12th Lock Studios

Report to inform the Environmental Impact Assessment Screening Determination

South Dublin County Council

Project number: 60687020

February 2024

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Quality information

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1. Introduction

1.1 Purpose of the Report

This Environmental Impact Assessment (EIA) Screening Report to inform the EIA Screening Determination has been prepared by AECOM Ireland Limited (AECOM) on behalf of South Dublin County Council (hereafter referred to as the 'Applicant' or 'SDCC') for the proposed change of use of a large industrial storage building into a film production studio with associated facilities (hereafter referred to as the 'Proposed Development') at the 12th Lock on the Grand Canal, Lucan, County Dublin. The Proposed Development is part of the larger 12th Lock Masterplan which aims to bring vacant properties into functional use and enhance the economic, amenity, and tourist value for the area, and includes the demolition and removal of two derelict industrial sheds, changes to the existing façade of an industrial storage building, the relocation of an existing Electricity Supply Board (ESB) substation, and improvements to the public realm along the R120 Regional Road.

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

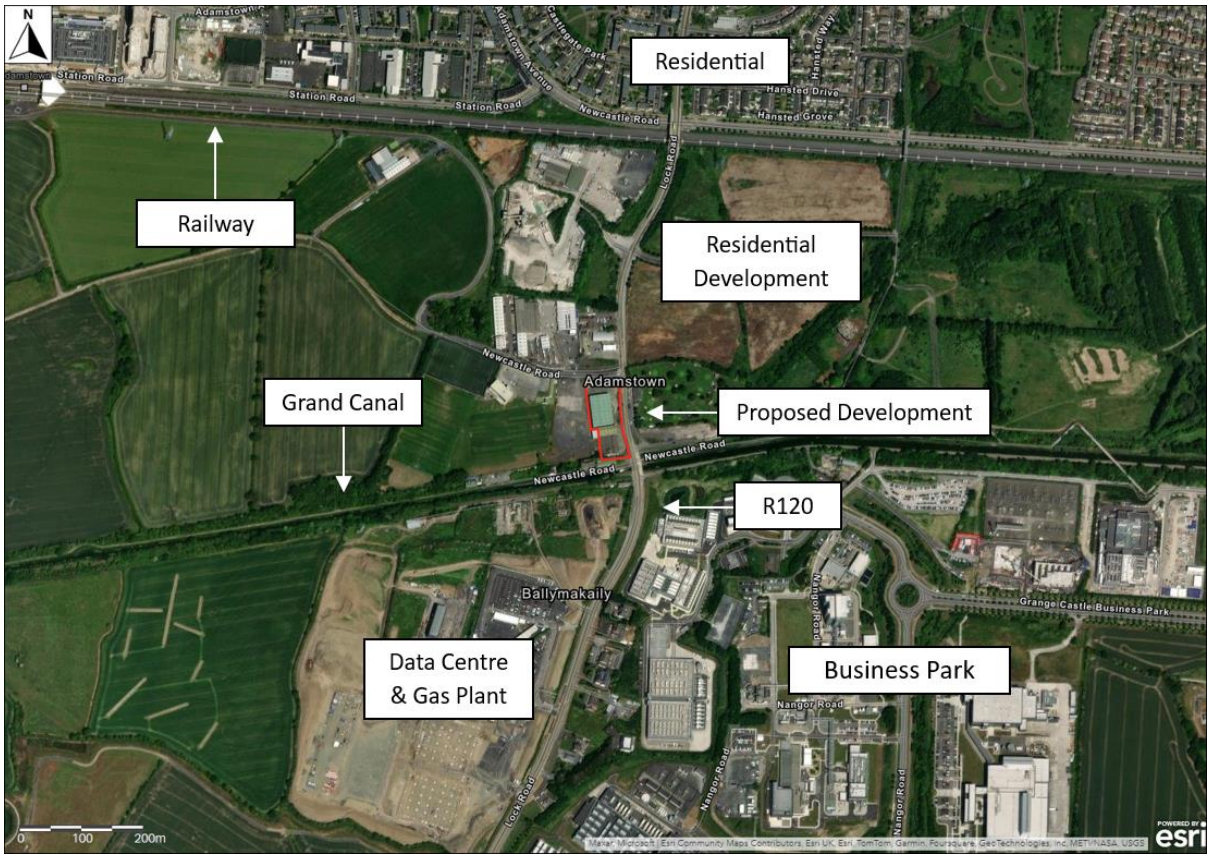

Figure 1.1: Overview of the Proposed Development Location and Surrounding Environs

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

This report sets out:

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

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

1.2 Qualifications & Experience

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

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

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

2. Legislation and Guidance

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

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

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

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

Additionally, the Roads Act 1993 (as amended) sets out EIA requirements for roads projects and has been amended to take account of the requirements of the EIA Directive in line with the European Union (Roads Act 1993) (Environmental Impact Assessment) (Amendment) Regulations 2019. Annex III of the EIA Directive is specifically referenced in Section 50(1)I of the Roads Act 1993, as amended, to be considered when identifying any potential likely significant impacts of a project. No changes to the existing road network or other works which fall under the definition of road projects are required for the completion of the Proposed Development; for this reason, the Proposed Development has not been assessed under the Roads Act 1993 (as amended).

2.1 Other Relevant Guidance

This report was also cognisant of the following guidelines:

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

3. Methodology

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

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

4. Site Location and Context

The Proposed Development is located west of the R120 Regional Road, on the north bank at the 12th Lock of the Grand Canal, within the administrative boundary of SDCC. The location and overall context of the Proposed Development are illustrated in Figure 4.1.

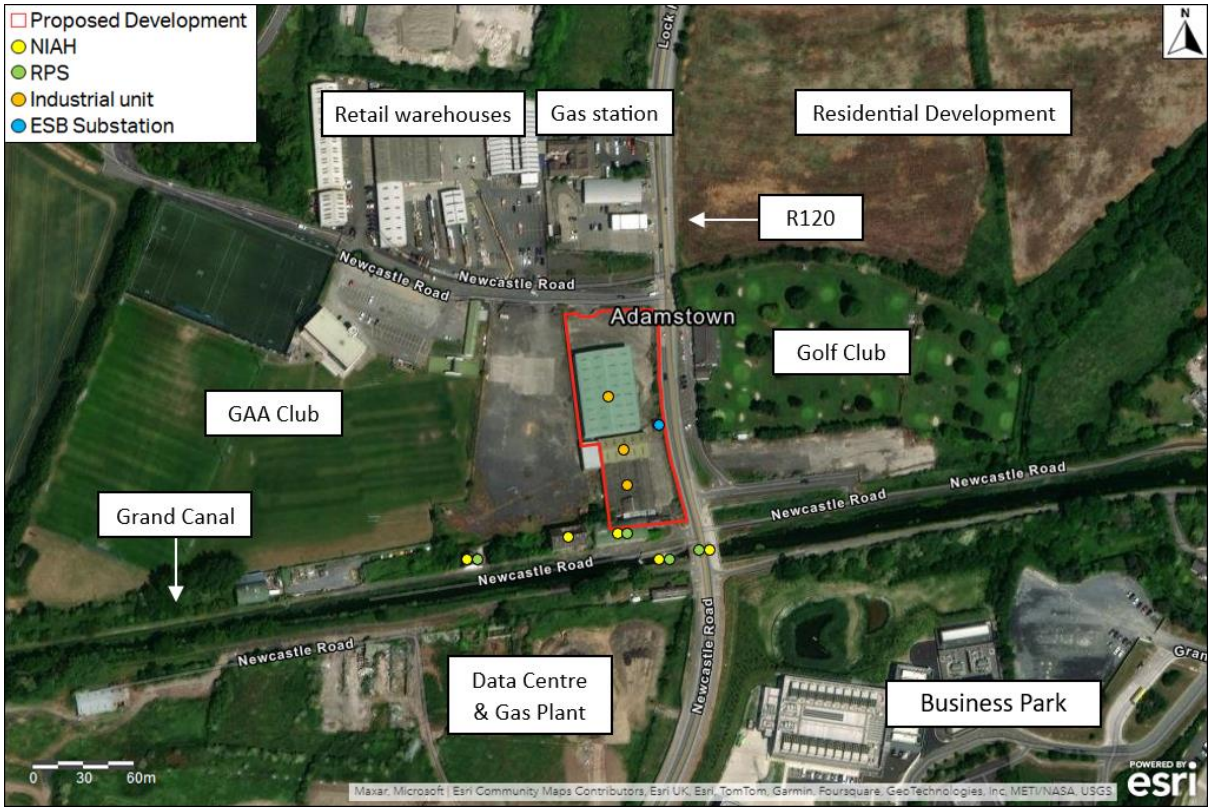

Figure 4.1: Proposed Development Location and Context

4.1 Site Description

The site currently contains three single-storey industrial units, two of which are derelict while the third and largest unit to the north is in relatively good condition, and an ESB substation to the east. Open areas are mostly comprised of hardstanding surfaces in poor condition with some vegetation, including invasive plant species, recolonising bare ground along the edges of the site. There are no trees within the site boundary.

The site is accessible to pedestrians, cyclists and motor vehicles via Newcastle Road to the north and the R120 Regional Road to the south. The site perimeter is secured by a wall and tall, metal security fence.

The site is under the ownership of SDCC.

4.2 Surrounding Environs

The site is located within a transitional area where land-use varies and the nature of the land transforms from largely rural (to the west) into suburban or urban (to the east). Across Newcastle Road, there is a fuel filling station and large-scale retail warehouses; further north, across the railway, there are large residential areas. A new residential development for 385 dwellings has also been approved in currently vacant lands within the Clonburris Strategic Development Zone (SDZ), to the northeast of the site and north of the Lucan Pitch & Putt Club.

Along the eastern boundary of the site and the R120 Regional Road, there is a single lane of shared pedestrian and cyclist facilities.

Immediately west of the site, there is a vacant, paved lot that is currently used for vehicle parking. Historic satellite images show a number of sheds, machinery, and other materials therein before this plot was cleared. Further west is the Lucan Sarsfields Gaelic Athletic Association (GAA) Club, comprised of three pitches, two buildings, a large shed, and a car parking.

To the south of the site, there are a number of heritage designations, i.e., Record of Protected Structures (RPS) and National Inventory of Architectural Heritage (NIAH) sites. Bordering the southern boundary, there is a two-storey building (former mill) which is both designated as a RPS (ID 118) and NIAH (ID 11204054); this building is currently in use as offices. West of this building, there is a derelict, three-storey building (former mill) which is also designated as a NIAH (ID 11204055). Approximately 35 metres (m) from this building, there is a two-storey, classical style former lock keeper's house. This building is also designated as both a RPS (ID 119) and NIAH (ID 11204056) sites. Along the Grand Canal, there is the 12th Lock (RPS ID 125 and NIAH ID 11204053) and 12th Lock Bridge (RPS ID 127 and NIAH ID ID11204052), in addition to the recreational Grand Canal Way walking trail which starts at this location. South of the Grand Canal and west of the R120 Regional Road, there is ongoing construction for an approved data centre and gas plant; to the east of the road, there is the Grange Castle Business Park, a strategic employment area.

5. Proposed Development

5.1 Need and Objectives

The Proposed Development is part of the 12th Lock Masterplan, i.e., a roadmap for the adaptive reuse of several derelict and empty buildings in proximity to the 12th Lock along the Grand Canal. The Masterplan aims to reactivate the area, creating a positive public realm to connect public and semi-public buildings in the area. As per the *'South Dublin County Development Plan 2022-2028'* (SDCC, 2022) (hereafter referred to as the 'CDP'), 12th Lock *"has the potential to act as a hub linking residential growth areas at Adamstown and Clonburris to Grange Castle, while also having the potential to act as a key tourism centre along the Grand Canal"*. In addition, the SDCC Enterprise Department has identified the need for a production studio which will provide facilities for smaller film production companies and start-ups within the Irish film industry. Therefore, the Proposed Development will respond to this need, grow employment opportunities, support the improvement of the area's local amenity, and provide an opportunity to rethink and address the relationship the site has with heritage assets in proximity and along the Grand Canal. Additionally, the removal of the derelict sheds will mitigate health and safety concerns associated with these structures.

5.2 Components and Design

The Proposed Development extends over an area of approximately 6,098 square metres (m^2) (0.61 hectares (ha)) and aims to change the use of the site from large industrial storage into a film production studio and associated facilities, which requires the demolition of two derelict sheds and includes changes to the existing façade of the larger unit to be retained.

