assessment

Other Projects that may result in environmental interactions with the proposed development	Cumulative Assessment	Significant Cumulative Effects
Planning Applications Lodged to South Dublin County Council		
SD20A/0324	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No
SD21A/0127	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No
SD21A/0042	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No
SD22A/0105	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No
SD22A/0289	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No



Other Projects that may result in environmental interactions with the proposed development	Cumulative Assessment	Significant Cumulative Effects
SD23A/0151	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No
SD24A/0224W	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No
SD24A/0242W	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No
ED25/0053	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No
SD25A/0135W	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No
Planning Applications lodged to An Coimisiún Pleanála		
308585	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No



Other Projects that may result in environmental interactions with the proposed development	Cumulative Assessment	Significant Cumulative Effects
309773	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No
314567	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No
317802	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No



7. CONCLUSION

Requirements for the carrying out of EIA of various types of development are transposed into Irish legislation under the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended) (the 'Regulations').

The proposed development does not individually or cumulatively fall into a class of development set out in Schedule 5, Part 1 and 2 of the Regulations and therefore, does not require a Mandatory EIA.

It is clear the proposed development is significantly below the applicable thresholds for Mandatory EIA having regard to the above and the nature and scale of the development. The proposed development may however constitute a type of development prescribed for under Part 2 of Schedule 5, therefore Sub-threshold EIA Screening to determine whether the proposed development would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7 and 7A of the Regulations, was carried out.

Having regard to available information on the proposed development, the criteria in Schedule 7, the information provided in accordance with Schedule 7A of the Regulations and the following:

- The nature, scale, extent of the proposed development;
- The temporary duration of construction works for the proposed development;
- The characteristics of the receiving environment surrounding the development site; and
- The design and mitigation measures to avoid, prevent and minimize significant adverse effects on the receiving environment.

It is concluded that the proposed development would not be likely to have significant effects on the environment and that the completion of an EIAR for the proposed development is not required.



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