The Proposed Development includes:

- Demolition of two derelict industrial sheds with a combined area of approximately 1,341m^2 (0.13ha);
- Retention of the larger industrial shed of approximately 1,638m^2 (0.16ha) and changes to its façade to activate and improve the street front and improve sound and thermal insulation. This unit will allow for two studios which can be used together or separately and will cater to smaller and independent production companies who might use the space for short-term projects such as live shows, advertising, fashion, etc. The layout of the studios contains facilities benchmarked for a film production studio of this size, such as makeup and changing rooms, green rooms, an area for 99 no. spectators, and a canteen, amongst others. It also includes an enterprise hub for small businesses which also can be used by film production companies for post-production or animation, classrooms for presentations, and open office spaces that can be used as labs for workshops with third level courses related to the film production industry.
- Relocation of the existing ESB substation (approximately 27m^2) into the footprint of the retained shed;
- Removal of the existing security fence in favour of soft landscaping, to allow the public realm to expand into the site and separate pedestrian and cycle facilities along the R120 Regional Road which connected existing and future residential areas with the 12th Lock Studios.
- Use of rainwater and Sustainable urban Drainage Systems (SuDS) to create a wetland feature in front of the façade of the retained structure, to strengthen the relationship of the site with the Grand Canal.
- Retention of existing site accesses (north and south of the site) and provision of an additional pedestrian site entrance to the northeast.
- Provision of 6 no. car parking spaces, including disabled parking/drop-off areas, space for a truck to manoeuvre when entering/exiting the loading bay, and bicycle parking areas to the north and south of the site. Car parking spaces (100 spaces) at the Grange Business Park Carpark (approximately 600m southeast), which is under the ownership of SDCC, will also be made available to visitors of the 12th Lock Studios.

The space south of the retained unit, where the units to be demolished are currently located, will be left vacant and have permeable crushed stone which can serve as a base layer for future development.

The overall layout of the Proposed Development is illustrated in Figure 5.1. Detailed drawings of this layout are included in Appendix C of this report.

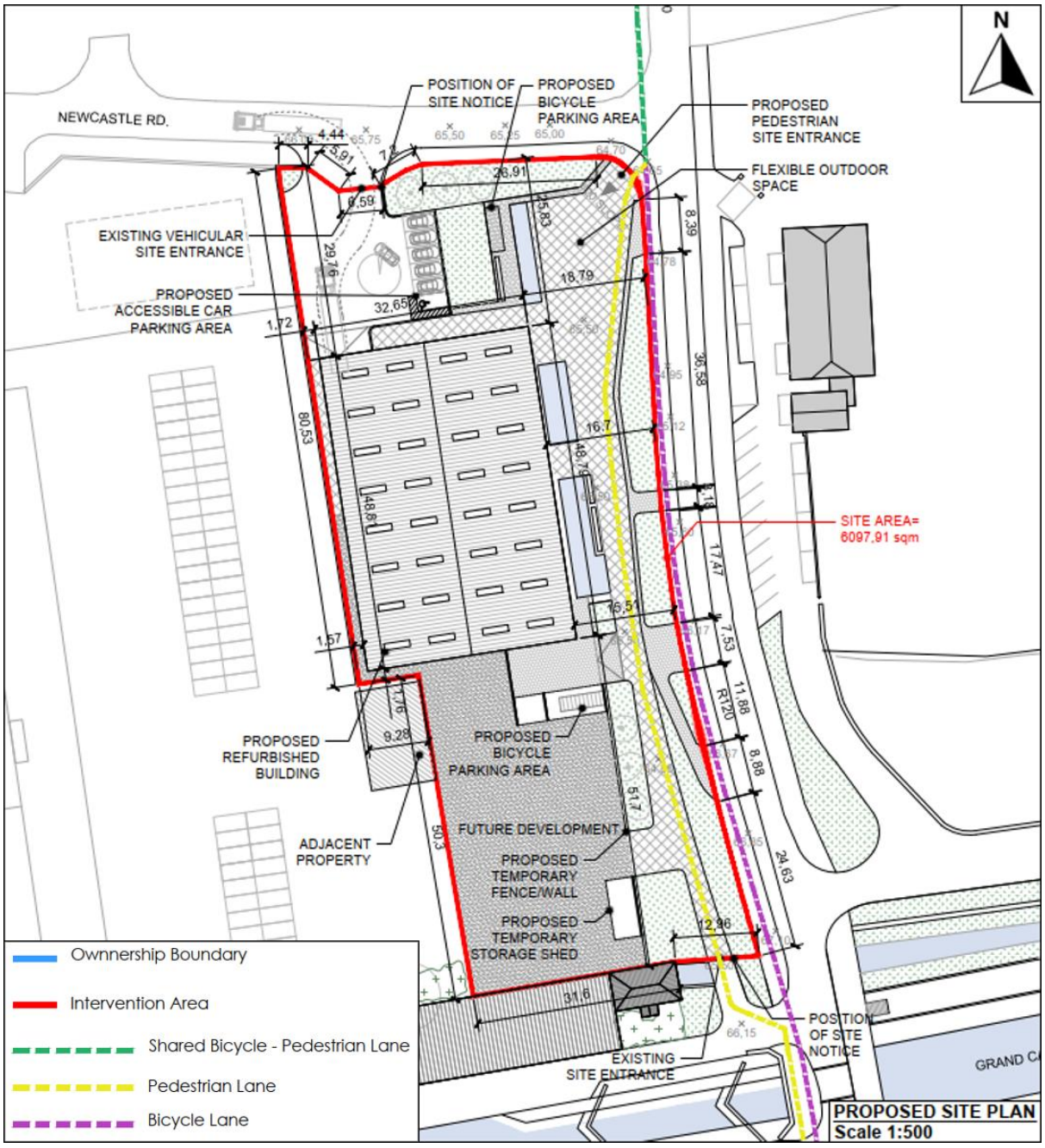

Figure 5.1: Proposed Development Layout

5.3 Drainage

5.3.1 Surface Water Drainage

In order to ensure that the measures proposed are sufficient to reduce the quantity and improve the quality of runoff from the site entering receiving watercourse, the proposed surface water drainage systems have been designed in accordance with a number of relevant best practice guidelines and standards. These include Dublin City Council's *'Greater Dublin Regional Code of Practice for Drainage Works'*, policies and objectives set within the CDP's Chapter 4 (Green Infrastructure) and Chapter 11 (Infrastructure & Environmental Services), and SDCC's *'Sustainable Drainage Explanatory Design & Evaluation Guide'* (2022) (refer to the *'Stage 2 Infrastructure Report'* prepared for this application for

further details). In addition, the drainage design will include attenuation proposals to cater for the 1 in 100-years critical storm event, plus a 30% climate change allowance.

It is proposed to maintain the existing storm sewer networks and incorporate a number of SuDS measures which will intercept and treat runoff prior to entering the drainage network, in addition to an oil separator upstream of the proposed outfalls from the site. The aim of the proposed drainage system is to replicate the natural characteristics of rainfall runoff, minimising the environmental impact from rainfall events by reducing the runoff leaving the site for small rainfall events.

Soft SuDS have been prioritised over hard SuDS features where possible, and the following have been considered suitable for the Proposed Development:

- Porous surfacing at car parking bays;
- Bio-retention/rain gardens;
- Tree pits;
- Oil separator; and
- Soft landscape areas (provided where bio-retention areas cannot be provided).

5.3.1.1 Porous Surfacing

Porous surfacing (paving block or open graded material) is proposed at the new car parking bays. These systems can treat rainwater at source and allow infiltration through to an underlying porous subbase where water can be stored within the voids of the subbase before being slowly released to the drainage collection system through natural flow via the porous medium. Porous surfacing can therefore allow some form of storage for small rainfall events and result in water evaporation and adsorption in small quantities, reducing the amount and rate of runoff from the site and contributing to attenuation of flows. In addition, permeable paving will increase the quality of water which is intercepted by the system through filtration, biodegradation, pollutant adsorption, and settlement and retention of solids.

5.3.1.2 Bio-Retention/Raingardens

The bio-retention proposals will provide suitable, at-source interception and treatment of runoff from adjacent impermeable areas within the site. Bio-retention/raingardens are proposed wherever possible within site area, with runoff directed to them.

Soft landscaping areas are proposed within areas where runoff cannot be directed towards and for areas in close proximity to the Grand Canal. These areas will provide some form of treatment to surface water which falls directly on their surface and reduce the number of impermeable areas.

5.3.1.3 Tree pits

Trees can be planted within a wide range of infiltration SuDS components, ranging from bio-retention systems to detention basins or swales. They can help improve the performance of SuDS components or be used as standalone features within soil-filled tree pits, tree planters, or structural soils.

Tree pits and planters can be designed to collect and attenuate runoff by providing additional storage within the underlying structure while the soils around the trees can also be used to filter out pollutants from runoff directly. Tree pits can also provide further amenity and biodiversity benefits. It is proposed to provide tree pits where reasonably practicable within the site area with stormwater flows conveyed to these areas.

5.3.1.4 Oil Separator

Petrol interceptors are widely used to avoid and prevent hazardous chemical and petroleum by-products from entering watercourses and public sewers. A Class 1 bypass interceptor is proposed upstream of each of the outfall locations from the site, if possible (the suitability will be determined at the detailed design stage).

5.3.2 Foul Water Drainage

It is currently proposed to make new connections to the existing Uisce Éireann (formerly Irish Water) watermains, where required, and maintain any existing connections, where possible. The extent of the existing networks within the site are currently unknown and will be subject to the results of further site investigations to verify the existing conditions of the networks and locations of existing valves. The proposed watermain will be designed in accordance with Uisce Éireann's *'Code of Practice for Water Infrastructure'* (Document IW-CDS-5020-03) (2022) and *'Code of Practice for Wastewater Infrastructure'* (Document IW-CDS-5030-03) (2022). Subject to planning approval, a pre-application will be submitted to Uisce Éireann at the appropriate stage.

5.4 Utilities

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

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

It is anticipated that a water supply will be required during the construction phase for onsite welfare facilities.

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

5.5 Construction Phase

Construction phase activities include demolition of two industrial units (post-asbestos testing and, if necessary, removal) and the perimeter fence, changes to the interior and façade of the industrial unit to be retained, breakthrough of existing surfaces, backfilling and reinstatement of surfaces, vegetation clearance, landscaping, and all ancillary works. Subject to planning approval, construction of the Proposed Development is estimated to take approximately 18 months to complete and is proposed to commence in September 2024.

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

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

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

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

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

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

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

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

5.6 Operational Phase

The Proposed Development has an estimated design life of 50 years. During its operational phase, maintenance works will be carried out to ensure the main building is kept in good and safe working condition, as well as other activities such as landscaping and removal of weeds. A Landscape Maintenance Plan (LMP) will be prepared prior to the construction phase, detailing the proposed planting scheme as well as maintenance and monitoring requirements for the operational phase.

Onsite activities are envisioned to operate within regular office hours, beginning at 8:00 and finalising at 22:00 on a worst-case scenario (e.g., in the event of night classes). However, filming or educational events could take place during the weekends as well.

The film production studio is designed in such a way as to bring sound transmission to between 24 and 40 decibels (dB); therefore, there should be no perceptible noise leaving or entering the studio space.

5.7 Decommissioning Phase

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

6. EIA Screening

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

6.1 Planning and Development Regulations 2001 (as amended)

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

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

6.1.1 Schedule 5 Part 1

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

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

6.1.2 Schedule 5 Part 2

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

The screening of the Proposed Development against Schedule 5, Part 2 of the Planning and Development Regulations 2001 (as amended) is contained in Table 6.1.

Table 6.1 Screening against relevant thresholds under Section 5, Part 2

Criteria	Regulatory Reference	Comment	Is EIA Required on this Basis?
Urban development which would involve an area greater than 2 hectares in the case of a business district[1], 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.	Schedule 5, Part 2, 10 (b)(iv) of the Planning and Development Regulations 2001 (as amended).	The area of Proposed Development is 0.61ha.	**No**.
Works of demolition carried out in order to facilitate a project listed in Part 1 or Part 2 of this Schedule where such works would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.	Schedule 5, Part 2, 14 of the Planning and Development Regulations 2001 (as amended).	The Proposed Development will not facilitate a project listed in Part 1 or Part 2 of this Schedule.	**No**.

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

Criteria	Regulatory Reference	Comment	Is EIA Required on this Basis?
Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development, but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7	Schedule 5, Part 2, 15 of the Planning and Development Regulations 2001 (as amended).	The potential for likely significant effects has been considered further under Section 6.3 of this report.	**No**. Refer to Section 6.3 of this report.

Source: Planning and Development Regulations 2001 (as amended)

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

6.2 Selection Criteria for Screening Schedule 5 Development

Schedule 7 sets out the selection criteria which relate to specific matters, including: the characteristics of the development; the location of the development; and the characteristics of the potential impact. These factors should be taken into account as part of the screening process and are set out in Section 6.2.1, Section 6.2.2 and Section 6.2.3.

6.2.1 Characteristics of Proposed Development

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

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

6.2.2 Location of Proposed Development

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

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

iv. Nature reserves and parks;

v. Areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive;

vi. Areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the development, or in which it is considered that there is such a failure;

vii. Densely populated areas; and

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

6.2.3 Types and Characteristics of Potential Impacts

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

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

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

6.3 Schedule 7 Criteria Table

6.3.1 Characteristics of the Proposed Development

Table 6.2: Characteristics of the Proposed Development

Criteria	Commentary
(a) The size and design of the whole of the Proposed Development	
Will the size and design of the whole Proposed Development be considered significant?	The Proposed Development site has an area of 6,098m^2 (0.61ha) and involves the demolition of two industrial units with a combined area of approximately 1,341m^2 (0.13ha) and the retention of a third unit to the north of approximately 1,638m^2 (0.16ha). The area where the derelict units to be demolished are currently located will be left vacant to allow for future development. The security fencing around the site will be removed to improve the public realm along the R120 Regional Road to allow pedestrians to walk along the site boundary, separating the currently shared pedestrian and cycling lane along the R120 Regional Road. The Proposed Development has been designed in accordance with relevant guidelines such as SDCC's *'Sustainable Drainage Explanatory Design & Evaluation Guide'* (2022) and policies and

Criteria	Commentary
	objectives set out in the CDP, the *'Greater Dublin Regional Code of Practice for Drainage Works'*, and Uisce Éireann's IW-CDS-5020-03 and IW-CDS-5030-03. The works and changes proposed are not considered significant in relation to their size and design within the setting of the surrounding context as these will be similar to that of the existing site, although improved.
(b) Cumulation with other existing development	
Will other existing and/ or approved projects be able to affect the Proposed Development?	A desktop search of proposed and existing planning applications was carried out on 13 February 2024, to determine if there are any granted developments within the vicinity of the Proposed Development which could act in combination with it to give rise to cumulative impacts. The search used publicly available data from the MyPlan.ie's 'National Planning Application' database, An Bord Pleanála's (ABP) database and SDCC's Planning Portals. The scope of the search was based within a 1km radius from the approximate centre point of the Proposed Development and limited to committed developments which have been approved by SDCC or ABP within the last five years or are currently pending determination of planning decision. The majority of developments identified have already been constructed, are of small scale in nature (e.g., developments such as single residential properties and retention projects) or are considered to be a sufficient distance from the Proposed Development site so as not to warrant further consideration. Only reasonably foreseeable developments were considered. The identified relevant planning applications are summarised in Appendix B of this report. Key developments include: • **Ref. no. SDZ23A/0004**: located approximately 29m northeast from its closest point to the Proposed Development's site boundary and extending over 8.94ha, this application is for the construction of a total of 385 no. dwelling units comprised by a mix of houses, duplex, and apartments, and includes all associated and ancillary site development, infrastructural, hard and soft landscaping and boundary treatment works (e.g., areas of public open space, car parking, 3 no. ESB substations, etc.). Construction was intended to commence in Q4 2023 and be carried out sequentially in 6 no. phases with a 48-months programme anticipated. However, as permission was granted on 15 December 2023, construction works appear to have yet to commenced. • **Ref. no. PL06S.317802** (and previous applications[2] associated with the site): for a Data Centre development located on a site of 22.1ha south of the Proposed Development site, across the Grand Canal. Various applications for different parts associated with the original application or amendments to previous proposal have been lodged since 2019, with the most recent application (i.e., PL06S.317802) being refused permission on 20 July 2023 and currently pending an appeal decision. Overall, works proposed on this site include the construction of a number of data centre buildings and associated facilities (e.g., offices and service areas), gas-powered generation plants, an ESB substation, changes to the internal road network, provision of new attenuation ponds, and other ancillary site works such as connection to services and

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

Criteria	Commentary

fencing. Various construction activities are currently being carried out at this site, including earthworks in proximity to the Grand Canal.

- **Ref. no. SD15A/0061 & SD23A/0079**: a 10-year permission was granted on 22 June 2015 for the construction of a 115 megawatt (MW) gas-powered, peaking power plant, and a subsequent application was also granted permission on 25 July 2023 for alterations to the original development. This development, which is still undergoing construction, is located approximately 600m southeast of the Proposed Development, in proximity to the southern bank of the Grand Canal.
- **Ref. no. PL06S.314272**: located approximately 740m northeast of the Proposed Development site boundary, this residential development seeks to construct 3 no. blocks of 74 no. apartments and includes all associated and ancillary works such as car and bicycle parking spaces, public and communal spaces, landscaping, and boundary treatments. Originally, the application was granted permission on 11 July 2022 but was appealed on 4 August 2022. The case was due to be decided by 1 March 2023, however an appeal decision is still pending.
- **Ref. no. SDZ21A/0007**: located approximately 840m northwest, north of the railways, this residential development seeks to construct 2 no. buildings for a total of 185 no. apartments and includes all associated and ancillary works such as landscaping, communal open spaces, and car and bicycle parking spaces. Permission was granted on 13 September 2021 and construction has advanced significatively, with the main structures already in place, although construction still appears to be undergoing.
- **Ref. no. SD20A/0283**: located within the Grange Castle Business Park, approximately 870m south of the Proposed Development site boundary, this data centre development involves the demolition of existing structures, the construction of a central administration building and 2 no. data centre buildings, 168 no. car parking spaces and additional bicycles parking spaces, and all associated site works such as landscaping and boundary treatments. Permission was granted on 29 March 2021 and the construction of the two largest buildings appears to have been mostly completed, although construction works at this site still appear to be ongoing.

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

Once their construction is finalised, permitted residential and industrial developments in the area will lead to an increase in the number of local residents and the movement of people coming to and from employment areas. Given the nature of the activities to be carried out onsite during the operational phase, it is unlikely that the Proposed Development will

Criteria	Commentary
	result in significant cumulative impacts with other permitted developments due to, for example, increased noise or traffic. In addition to the above, other permitted developments have the potential to change the character of the surrounding environs through the introduction of large structures, increase runoff pollution as a result of increased areas of hardstanding surfaces from each site, and increase the area's noise levels. The Proposed Development, however, seeks to improve the visual amenity of the area and takes into consideration in its design (as do other applications) elements such as SuDS aimed at reducing runoff and impacts to water resources, and noise insulation. Therefore, taking into consideration the nature of the operational activities of the Proposed Development and permitted applications in close proximity to the site, as well as embedded design considerations aimed at reducing potential impacts, it is considered unlikely that the Proposed Development will result in adverse cumulative effects.
(c) The nature of any associated demolition works	
Will the construction of the Proposed Development include any significant demolition works?	The Proposed Development involves the demolition of two derelict industrial units with a combined area of approximately 1,341m^2 (0.13ha), both of which are largely empty. In addition, the existing 27m^2 ESB substation to the east of the site will be relocation and the perimeter site fencing will be removed. Previous to the commencement of the demolition works, the structures will be checked for asbestos and, should asbestos be identified, appropriate response measures and procedures to remove ACMs will be implemented. The volume of waste arising from demolition works is estimated to be approximately 1,241 tonnes (t) and largely comprised of reinforced concrete (300t) and brickwork and blockwork (750t). Prior to commencement of demolition works, the Contractor will undertake a detailed assessment to confirm these estimations. Demolition waste associated with the Proposed Development is unlikely to have a significant impact on the capacity of waste management facilities.
(d) The use of natural resources, in particular land, soil, water, and biodiversity	
Will construction or operation of the Proposed Development use natural resources above or below ground which are non-renewable or in short supply?	The selection of materials and design of the Proposed Development has taken into consideration the need to minimise the Proposed Development's carbon footprint. The existing steel carcass and most of the preexisting conditions of the retained unit will be utilised to minimise the use of materials, and a new modular, wooden structure will be integrated into the unit. Other materials utilised during the construction phase will include (but are not limited to) concrete and metal, silver granite setts, permeable crush stone 804, aggregate, and asphalt. Exact quantities of materials required will be identified at the detailed design stage, however, these are unlikely to be significant given the scale and nature of the works. In addition, the construction phase will require the breakthrough of existing hardstanding surfaces and excavation and disturbance of soils. Excavations will be kept to a minimum and cut/fill requirements onsite are expected to balance given that the site is levelled, therefore a significant use of soil resources is not required. Vegetation clearance is also not considered significant due to the limited presence of vegetation and the identification of invasive species within the site

Criteria	Commentary
	boundary (i.e., removing these invasive species is considered a positive effect). A water supply will be required during the construction and operational phases. All relevant permissions will be sought prior to works commencing and at no point should water be abstracted from rivers or streams. During the operational phase, the Proposed Development is unlikely to require a significant water supply given the nature of the activities to be carried out onsite. Taking into consideration the size, scale, and type of Proposed Development, the use of natural resources is not considered to be significant.
(e) The production of waste	
Will the Proposed Development produce wastes during construction, or operation, or decommissioning?	The majority of the waste will be generated during the construction phase, particularly during demolition works (refer to section (c) above). Waste generated will potentially comprise (but not be limited to) steel structures, concrete, metal fencing, vegetation, asphalt and associated sub-base, tar and tar products, cardboard and plastic packaging, and paint. During operation, waste will likely be limited to municipal waste, e.g., wooden, plastic, or cardboard packaging, biodegradable kitchen and canteen waste, street-cleaning residues, and bulky waste such as broken furniture. Where waste is produced, it will be managed in accordance with all relevant Irish waste management legislation and guidance and, in particular, any materials that cannot be reused (e.g., contaminated soils identified onsite) will only be transported by hauliers holding a valid collection permit to waste management sites which hold the necessary license, permit, certification, or exemption. Should ACMs be identified onsite during the pre-demolition surveys of the derelict structures, their removal will be carried out in accordance with the relevant guidelines and standards. The exact volume of waste arising from the construction and operational phases is unknown. However, the Outline CEMP prepared for the Proposed Development estimates that, in addition to the estimated 1,241t of demolition waste, the construction phase will generate approximately 267t of construction waste. Taking this into consideration and the expected nature of the operational waste, the Proposed Development is unlikely to have a significant impact on the capacity of waste management facilities.
(f) Pollution and nuisances	
Will the Proposed Development release any pollutants or any hazardous, toxic, or noxious substances to air?	Dust and emissions of greenhouse gases (GHG) to the atmosphere from construction machinery will be temporary, reversible upon completion of works, and likely to be minor given the scale of the works. In addition, these emissions can be managed through the Contractor's CEMP. Should ACMs be identified during pre-demolition works surveys, all relevant response measures and procedures will be implemented by an appropriately licensed contractor to safely remove ACMs in such a way that they are not released into the environment. During the operational phase, given the nature of the activities onsite, there will be no release of polluting or hazardous substances into the air.

Criteria	Commentary
Will the Proposed Development cause:	
• Noise and vibration,	Construction activities will generate noise and vibration which may result on an adverse impact on nearby sensitive receptors such as members of the Lucan Pitch & Putt Club or Lucan Sarsfields GAA Club. However, these activities will be short-term in duration and programmed to minimise potential noise impacts on these receptors. The Proposed Development has been designed in such a way so that there will be no perceptible noise leaving or entering the studio space during the operational phase.
• Release of light,	Details of the proposed lighting design will be finalised at the detailed design stage; however, as the R120 Regional Road is well lit (with light poles located along the eastern side of the R120 Regional Road and none within the site boundary), significant changes to the existing public lighting are not expected to be required. In addition, the Proposed Development has been designed to maximise the use of natural light (e.g., through the inclusion of skylights) and light emissions will be limited to those coming from inside the building during hours of darkness.
• Heat,	The Proposed Development will not cause release of heat.
• Energy,	The Proposed Development will not cause release of energy.
• Electromagnetic radiation?	The Proposed Development will not cause release of electromagnetic radiation.
Will the Proposed Development lead to risks of contamination of land or water from releases of pollutants, including leachate, onto the ground or into surface waters, groundwater, coastal waters, or sea?	Leaks and spills of materials which contain hydrocarbons, or runoff of materials stored or managed incorrectly, could result in the contamination of nearby watercourses. The Contractor's CEMP will include an emergency response procedure for any leaks and spills that may occur during the construction phase, as well as best practice measures to avoid or manage the risk of pollutants entering nearby watercourses. Taking the above into consideration as well as the nature of the work, the risk of significant pollution incidents during the construction phase is considered low. During the operational phase, given the nature of the activities onsite, there will be no release of polluting or hazardous substances into waterbodies.
Will the Proposed Development lead to nuisances to the population?	There is potential for increased or diverted traffic during the construction phase, which would be temporary and reversible upon the completion of the works. Potential impacts can be managed through the Contractor's CEMP and CTMP. Temporary road closures are not expected to be required during the construction phase; however, in the event that this becomes necessary, the Contractor shall obtain the necessary consent from the relevant authorities. In all cases, unless the road is closed by special order, free passage for all vehicular traffic, pedestrians, and cyclists along the roads will be maintained, together with vehicular and pedestrian access to all properties in proximity to the site.

Criteria	Commentary
	Traffic modelling carried out by AECOM concluded that the potential vehicle trips generated by the Proposed Development during the operational phase will not result in a significant impact on the surrounding road network (AECOM, 2023c). Additionally, no disruptions to utility services are envisioned during construction; however, in the event that suspensions are required, these will be carefully planned so the duration is minimised, and reasonable prior notice will be given to local residents and businesses.
(g) The risk of major accidents, and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge	
Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation, or decommissioning?	Ireland in general is at low risk of natural disasters: earthquakes are rare and of low magnitude, there are no active volcanos, and severe weather events are rarely experienced. Flooding, however, is experienced throughout Ireland on a regular basis. A review of the Office of Public Works (OPW) Flood Mapping shows that the Proposed Development is not located within a Catchment Flood Risk Assessment Management (CFRAM) river or coastal flood extent, or National Indicative Fluvial Mapping (NIFM) flood extents, and there are no records of past flood events within or in proximity to the site (the closest being over 1km south). In addition, a review of the Strategic Flood Risk Assessment (SFRA) prepared to accompany the CDP shows that the site is outside flood zones and is therefore within Flood Zone C[3]. A review of Geological Survey Ireland's (GSI) Groundwater Flooding Data Viewer also shows that the Proposed Development is not located within areas prone to groundwater flooding and there have been no recorded instances of groundwater flooding within the site. Taking into consideration that the site is not located without a predicted flood zone, and that Proposed Development's internal drainage has been designed in line with relevant guidelines and standards and includes attenuation proposals to cater for the 1 in 100-years critical storm event, plus a 30% climate change allowance, it is unlikely that the Proposed Development will result in an increased risk of flooding in the area or that it will be affected by flooding. It is, however, recommended that a flood risk management plan is put in place for the operational phase of the Proposed Development, which shall include measures to evacuate the buildings in the event of any possible future flood events (AECOM, 2023b). In terms of man-made disasters, due to the nature of the Proposed Development, no likely significant disasters are likely to occur. The risk of accidents occurring during the construction phase will be avoided or managed through the implementation of the Contractor's CEMP (including emergency response procedures for any leaks and spills) and CTMP. Surveys for and, if necessary, removal of ACMs will be carried out by an appropriately licensed contractor. Taking all of the above into consideration, the risk of major accidents or disasters is considered low.

[3] Within Flood Zone C, the probability of flooding from rivers and the sea is low (less than 0.1% or 1 in 1000 for both river and coastal flooding. Flood Zone C covers all plan areas which are not in zones A or B. (Roughan & O'Donovan, 2022)

Criteria	Commentary
Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause the Proposed Development to present environmental problems?	The location is not susceptible to earthquakes, subsidence, landslides, or extreme/adverse climatic conditions. There are also no karst features in the greater context of the Proposed Development.
(h) The risks to human health (for example, due to water contamination or air pollution)	
Will the Proposed Development present a risk to the population (having regard to population density) and their human health during construction, operation or decommissioning? (for example, due to water contamination or air pollution)	Construction projects contain an element of human risk. During the construction phase, there would be potential for impacts relating to dust and noise generation from construction activities as well as onsite accidents. The site is located within the Lucan-St. Helens Electoral Division (ED), but in close proximity to the Lucan-Esker, Clondalkin-Dunawley, and Newcastle EDs. According to the 2022 Census, 84.8% of the population in the combined area of these EDs consider themselves to be of 'Very Good' or 'Good' health, while 1.5% consider themselves to be in 'Bad' or 'Very Bad' health. The Proposed Development design has incorporated measures to lower the risk of nuisances from the site (e.g., embedded noise insulation) and the risk of pollution events, accidents, and/or nuisances during the construction phase will be avoided or mitigated through the implementation of the Contractor's CEMP. Taking this into consideration as well as the local residents' reports of largely good health and the nature of the operational activities, no likely significant effects on human health are likely to occur as a result of the construction or operational phases of the Proposed Development.

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

6.3.2 Location of Proposed Development

Table 6.3: Location of the Proposed Development

Criteria	Commentary
(a) The existing and approved land use	
Are there existing or approved land uses or community facilities on or around the location which could be affected by the Proposed Development?	According to the CDP, land use zoning and associated objectives within and in proximity to the Proposed Development are as follows: • Proposed Development site – **'Rural and Agriculture' (RU)**: *"To protect and improve rural amenity and to provide for the development of agriculture"*; • Lands west and immediately north of the site (including the retail warehouses) – **RU** (see above); • Grand Canal – **'Open Space' (OS)**: *"To preserve and provide for open space and recreational amenities"*; • Lands south of the site, across the Grand Canal – **'Enterprise and Employment' (EE)**: *"To provide for enterprise and employment related uses"*. A small area immediately south along the Grand Canal is also zoned as RU; and • Lands east of the site: within the Clonburris SDZ, zoned for the Adamstown Extension (i.e., residential development). The Proposed Development site is under the ownership of the Applicant and within the 12th Lock Masterplan which seeks to adapt the reuse of several buildings to improve the economic, amenity, and tourist value for the area. Currently, it contains, amongst other structures, three industrial units, none of which are in use and two of which are derelict and present a health and safety concern. The Proposed Development involves the demolition of the derelict structures and retention the largest unit, as well as the improvement of the unit's façade and the overall aspect of the site. During its operation, the Proposed Development aims to change the use of the site to a film production studio which is not specifically listed under the land use zoning tables. In relation to this, the CDP states that: *"**(v) Other uses**: Uses that have not been listed under the land use zoning tables will be considered on a case-by-case basis in relation to conformity with the relevant policies, objectives and standards contained within the Plan, particularly in relation to the zoning objective of the subject site and its impact on the development of the County at a strategic and local level."* Additionally, in relation to transitional areas, the CDP states that: *"**(iv) Transitional Areas**: Abrupt transitions in scale and use should be avoided adjacent to the boundary of land use zones. Development proposals in transition areas should seek to avoid development that would be detrimental to the amenities of the contiguous zone. […]."* As part of the 12th Lock Masterplan, the Proposed Development seeks to improve the use, value, and amenity of the area while reutilising existing structures where possible. As a result, a significant change in use of the site or introduction of other large structures are not required. Taking this and the above policies into consideration, it is considered that the Proposed Development is consistent with the CDP's zoning provisions and is in line with the 12th Lock Masterplan.

Criteria	Commentary
(b) The relative abundance, availability, quality, and regenerative capacity of natural resources (including soil, land, water, and biodiversity) in the area and its underground	
Are there any areas on or around the location which contain important, high quality or scarce resources which could be affected by the Proposed Development?	The EcIA prepared by AECOM included both a desk study and ecological walkovers carried out within 50m of the site boundary (hereafter referred to as the 'survey area') to establish the baseline conditions at the site and surrounding environs. The EcIA noted the following: • A number of important species (e.g., various bat, bird, and fish species) have been recorded within 2km of the site; • Within the wider area, there are suitable habitats (including foraging and commuting) for a number of species (e.g., bats, otters, breeding birds, etc.), and these will remain unimpacted by the Proposed Development; • The site has either no or limited suitable habitat for important species; • There are no important native plant species within the site; • No evidence of otter, amphibians or reptiles, or other mammals was identified within the survey area, and no important invertebrates, birds, or fish were incidentally observed during the field survey; The EcIA identified no significant impacts on ecological features as a result of the construction or operational phases of the Proposed Development. In addition to the Grand Canal, the site extends over the Dublin Groundwater Body (ID IE_EA_G_008) and is located approximately 200m west from the River Griffeen (EPA Name LIFFEY_170, ID IE_EA_09L012100). No in-stream works, or surface or groundwater abstraction are required for the completion of the Proposed Development. The risk of contamination of both ground and surface waterbodies will be avoided or minimised through adherence to best practice measures to be implemented by the Contractor's CEMP, including emergency response procedures for any leaks and spills. Overall, the site contains limited natural resources and is dominated by built structures and hardstanding surfaces. Vegetation clearance will be minimal and includes the removal of invasive species. Taking this into consideration, as well as the nature of the Proposed Development and the implementation of the Contractor's CEMP and mitigation measures described in the EcIA, significant impacts on natural resources within or in proximity to the Proposed Development are unlikely to occur.
(c) The absorption capacity of the natural environment, paying particular attention to the following areas:	
(i) Are there any other areas on or around the location which has the potential to impact on the absorption capacity of the natural environment, paying particular attention to wetlands, riparian areas, river mouths?	The Grand Canal is the only site in proximity to the Proposed Development identified within the Wetland Surveys Ireland Online Mapper. In addition to this, there is the River Griffeen to the east of the site. As previously explained, no singificant impacts are likely to occur on these surface waterbodies as a result of the construction or operational phases of the Proposed Development.

Criteria	Commentary
(ii) Has the Proposed Development the potential to impact on the absorption capacity of the natural environment, paying particular attention to coastal zones and the marine environment?	As the Proposed Development is located inland, there are no coastal zones or marine environments in proximity; the closest coastal waterbody is approximately 16km east (EPA, 2024). Due to the distance to this area, no significant effects are likely to occur.
(iii) Has the Proposed Development the potential to impact on the absorption capacity of the natural environment, paying particular attention to mountain and forest areas?	The closest site recorded in the Ancient and Long-Established Woodland Inventory is St. Catherine's, approximately 3 km north, within a mixed urban and rural environment (NPWS, 2010). There are no mountains in proximity to the site; the closest is Butter Mountain, approximately 13km south. Due to the distance to the site and the nature of the works proposed, no significant effects on mountains or forested areas are likely to occur.
(iv) Has the Proposed Development the potential to impact on the absorption capacity of the natural environment, paying particular attention to nature reserves and parks?	There are no nature reserves or national parks in proximity to the Proposed Development; the closest of these designations is the Wicklow Mountains National Park, approximately 14km southeast (NPWS, 2024). Due to the distance from the site and the nature of the works proposed, no significant effects on nature reserves and parks are likely to occur.
(v) Has the Proposed Development the potential to impact on the absorption capacity of the natural environment, paying particular attention to areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive?	The following internationally designated sites were identified within 15km of the site: the Rye Water Valley/Carton SAC (ID 001398), the Glenasmole Valley SAC (ID 001209), and the Wicklow Mountains Special Area of Conservation (SAC) (ID 002122) and Special Protection Area (SPA) (ID 004040). The closest of these designations is the Rye Water Valley/Carton SAC, approximately 4.1km northwest. None of these designations are downstream of the site. There are also two nationally designated sites within 15km, i.e., the Grand Canal proposed Natural Heritage Area (pNHA) (ID 002104)) to the south of the site, and the Liffey Valley pNHA located approximately 2.6km downstream of the site. The AA Screening prepared for the Proposed Development in February 2024 concludes that: *"In view of best available scientific knowledge and on the basis of objective information, likely significant effects from the Proposed Development on European sites, either alone or in-combination with other plans or projects, can be excluded."*
(vi) Has the Proposed Development the potential to impact on the absorption capacity of the natural environment, paying particular attention to areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the	The Dublin Groundwater Body is described as *"poorly productive bedrock"* and has 'Good' Overall Groundwater Status. Its Water Framework Directive (WFD) risk status is under review; in the previous cycle, this waterbody was 'Not at Risk' of failing to meet WFD objectives. The Grand Canal Main Line (Liffey and Dublin Bay) (IE_09_AWB_GCMLE) is south of the site and has 'Good' Ecological Status or Potential and is 'Not at Risk' of failing to meet WFD objectives. As previously stated, the Proposed Development is unlikely to result in significant effects on these waterbodies during construction or operational phases.

Criteria	Commentary
Proposed Development, or in which it is considered that there is such a failure?	In addition, the River Griffeen has 'Pass' Chemical Surface Water Status, 'Poor' Ecological Status or Potential, and is 'At Risk' of failing to meet WFD objectives. However, given that this waterbody crosses the Grand Canal from below (therefore, they are not hydrologically linked), it is unlikely that pollution will enter the River Griffeen via the Grand Canal. The Air Quality Index for Health (AQIH) for the general area is '3-Good' (EPA, 2021). The closest active air monitoring station (i.e., Station 108) is approximately 1.9 km north of the site, along R120 Regional Road and in proximity to the N4 National Road. The annual (from February 2023 to 2024) average readings at this station of nitrogen dioxide (NO_2) (i.e., 20.8µg/m^3) and Particulate Matter (PM) (i.e., 12.4µg/m^3 for PM_{10} and 7.0µg/m^3 for $PM_{2.5}$) are below the limit values set out by the Ambient Air Quality and Cleaner Air for Europe (CAFE) Directive (2008/50/EC) (i.e., 40µg/m^3 for NO_2 and PM_{10}, and 20µg/m^3 for $PM_{2.5}$). Although construction activities may increase dust and local GHG emissions during construction, due to the scale and nature of the works, these short-term changes in air quality are unlikely will not result in changes to the AQIH of the area.
(vii) Has the Proposed Development the potential to impact on the absorption capacity of the natural environment, paying particular attention to densely populated areas?	The Proposed Development is located in a transitional area; lands east and west of the site are currently underdeveloped, while lands to the south are heavily developed with business and industrial facilities and large residential areas expand north approximately 400m north from the site, across the railways. In addition, lands northeast of the site have been granted approval for a new large residential development. The Proposed Development is part of the larger 12th Lock Masterplan which takes into consideration the different land uses in the area. In addition, the proposed works do not include the provision of new, large structures, it does not require the removal of large quantities of vegetation, and it does not involve extraction of resources available onsite. Therefore, the Proposed Development is unlikely to result in a significant impact on the absorption of the natural environment in relation to densely populated areas. In addition, the Proposed Development aims to improve the visual amenity of the area as it continues to develop and will have a positive effect on the safety of road users by separating the existing pedestrian and cyclist facilities.
(viii) Has the Proposed Development the potential to impact on the absorption capacity of the natural environment, paying particular attention to landscapes and sites of historical, cultural or archaeological significance?	**Landscape** According to the CDP's Landscape Character Assessment, the site is within the 'Newcastle Lowlands' Landscape Character Areas (LCA), although in close proximity to the 'Urban' LCA. Within this LCA, the site is within the 'Urban/Fringe/Periurban' Landscape Character Type (LCT) which is described as *"transitional lands that were largely rural, transforming into suburban or urban derived land use"*. This LCT is not provided with a sensitivity rating. Lands east, north, and south (across the Grand Canal) of the site are also within this LCT. Rural lands west of the site are zoned as having 'Medium' sensitivity to development while the Grand Canal, south of the site, is rated as having 'Low to Medium' sensitivity to change. The following relevant principle of development for the Grand Canal requires that: *"New development adjacent to this LCT should seek to contribute and enhance the canal landscape character."* There are no views or prospects in proximity to the site; the closest of such designations are protected views along the N4 National Road (approximately 3km north) in the direction of the Liffey Valley towards the northeast.

Criteria	Commentary
	Potential impacts associated with the presence of construction works and equipment will be short-term and reversible upon the completion of the works. Given the nature and scale of Proposed Development, the sensitivity of the landscape within and in proximity to the site, and the distance from landscape designations, no likely significant impacts on the landscape have been identified. Additionally, the Proposed Development aims to have improve the landscape and visual value of the area by removing derelict structures and improving the external aspect of the existing structure to be maintained. **Cultural and Archaeological Heritage** There are no cultural and archaeological heritage assets within the site boundary, however there are a number of assets in close proximity to the site, namely: • A two-storey building formerly used as a mill (NIAH 11204054 and RPS 118), now in use as offices, directly adjacent to the site boundary to the south; • A now derelict three-storey building (NIAH 11204055), also formerly in use as a mill, directly adjacent to the aforementioned building and approximately 15m west of the site boundary; • The 12th Lock (NIAH 11204053 and RPS 125) approximately 18m south of the site; • The 12th Lock Bridge (NIAH 11204052 and RPS 127) approximately 18m south of the site; • The Lock Keeper's Cottage (NIAH 11204056 and RPS 119) approximately 77m west; and • A Sites and Monuments Record (SMR) and associated Zone of Notification (ZoN) approximately 300m north of the site. This is the location of the former Adamstown Castle (DU017-029), a tower-house that has been demolished during. No visible remains of the former castle remain, and the location has now been redeveloped. No works are proposed to any of these assets and the Proposed Development does not involve the introduction of new, large structures that could have an impact on the setting of these assets. In addition, the Contractor's CEMP will adhere to relevant guidelines in order to avoid or reduce the risk of impacts on heritage assets, in particular those in close proximity to the site boundary. In addition, an Architectural Heritage Impact Assessment (AHIA) prepared by Mesh Architects in January 2024 concluded that the Proposed Development will not result in any significant impacts on these assets. During the operational phase, the Proposed Development aims to improve the visual amenity of the area, with a potential to result in positive effects on heritage assets in proximity to the site by improving the aspect of their surrounding context.

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

6.3.3 Type and Characteristics of the Potential Impacts

Table 6.4: Types and Characteristics of Potential Impacts

Criteria	Commentary
(a) The magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected)	
Outline the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected).	The spatial extent of the Proposed Development measures 6,098m^2 (0.61ha). Direct and adverse impacts associated with the construction phase are likely to extend over the site and surrounding environs in proximity to the works. The population affected will include commercial receptors to the north and recreational receptors at the Lucan Pitch & Putt Club to the east. Staff travelling to and from employment areas to the south of the site may also be affected by increased traffic movement causing delays. The magnitude of potential traffic impacts will be addressed by a Traffic Assessment to be completed at a later stage of development. Without the implementation of mitigation measures, such as the preparation of an ISMP or emergency response procedures for any leaks and spills, potential impacts might also extend onto the Grand Canal and other sites hydrologically linked to it, with indirect effects on ecological features associated with these sites. During the operational phase, the Proposed Development aims to have a positive impact on the greater area by reactivating it and improving its general visual amenity value.
(b) The nature of the impact	
Outline the nature of the impact.	In the absence of mitigation measures, potential adverse impacts associated with the construction phase include: • Risks to human health and nuisances such as increased dust and noise, visual impacts from the presence of construction works and equipment, and traffic delays; • Impacts to the Grand Canal and groundwater bodies associated with accidental spills and leaks, sediment loading, and runoff of contaminants; • Spread of invasive species identified onsite; • Indirect impact to otter, fish, and aquatic invertebrates via potential effect to water quality; • Accidental injury or entrapment of protected or important species; • Impacts on soils due to ground disturbance from breakthrough of hardstand surfaces and contamination of exposed surfaces by way of accidental spills and/or runoff; • Water demands during the construction phase; • Impacts on local air quality due to GHG and dust emissions from construction vehicles and equipment; • Impacts on previously unrecorded archaeological remains due to excavations; • Impacts on the local context of heritage assets in proximity to the site; • Impacts on the capacity of waste management facilities, particularly due to demolition waste; and • Traffic accidents. Potential adverse impacts associated with the operational phase include:

Criteria	Commentary
	• Increased traffic and impacts on local air quality due to GHG emissions associated with staff and visitors travelling to and from the site; • Water and energy demands during the operational phase; and • Impacts on the capacity of waste management facilities due to waste generated from onsite activities. Potential positive impacts associated with the operational phase include: • Increased employment and economic development opportunities; • Indirect land and social impacts by way of opening the availability of lands south of the proposed film production studio to future development for further improvement of the area as part of the 12th Lock Masterplan; • Direct and indirect impacts on biodiversity by way of implementing biodiversity enhancement measures such as habitat creation through native species planting which provide biodiversity value to pollinators and other fauna species; • Reduced quantity and improved quality of runoff from the site entering the Grand Canal through the implementation of SuDS; • Improved safety for road users via way of separating pedestrian and cyclist facilities; • Improved landscape and visual area of the site and surrounding environs; • Indirect impacts on heritage assets via way of improving the amenity value of their local context; and • Removal of derelict structures which present a health and safety concern, and invasive species identified onsite.
(c) The transboundary nature of the impact	
Is the Proposed Development likely to lead to transboundary effects?	Given the nature and scale of Proposed Development, as well as its distance to Northern Ireland (approximately 80km north), there are no likely transboundary effects.
(d) The intensity and complexity of the impact	
Outline the intensity and complexity of the impact.	The EcIA concludes that: *"On this basis, even in the absence of mitigation, there are not expected to be any Significant effects on important ecological features from the construction and operation of the Proposed Development.* *With the inclusion of embedded mitigation measures, there are no residual adverse ecological effects, on designated sites, habitats or protected or important species predicted. In all cases, there is no effect or a negligible effect."* The AHIA found no significant impacts on cultural heritage assets. In addition, given the scale, location, and type of Proposed Development, no other likely significant and adverse impacts associated with the construction or operation of the Proposed Development are anticipated to occur.

Criteria	Commentary
(e) The probability of the impact	
Outline the probability of the impact.	Significant and adverse environmental impacts on the receiving environment resulting from the Proposed Development are unlikely to occur given the type, location, size, and scale of the Proposed Development, as well as the implementation of the Contractor's CEMP and associated inherent controls as well as adherence to appropriate national guidelines and codes of practice. During the operational phase, the likelihood of significant and adverse impacts on the receiving environment is low, and no likely significant and adverse impacts are anticipated as a result of the Proposed Development. In addition, the Proposed Development is likely to result in a positive impact on the site and surrounding environs by way of increased landscape and visual value, availability of habitats of ecological value, employment and economic development opportunities, onsite SuDS, and safety of road users.
(f) The expected onset, duration, frequency, and reversibility of the impact	
Outline the expected onset, duration, frequency, and reversibility of the impact	Impacts associated with the construction phase, such as traffic delays and construction noise, will be short-term and reversible post-construction. Vegetation clearance will aim to permanently remove invasive species identified onsite and provide new habitats of ecological value instead, which are expected to result in long-term positive effects on biodiversity. A LMP will be implemented detailing maintenance and monitoring requirements to ensure invasive species are not reintroduced into the site during the operational phase. Long-term and positive social and economic impacts are also expected to occur during the operational phase from the improvement of the landscape and visual value of the site and surrounding environs, the provision of new employment and economic development opportunities, and the improvement of the local context of heritage assets and pedestrian and cyclist facilities. Adverse impacts associated with operational waste will also be long-term.
(g) The cumulation of the impact with the impact of other existing and/or development	
Could this Proposed Development together with existing and/ or approved projects result in cumulation of impacts together during construction/ operation phase?	A list of the cumulative developments considered is included in Appendix B of this report. During the construction phase, there is potential for cumulative impacts to occur (in particular with Ref. no. SDZ23A/0004), such as temporary impacts from noise, road traffic, waterborne pollution, and dust generation. It is assumed that all construction projects would be carried out in line with inherent environmental controls, regulatory controls, and best practice measures, and that larger developments will have carried out environmental assessments for the respective developments. Taking this into consideration, as well as the type, location, size, and scale of Proposed Development and the implementation of the Contractor's CEMP onsite, potential significant and adverse cumulative effects are unlikely to occur. During the operational phase, given the nature of activities to be carried out onsite and taking into consideration other plans guiding the development of the area, such as the 12th Lock Masterplan which aims to improve the social, economic, and visual value of the area, no

Criteria	Commentary
	significant and adverse cumulative impacts with other developments in the surrounding environs are likely to occur.
(h) The possibility of effectively reducing the impact	
What measures can be adopted to avoid, reduce, repair or compensate the impact?	The Proposed Development is not likely to result in any significant effects. Embedded design considerations and mitigation measures have been incorporated to avoid or reduce the likelihood of impacts on the receiving environment (e.g., noise insulation and integration of SuDS into the drainage and landscape design). In addition, during the construction phase, the risk of pollution events, accidents, and/or nuisances will be avoided or mitigated through the implementation of appropriate mitigation measures such as those to be outlined in the Contractor's CEMP, TMP and ISPM, as well as adherence to appropriate national guidelines and codes of practice.

From an assessment of the types and characteristics of the potential impacts likely to arise from the Proposed Development, it is considered it will not constitute EIA development. With the implementation of the control measures included in the Contractor's CEMP, which shall incorporate mitigation measures set out in other reports accompanying this application (e.g., the EcIA), few impacts would be likely to arise. Those that do are expected to be restricted to the Proposed Development site and a limited area in the surrounding environs, and no likely significant effects have been identified. Certain impacts are also likely to be temporary in nature and reversible upon the completion of the works (e.g., traffic delays and construction noise). During the operational phase, the Proposed Development will result in long-term, positive impact on the local area's social, economic, and landscape and visual value, as well as the safety of pedestrian and cyclists.

7. Screening Summary and Recommendations

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

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

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

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Appendix A : Screening Checklist

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

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

Questions to be Considered		Yes/No/? - Briefly Describe	Is it Likely to Result in a Significant Effect? Yes/No/? - Why
10	Are there any other factors that should be considered, such as consequential development, which could lead to environmental impacts or the potential for cumulative impacts with other existing or planned activities in the locality?	Yes – there is potential for cumulative impacts between the Proposed Development and projects listed in Appendix A of this report (in particular Ref. no. SDZ23A/0004), such as short-term impacts from noise, road traffic, and dust.	No – cumulative impacts with these projects would be managed and minimised through the implementation of individual CEMPs and appropriate control measures.
11	Is the Proposed Development located within or close to any areas which are protected under international, EU, or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the Proposed Development?	Yes – there are heritage assets and the Grand Canal pNHA in proximity to the southern site boundary.	No – no works on heritage assets are proposed and, during the operational phase, the Proposed Development has the potential to result in a positive effect on these assets by improving the visual amenity of their context. No in-stream works on the Grand Canal are proposed either. During construction, the risk of pollution events or accidents will be avoided or mitigated through the implementation of appropriate mitigation measures such as those to be outlined in the Contractor's CEMP and ISPM. The design of the Proposed Development also includes SuDS which will reduce the quantity and improving the quality of runoff from the site entering the Grand Canal. Taking the above into consideration, no significant effects are likely to occur.
12	Are there any other areas on or around the location that are important or sensitive for reasons of their ecology e.g. wetlands, watercourses or other waterbodies, the coastal zone, mountains, forests or woodlands, that could be affected by the Proposed Development?	Yes – refer to Question 11.	No – refer to Answer 11.
13	Are there any areas on or around the location that are used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting, overwintering, migration, which could be affected by the Proposed Development?	Yes – refer to Question 11.	No – refer to Answer 11.

	Questions to be Considered	Yes/No/? - Briefly Describe	Is it Likely to Result in a Significant Effect? Yes/No/? - Why
14	Are there any inland, coastal, marine or underground waters (or features of the marine environment) on or around the location that could be affected by the Proposed Development?	No – the closest coastal waterbody is approximately 16km east.	N/A
15	Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the Proposed Development?	No – there are areas of high landscape sensitivity or views or prospects in proximity to the site (the closest of such designations are protected views along the N4 National Road approximately 3km north).	No – given the distance from the site to these designations, no significant effects are likely to occur. In addition, the Proposed Development aims to improve the landscape and visual value of the site and surrounding environs as part of the 12th Lock Masterplan.
16	Are there any routes or facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the Proposed Development?	Yes – the recreational Grand Canal Way walking trail located south of the site.	No – access to the Grand Canal Way walking trail will not be affected by the Proposed Development. Visual impacts associated with the presence of construction works and machinery will be limited to the construction phase and reversible upon the completion of the works. During the operational phase, the Proposed Development will improve the landscape and visual value of the site and surrounding environs, resulting in a positive effect on recreational receptors passing through this section of the trail.
17	Are there any transport routes on or around the location that are susceptible to congestion or which cause environmental problems, which could be affected by the Proposed Development?	No – traffic modelling carried out by AECOM did not identify areas susceptible to congestion in proximity to the Proposed Development site (AECOM, 2023c).	N/A
18	Is the Proposed Development in a location in which it is likely to be highly visible to many people?	Yes – the Proposed Development will be visible from commercial facilities to the north, recreational facilities to the west and east and along the Grand Canal, and employment areas to the south, as well as road users of the R120 Regional Road. During the operational phase, the Proposed Development is also likely to be visible from the approved residential development to the northeast of	No – adverse visual impacts associated with the presence of construction works and machinery will be short-term and reversible, limited to the construction phase only. During the operational phase, the Proposed Development will continue to be visible; however, it will improve the visual amenity of the site and surrounding environs.

	Questions to be Considered	Yes/No/? - Briefly Describe	Is it Likely to Result in a Significant Effect? Yes/No/? - Why
		the site which is yet to be constructed.	
19	Are there any areas or features of historic or cultural importance on or around the location that could be affected by the Proposed Development?	Yes – refer to Question 11.	No – refer to Answer 11.
20	Is the Proposed Development located in a previously undeveloped area where there will be loss of greenfield land?	No – the majority of the site contains hardstanding surfaces and built structures such as industrial units. There is limited vegetation onsite, some of which are invasive species.	N/A
21	Are there existing land uses within or around the location e.g. homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying that could be affected by the Proposed Development?	No – the site is under the ownership of the Applicant and contains existing industrial units (two of which are derelict and will be demolished) and hardstanding surfaces, with limited vegetation of no significant ecological value along the boundary; however, no activities are currently carried out onsite. The Proposed Development seeks to change the land use of the site into a film production studio.	No – given that the site is currently underutilised and derelict structures present a health and safety concern. During the operational phase, the Proposed Development seeks to reactive the area and will create opportunities for employment and economic development onsite, therefore resulting in a positive impact in the land use. Adjacent land uses will not be impacted by the Proposed Development.
22	Are there any plans for future land uses within or around the location that could be affected by the Proposed Development?	Yes – refer to Questions 9, 16, 18, and 21.	No – refer to Answers 9, 16, 18, and 21.
23	Are there areas within or around the location which are densely populated or built-up, that could be affected by the Proposed Development?	Yes – the Proposed Development is located in a transitional area where lands in the surrounding environs present mix-uses, from commercial to the north, industrial to the south, recreational to the east and west, rural areas further west, and future residential development to the northeast.	No – given the type, size, and scale of Proposed Development, lack of important or rare environmental assets onsite (e.g., mature trees or protected species), and that no changes to the road network or adjacent land uses are proposed, the Proposed Development is unlikely to result in significant effects.
24	Are there any areas within or around the location which are occupied by sensitive land uses e.g. hospitals, schools, places of worship, community facilities, that could be affected by the Proposed Development?	Yes – the Lucan Sarsfields GAA Club (to the west) and the Lucan Pitch & Putt Club (to the west) are in proximity to the site.	No – given the type and scale of Proposed Development, the short-term nature of potential construction impacts, and the implementation of the Contractor's CEMP, it is unlikely that the Proposed Development will result in significant effects on

Questions to be Considered		Yes/No/? - Briefly Describe	Is it Likely to Result in a Significant Effect? Yes/No/? - Why
			recreational receptors at these locations.
25	Are there any areas within or around the location which contain important, high quality or scarce resources e.g. groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, that could be affected by the Proposed Development?	Yes – refer to Question 11.	No – refer to Answer 11.
26	Are there any areas within or around the location which are already subject to pollution or environmental damage, e.g., where existing legal environmental standards are exceeded, that could be affected by the Proposed Development?	Yes – the River Griffeen, located approximately 200m east from the site, has a 'Poor' Ecological Status or Potential and is 'At Risk' of failing to meet WFD objectives.	No – given that the River Griffeen crosses the Grand Canal from below (therefore, they are not hydrologically linked), it is unlikely that pollution from the Proposed Development site will enter the River Griffeen via the Grand Canal. Taking this into consideration, as well as the type of Proposed Development and the implementation of the Contractor's CEMP, it is unlikely that the Proposed Development will result in significant effects on the River Griffeen.
27	Is the Proposed Development location susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the Proposed Development to present environmental problems?	No – the site is not susceptible to earthquakes, subsidence, landslides, karst features, floods, or extreme/adverse climatic conditions.	N/A
28	Summary of features of Proposed Development and of its location indicating the need for EIA	No significant likely effects were identified during the EIA screening process and a full EIA culminating in the preparation of an EIAR is not required.	

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

Appendix B : Planning Search

Planning Authority	Ref. no.	Address	Summary of Proposed Development	Grant date	Distance from Site (approx.) (m)
SDCC	SDZ23A/0004	Adamstown, Lucan, Co. Dublin	385 dwelling units (139 houses, 70 Build-to-Rent duplex / apartments, 72 duplex / apartments and 104 apartments), ranging between two to six storeys in height comprising the following: - Total of 139 houses consisting of 102 three bedroom two storey terraced houses (House Type: 0, E & F); 11 four bedroom two storey terraced houses (House Type: C); 26 four bedroom three storey terraced houses (House Type: A & B); Total of 70 Build-to-Rent duplex / apartments units consisting of 35 two bedroom units (House Type: J, L & O); 35 three bedroom units (House Type: K, M & P); Total of 72 duplex / apartment units consisting of: - 36 two bedroom units (House Type: J, L & O); 36 three bedroom units (House Type: K, M & P); Total of 104 apartment units accommodated in 2 blocks ranging from four to six storeys consisting of 48 one bedroom units (House Type: A1 & A2); 56 two bedroom units (House Type: B1 & B2); Private rear gardens are provided for all houses. Private patios / terraces and balconies are provided for all duplexes and apartments; Vehicular access to serve the development is provided off the Clonburris Southern Link Street permitted under SDCC Reg. Ref. SDZ20A/0021 and currently under construction. Pedestrian and cycle access is also provided to the Newcastle Road (R120) and to the Clonburris Southern Link Street; All associated and ancillary site development, infrastructural, hard and soft landscaping and boundary treatment works, including: - A single storey tenant amenity building (c. 170sq.m); Areas of public open space (1.45ha); 538 car parking spaces and 878 bicycle parking spaces (660 long-term spaces and 218 visitor spaces); Bin and bicycle stores; Plant provided at undercroft level and additional plant provided at roof level (including solar panels) of the proposed apartment blocks; 3 ESB Sub-stations; Demolition of remaining walls and hardstanding associated with a former agricultural building; The development proposed includes minor revisions to an attenuation pond, connections to water services (wastewater, surface water and water supply) and connections to permitted cycle / pedestrian paths permitted under SDCC Reg. Ref. SDZ20A/0021 on a site (c. 8.94ha) in the townland of Adamstown, within the Clonburris SDZ (Adamstown Extension). On lands generally bound by the Dublin-Cork Rail Line to the north; Hayden's Lane, the Griffeen River and the undeveloped lands of Clonburris	15/12/2023	260

Planning Authority	Ref. no.	Address	Summary of Proposed Development	Grant date	Distance from Site (approx.) (m)
			SDZ to the east; Lucan Pitch and Putt to the south; and Newcastle Road (R120) to the west. This site consists of Development Areas AE-SI and AE-S2 within the Clonburris SDZ, as prescribed by the Clonburris SDZ Planning Scheme 2019; This application is being made in accordance with the Clonburris SDZ Planning Scheme 2019 and related to a proposed development within the Clonburris Strategic Development Planning Scheme Area, as defined by Statutory Instrument No. 604 of 2015.		
SDCC	SD22A/0025	Takeda Ireland Limited, Grange Castle Business Park, Clondalkin, Dublin 22	Retention and continuance of the use for a further two years of the temporary gas powered generation plant, that is located to the rear of the Takeda Ireland complex, that is sited within a walled year of 2,836sq.m containing 12 generator units with associated flues (each 15m high), which was permitted initially for a period of three years under Reg Ref. SD16A/0345 and was subsequently extended for an additional period of 2 years from the 4th February 2020 under Condition no. 2 of permission granted under SD19A/0342 Vehicular access to the generation plan will remain from the permitted service road into Edgeconnex site and Grange Castle Business Park as originally permitted.	28/03/2022	294
SDCC	SD19A/0322	The Grange, Ballymakaily, Newcastle Road, Lucan, Co. Dublin.	Construction of 1 & 2 storey office building, c.9.43m in height providing a total GFA of 459sq.m.; provision of 11 total car parking spaces; 8 covered cycle parking spaces; the removal of the existing temporary structures, landscaping, tree planting and all associated site and infrastructural works.	05/12/2019	298
ABP	PL06S.317802	Ballymakaily, West of Newcastle Road (R120), Lucan, Co. Dublin	Construction of 2 adjoined single storey data centres with associated office and service areas with an overall gross floor area of 15,274sq.m comprising of the construction of 2 adjoined single storey data centres with a gross floor area of 12,859sq.m that will include a single storey goods receiving area / store and single storey office area (2,415sq.m) with PV panels above, located to the east of the data centres as well as associated water tower, sprinkler tank, pump house and other services; The data centres will also include plant at roof level; with 24 standby diesel generators with associated flues (each 25m high) that will be located within a generator yard to the west of the data centres; New internal access road and security gates to serve the proposed development that will provide access to 36 new car parking spaces (including 4 electric and 2 disabled spaces) and sheltered bicycle parking to serve the new data centres; New attenuation ponds to the north of the proposed data centres; Green walls are proposed to the south and east that will enclose the water tower and pump house	Pending decision Decision due date: 21st March 2024	300

Planning Authority	Ref. no.	Address	Summary of Proposed Development	Grant date	Distance from Site (approx.) (m)
			compound; The development will also include ancillary site works, connections to existing infrastructural services as well as fencing and signage; The development will include minor modifications to the permitted landscaping to the west of the site as granted under SDCC Planning Ref. SD19A/0042 / ABP Ref. PL06S.305948 and Ref. SD21A/0042; The site will remain enclosed by landscaping to all boundaries; The development will be accessed off the R120 via the permitted access granted under SDCC Planning Ref. SD19A/0042 / ABP Ref. PL06S.305948 and SD21A/0042; An Environmental Impact Assessment Report (EIAR) has been submitted with this application.		
SDCC	SD22A/0105	Ballymakaily, West of Newcastle Road (R120), Lucan, Co. Dublin	Amendments to the electrical substation compound and structures permitted under Reg. Ref. SD19A/0042 and ABP Ref. 305948-19 comprising of amendment to the layout and extent of the permitted substation compound, to include an extension of the compound area to c. 0.77ha; reorientation of the Gas Insulated Switchgear (GIS) substation building to a north south 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. 1,456sq.m; alterations to the permitted single storey Client Control Building to provide for the substitution of this structure with 5 single storey modular client control units, with a combined total GFA of c. 231sq.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 2.6mhigh in place of the 2.4mhigh fencing permitted), lighting, services, MV substation, parking, utility cabling, amendments to permitted landscaping and berms adjoining the substation compound and associated and ancillary works.	08/06/2022	394
SDCC	SD21A/0042	Ballymakaily, West of Newcastle Road (R120), Lucan, Co. Dublin	Construction of two single storey data centres with associated office and service areas; and three gas powered generation plant buildings with an overall gross floor area of 24,624sq.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	09/03/2022	421

Planning Authority	Ref. no.	Address	Summary of Proposed Development	Grant date	Distance from Site (approx.) (m)
			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. 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 22.1ha.		

Planning Authority	Ref. no.	Address	Summary of Proposed Development	Grant date	Distance from Site (approx.) (m)
SDCC	SD19A/0042	Newcastle Road, Lucan, Co Dublin	Phased development that will include 4 single storey data halls all with associated plant at roof level; 32 standby generators with associated flues (each 15m high); associated office and service areas; service road infrastructure and car parking; ESB sub-station/transformer yard with an overall gross floor area of 17,685sq.m; temporary gas powered generation plant within a walled yard containing 19 generator units with associated flues (each 17m high) to be located to the west of the proposed data halls on a site within the townland of Ballymakaily; Phase 1, 2 single storey data halls (6,950sq.m.) with roof plant and 16 stand-by generators with associated flues (each 15m high) as well as associated water tower and pump room and other services; single storey goods receiving area/store and single storey office area (1,522sq.m.) located attached and to the north-east of the data halls; temporary gas powered generation plant with 15 generators with associated flues (each 17m high) to be located within a compound to the west of the proposed data halls; attenuation pond; two storey ESB sub-station (494sq.m) with associated transformer yard and single storey transformer building (247sq.m) within compound; Phase 2, 2 single storey data halls (6,950sq.m.) with roof plant and 16 stand-by generators with associated flues (each 15m high) as well as associated water tower and pump room and other services; single storey goods receiving area/store and single storey office area (1,522sq.m) located attached and to the east of the data halls under this Phase and attached and to the north of the offices proposed under Phase 1; 4 additional generators with associated flues (each 17m high) to be constructed within the temporary gas powered generation plant; also ancillary site works; connections to existing infrastructural services as well as fencing; signage; vehicular access off the realigned R120 to provide a new vehicular access into the site as well as internal service roads and entrance gates; car park for 39 car parking spaces (including 4 disabled car parking spaces); sheltered bicycle parking to serve the development. The development will be enclosed with landscaping to all boundaries of the overall site of 22.1ha. Application for enabling works to facilitate this development has been made under Reg. Ref. SD19A/0004. An Environmental Impact Assessment Report (EIAR) has been submitted with this application. An EPA IE licence will be applied for to facilitate the operation of Phase 2 of the permission.	05/10/2020	421

Planning Authority	Ref. no.	Address	Summary of Proposed Development	Grant date	Distance from Site (approx.) (m)
SDCC	SD22A/0289	Ballymakaily, West of Newcastle Road (R120), Lucan, Co. Dublin	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: • Condition no. 3(ii): Within four (4) years from the date the first Gas Plant commences operation, the applicant or operator shall undertake a review with GNI of the ability to serve the Gas Plant with green gas and / or hydrogen (or similar fuels) shall be Investigated and reported to the Planning Authority. Any ability for the Gas Plant to be operated with green gas and/ or hydrogen (or similar fuels) shall be implemented within an agreed timeline agreed with GNI. • Condition no. 3(iii): If the applicant receives a firm offer from Eirgrid under which the Gas Plant is not required, and the connection has been realized with capacity onsite from Eirgrid, then the Gas Plants shall be removed from the entire site within a year of the ceasing of operation. The nature and extent of the permitted Gas Plants, or any other element of the parent permission granted under Reg. Ref. SD21A/0042 will otherwise not be amended by this application. An EPA IE licence will be applied for to facilitate the operation of the Gas Plant that Is subject of this amendment application.	02/12/2022	423
SDCC	SD22A/0303	Grange Castle Business Park, Grange Castle, Dublin 22	Construction of a Volatile Organic Compound (VOC) Abatement system comprising of a thermal oxidiser (TO), associated plant equipment and scrubbers positioned on a bunded concrete plinth with a maximum single stack height of 12m along with two access platforms at 2.5m high and 5.0m high used for maintenance only; The system is set within a 489sq.m (including a bunded area of 213sq.m) concrete compound enclosed by a 2.4m high paladin weldmesh black fence to match the existing utilities perimeter fence; 135sq.m single storey utilities workshop will sit adjacent to the Volatile Organic Compound (VOC) abatement system compound with associated hardstanding area and soakpit; 55m (L) x 3.2m (W) x 5.6m (H) pipe rack extension with the addition of a second tier extension 118.6m (L) X 3.2m (W) 1.2m (H) to the existing pipe rack is required to service the new VOC abatement system compound; a contractor's compound 3,420sq.m comprising single stacked portacabins, workshops, parking for 30 contractors, materials delivery and set down area; the compound will be enclosed by a 2.4m tall paladin weldmesh black fence; modifications to the existing internal	07/09/2022	427

Planning Authority	Ref. no.	Address	Summary of Proposed Development	Grant date	Distance from Site (approx.) (m)
			access road will include the addition of a new access road and footpath around the VOC abatement system compound and utilities workshop; a permanent pedestrian crossing including associated signage at the existing access road giving access between the contractor's compound and the voe abatement system compound; modifications to the existing site lighting, signage, surface water, foul and process wastewater drainage, hard and soft landscaping including a 3m high planted berm to the north of the contractor's compound; An EIAR (Environmental Impact Assessment Report) will be submitted with the application; this application relates to development which comprises an activity requiring an Industrial Emissions Licence in accordance with the First Schedule of the EPA Act 1922 as amended.		
SDCC	SD23A/0151	Ballymakaily, West of Newcastle Road (R120), Lucan, Co. Dublin	Permission for development at this site within the townland of Ballymakaily to the west of the Newcastle Road, Lucan, Co. Dublin. The development will consist of amendments to the permitted development as granted under SDCC Planning Ref. SD19A/0042 that will include: • Reduction in the number of back-up generators, flues and other related plant from 32 to 24 within the permitted generator compound located to the west of the data centre granted under SDCC Planning Ref. SD19A/0042; and • Repositioning of the 24 no. back-up generators, flues and other plant within the permitted generator compound.	25/08/2023	580
SDCC	SD19A/0004	Ballymakaily, Lucan, Co. Dublin	Enabling works to facilitate the future development of the site; topsoil strip and a cut and fill operation across the site; temporary construction access will be created off the R120 to facilitate the works within the townland of Ballymakaily to the west of the Newcastle Road (R120).	16/04/2019	591
SDCC	SD20A/0147	Grange Castle Business Park, Nangor Road, Clondalkin, Dublin 22	Construction of P3 Phase II expansion of the existing P3 biopharma production facility which includes the construction of a circa 2,155sq.m, two storey biopharma production facility to a maximum height of circa 14.9m to be located to the south of the existing P3 building; single storey administration extension of circa 210sq.m to a maximum height of 4m to the north of the existing P3 building and internal modifications to the existing P3 building in addition to all associated site works including delivery area; courier pick up/drop off area with 5 parking spaces (including 1 accessible parking space and 1 E-car space); extension to existing external utilities yard (circa 485sq.m) for 3 heat pumps	08/10/2020	600

Planning Authority	Ref. no.	Address	Summary of Proposed Development	Grant date	Distance from Site (approx.) (m)
			and other ancillary equipment; new internal site circulation road and re-alignment of existing circulation road; 48 additional car parking spaces (including 3 accessible parking spaces and 5 E-car spaces); 24 covered bicycle stands, hard and soft landscaping and external lighting; there will be temporary site entrance and associated temporary access road located to the south east of the site during the construction phase all on 3.68ha application site located within the Takeda Ireland facility at Grange Castle Business Park; an EIAR (Environmental Impact Assessment Report) is submitted with the application and relates to development comprising of an activity which requires and Industrial Emissions Licence in accordance with the First Schedule of the EPA Act 1992 as amended.		
SDCC	SD15A/0061	Grange Castle Business Park, Clondalkin, Dublin 22	10-year permission for the construction of a 115MW Peaker Power Plant in a single storey building with a mezzanine level office and electrical control area. This building has a platform height of 17.52m, 7 shafts with a height of 20.74m and 2 stacks with a height of 25m. The development also includes water and fuel tanks with associated pump houses; 1 building consisting of a compact workshop and warehouse and a security area, with a height of 6.5m; site access and entrance gates; internal roadways and footpaths; security fencing; 6 car parking spaces (1 of these is accessible) and appropriate landscaping all on a site of 1.23ha site in the north of Grange Castle Business Park. The total gross floor area of the facility is approx. 3,583sq.m. This application relates to development which comprises of an activity which requires an Industrial Emissions Licence in accordance with the First Schedule of the EPA Act 1992 as amended.	22/06/2015	673
SDCC	SD23A/0079	Grange Castle Business Park, Nangor Road, Clondalkin, Dublin 22	Alterations to a previously approved development (Reg. Ref. SD15A/0061 and Reg. Ref. SD16A/0398) which relates to a 10-year permission for the construction of a Peaker Power Plant in a single storey building with a mezzanine level, together with associated plant equipment including water & fuel tanks. The alterations to the previously approved development (Reg. Ref. SD15A/0061 & SD16A/0398) include the following: (i) alterations to the previously approved building within the eastern portion of the site as follows: (a) an increase in the overall footprint of the building to the north-west to include office space, and staff facilities at ground floor level; and to the north-east to include a boiler room at ground floor level; (b) revised roof footprint to the rear of the building, with the roof being lowered to the rear; (c) relocation of stair cores and	14/06/2023	673

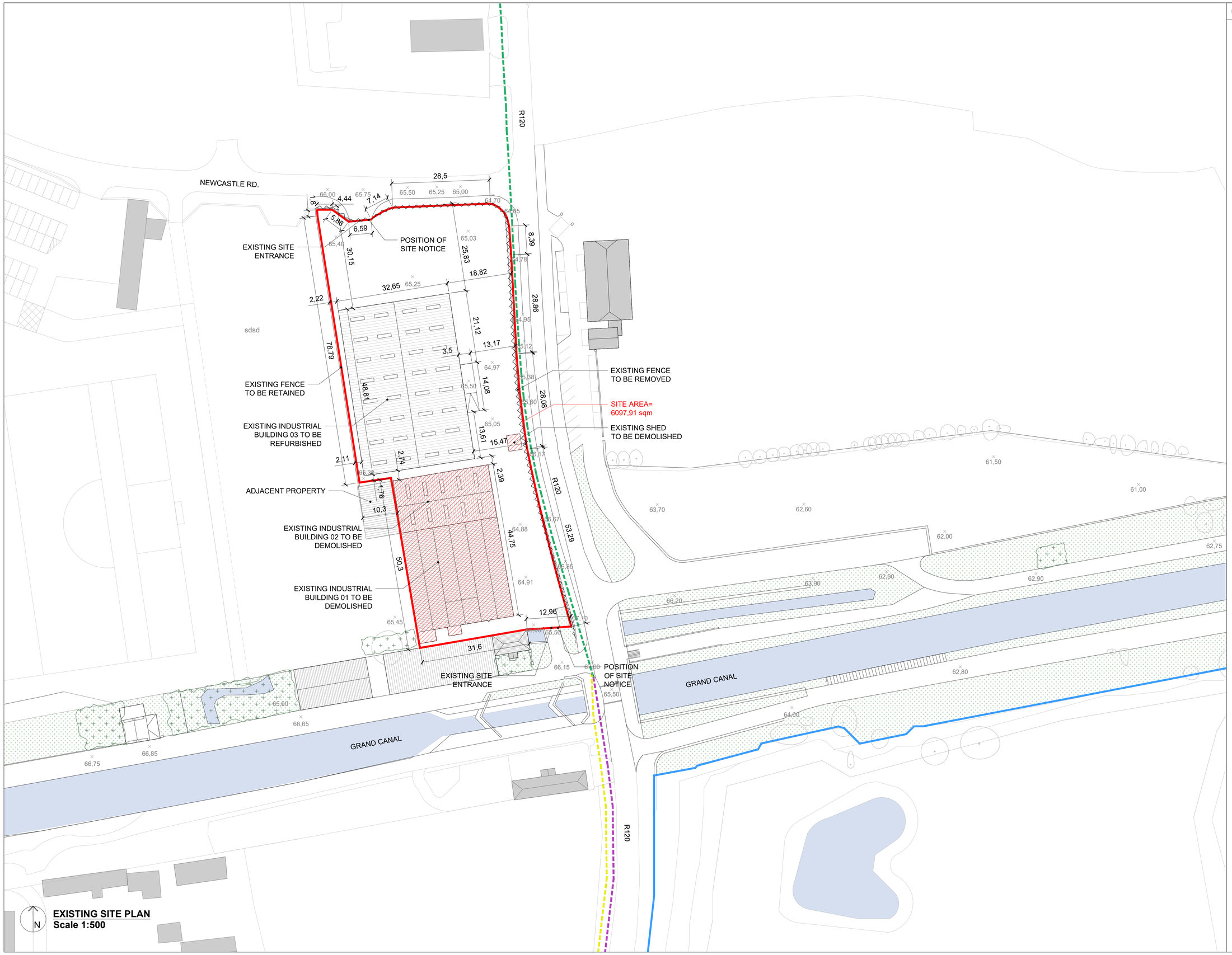
Planning Authority	Ref. no.	Address	Summary of Proposed Development	Grant date	Distance from Site (approx.) (m)
			updates to building elevations, including the introduction of additional glazing; (d) amendments to the external open service yard to the north of the building including the removal of the previously approved transformer rooms, addition of containerised plant and minor alterations to the location of shaft towers; (e) a minor increase in the height (by 600mm) of the screen to the service yard. Alterations to the western portion of the site include; (ii) minor amendments to the positioning of the internal roadway; (iii) amendments to the tank bund area and tank arrangement to the west of the site, and the addition of contained plant and a pump house building; (iv) minor amendment to the location of the approved tanker unloading area; (v) relocation of car parking spaces from the south of the site to the north of the main bund areas, with the exception of the approved accessible parking space; (vi) provision of a gas skid & support structure to the south-west of the site; (vii) provision of an enlarged plant compound to the west of the bund area and relocation of transformers to this compound; (viii) revisions to the positioning and an increase in size of the approved pipe bridge to align with services; (ix) provision of a new bicycle parking shelter comprising 8 no. parking spaces; (x) amendments to soft landscaping to accommodate the revised layout and; (xi) drainage, boundary treatments, site lighting, EV car charging ports; and all associated site development and ancillary works necessary to facilitate the development. The capacity of the plant will be 115MW as approved under Reg. Ref. SD15A/ 0061. This application relates to development which comprises of an activity which requires an Industrial Emissions Licence in accordance with the First Schedule of the EPA Act 1992 as amended.		
ABP	PL06S.314272	Hayden's Lane, Adamstown, Lucan, Co. Dublin	Construction of a residential development comprising 3 three to five storey blocks of 74 apartments (20 one bed, 48 two bed and 6 three bed) all with associated private balconies/terraces to the north/south/east/west elevations; vehicular and pedestrian access from Hayden's Lane to the north west of the site and closure of the second existing vehicular entrance at south west of site; pedestrian access from Griffeen Park to the south east of the site; provision of car and cycle parking, public and communal spaces, bin stores and all associated site development and clearance works, landscaping, boundary treatments and other servicing works.	Pending decision Decision date overdue	809

Planning Authority	Ref. no.	Address	Summary of Proposed Development	Grant date	Distance from Site (approx.) (m)
SDCC	SDZ21A/0007	Gollierstown, Adamstown, Lucan, Co Dublin	Phase II of the Adamstown District Centre and consists of 17,764sq.m (gross floor area, including car park and storage) of residential development to be constructed in 2 buildings ranging in height from 4 to 9 storeys; a total of 185 apartments, comprising 82 1-bedroom apartments, 102 2-bedroom apartments and 1 3-bedroom apartment; ancillary resident's amenity rooms and facilities are also provided at the ground floor level of Block G1; all apartments are provided with private open space in the form of balconies or gardens. The proposed block description is as follows: Block G1 (c. 6,708sq.m gross floor area, 5,420sq.m net floor area); 4-9 storeys, with a total of 86 apartments (38 1-bedroom apartments and 48 2-bedroom apartments); resident's amenity area (231sq.m) including lounge and gym at ground floor, with direct access to semiprivate communal open space; private front gardens are provided on the west elevation for all ground floor units; private front gardens are also provided for first floor units on the east elevation, with access onto a communal open space between Blocks G1 and G2 above the podium; ancillary plant, storage, waste and internal bicycle parking rooms provided at ground floor level; Block G2 (c.7,808sq. m gross floor area, 6,480 sq. m net floor area): 4-5 storeys with 1 no. setback storey and a total of 99no. apartments (44 1-bedroom apartments, 54 2-bedroom apartments and 1 3-bedroom apartment); private front gardens are provided on the east and south elevations for all ground floor units; private front gardens are also provided for first floor units on the west elevation, with access onto a communal open space between Blocks G1 and G2 above the podium; ancillary plant, storage, waste and internal bicycle parking rooms provided at ground floor level; the development provides a total of 1,249sq.m landscaped public open space, principally in 2 areas - to the north and to the south west of the site; a total of 1,478sq.m resident's communal open space is provided at ground floor level and at first floor level on a podium above the car parking area, with a further 486sq.m. of communal open space in the form of buffers and planted areas; a total of 93 car parking spaces are provided for this development, with 10 at street level and 83 beneath the podium between Blocks G1 and G2; a further 10 car parking spaces are to be provided at street level, but are reserved for use by a future phase of development. 225 bicycle parking spaces are provided, including 185 covered, stacked bicycle parking spaces and 40 'Sheffield Stands' in the public realm; new Toucan Crossing at Station Road and other roads infrastructure across the development including insertion of tactile paving, raised tables, loading bay and roads signage; photovoltaic panels are provided on the	13/09/2021	899

Planning Authority	Ref. no.	Address	Summary of Proposed Development	Grant date	Distance from Site (approx.) (m)
			roof of both Blocks G1 and G2, as well as lift over runs and plant at roof level; the development also includes the provision of ancillary site development, boundary treatments and landscape works; the application site incorporates elements of the Adamstown Station Development Areas within the Adamstown SDZ; this application is being made in accordance with the Adamstown Planning Scheme 2014, as amended, and relates to a proposed development within the Adamstown SDZ Planning Scheme Area, as defined by Statutory Instrument No. 272 of 2001 on lands bounded generally by Adamstown Avenue and the Stratton housing development to the North, by Station Road, Adamstown Train Station and the Dublin to Kildare railway line to the South, by Adamstown Park to the East, and to the West by lands currently undeveloped, but benefitting from Planning Permission Reg. Ref. SDZ20A/0008, as amended by Reg. Ref. SDZ20A/0016 and SDZ20A/0018.		
SDCC	SD15A/0084/EP	'The Bungalow', Hayden's Lane, Lucan, Co. Dublin.	Demolition of an existing single storey house and garage (145.3sq.m) and the erection of 6 no. 2 storey houses with converted attics (140sq.m each) in 2 terraced blocks of 3 houses, with dormer windows to the front, 'Velux' windows to the rear and associated site development and drainage works including a new vehicular access for each house fronting onto the public roadway and new front boundary wall and brick piers.	07/12/2020	924
SDCC	SD20A/0283	Grange Castle Business Park, Nangor Road, Clondalkin, Dublin 22	Demolition of existing single storey vacant house, garage and outhouse (total gross floor area (GFA) c.291.2sq.m) and removal of existing temporary construction car park; Construction of a single 1-4 storey Central Administration Building and 2 2-storey (with mezzanine) data centres (DUB14 & DUB15) all to be located west of data centres DUB9, DUB10, DUB12 & DUB13 within the MS campus; The Central Administration Building (c.6.03m to c.19.85m high) will comprise central office administration, with staff cafeteria, staff gym and reception (GFA c.3,520sq.m), with provision of PV panels on the roof; each data centre (c.15.6m high to parapet height and c.18.65m to top of roof plant) will include data halls, admin blocks (comprising offices, canteen, loading dock, storage and ancillary areas) and a variety of mechanical and electrical plant areas/structures including Modular Electrical Rooms (MERs), battery rooms and transformer areas. GFA of DUB14 is c.28,072sq.m and GFA of DUB15 is c.28,173sq.m (c.56,246sq.m in total); DUB14 will also include 21 diesel generators and associated sub-stations (E-houses) and 11 mechanical flues (each c.30.75m high); Provision of a gas generator compound (to serve DUB15) containing 20 generators, 5 E-houses and	29/03/2021	978

Planning Authority	Ref. no.	Address	Summary of Proposed Development	Grant date	Distance from Site (approx.) (m)
			5 flues (c.25m max height); Provision of a Gas Networks Ireland gas skid including 3 kiosk buildings; Expansion of existing electrical sub-station compound (originally granted under SD07A/0632) to provide 3 additional transformer bays. 3 E-houses and 1 control room, 2 auxiliary transformers; 2 sprinkler tank and pump house areas, 1 additional rainwater harvesting plant; Provision of 168 permanent car parking spaces and 40 cycle parking spaces; Provision of additional western access to the MS campus (to serves the Central Administration Building) from the Business Park estate road (including bridge over the Griffeen River) with existing temporary access to be extinguished; Physical integration with the remainder of the existing MS campus (including internal access roads and landscaping) with associated modifications to the western boundary of the DUB09/DUB10/DUB12/DUB13 data centre development as permitted under SD16A/0088; Provision of a new temporary construction car park (with 802 car spaces, shuttle bus stop and shelter) on site north of the main entrance to the business park; Total gross floor area of the development will be c.59,766sq.m; All associated site development works, drainage and services provision, landscaping, boundary treatments (including security fencing) and associated works; An Environmental Impact Assessment Report (EIAR) has been submitted with this application; The application relates to a development which comprises an activity requiring an IE licence.		

Appendix C Drawings



LEGEND

- Ownership Boundary
- Intervention Area
- To be Demolished
- To be Demolished
- Shared Bicycle - Pedestrian Lane
- Pedestrian Lane
- Bicycle Lane

Rev.	Date	Description	By

SFA42 ARCHITECTS
Ballalease North, Donabate
DUBLIN K36 HP22 Ireland
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www.sfa42.ie

Client:
SOUTH DUBLIN COUNTY COUNCIL

Project:
12th LOCK STUDIOS

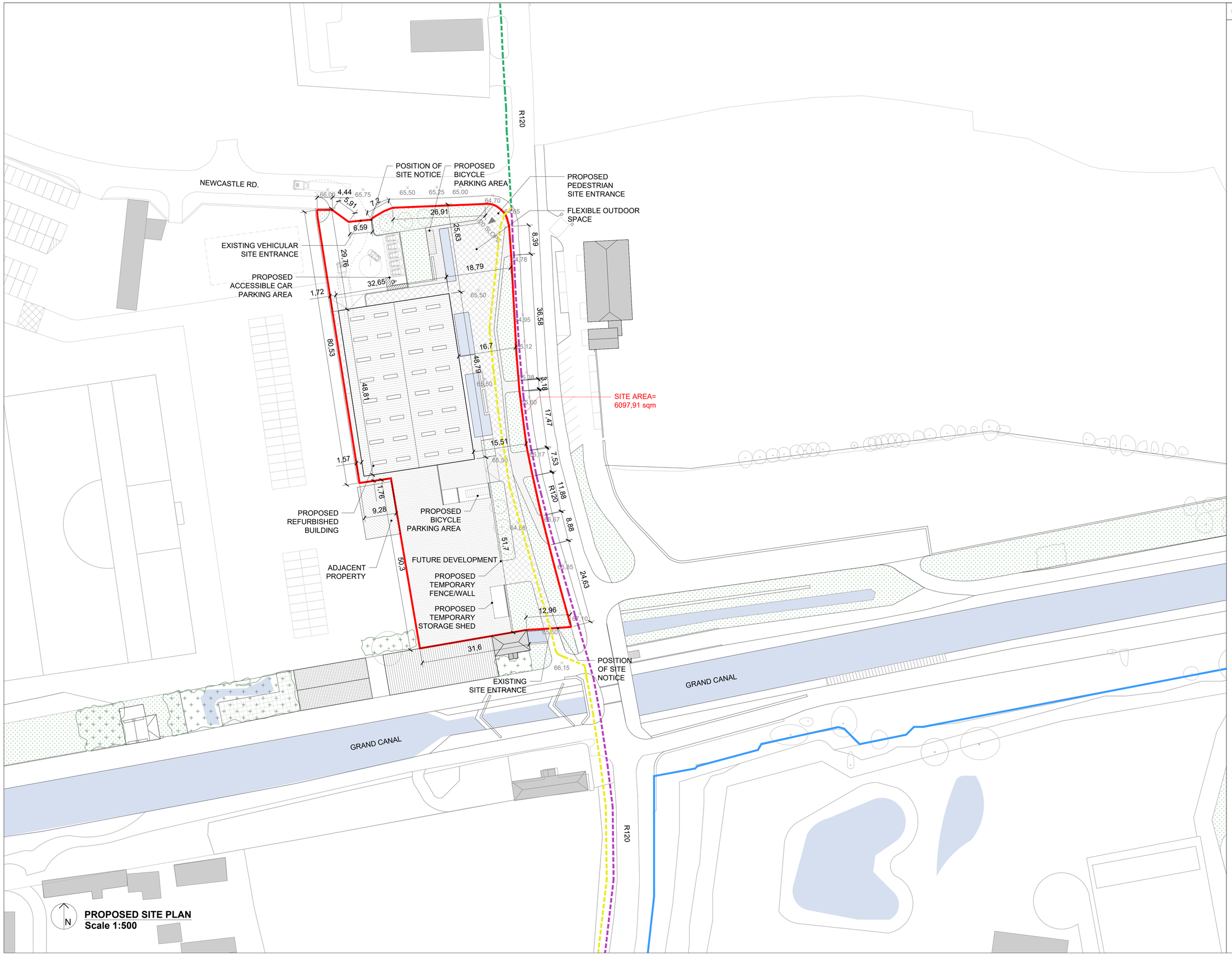
Drawing no.
E-001

Drawing Title:
Existing Site Plan

Drawing Status:
PLANNING APPLICATION

Drawn by:	Checked by:	Approved by:
SA	SF	SF

Scale:	Date:
1:500 @ A1 1:1000 @ A3	26/02/23



LEGEND

- Ownership Boundary
- Intervention Area
- Shared Bicycle - Pedestrian Lane
- Pedestrian Lane
- Bicycle Lane

Rev.	Date	Description	By

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Client:
SOUTH DUBLIN COUNTY COUNCIL

Project:
12th LOCK STUDIOS

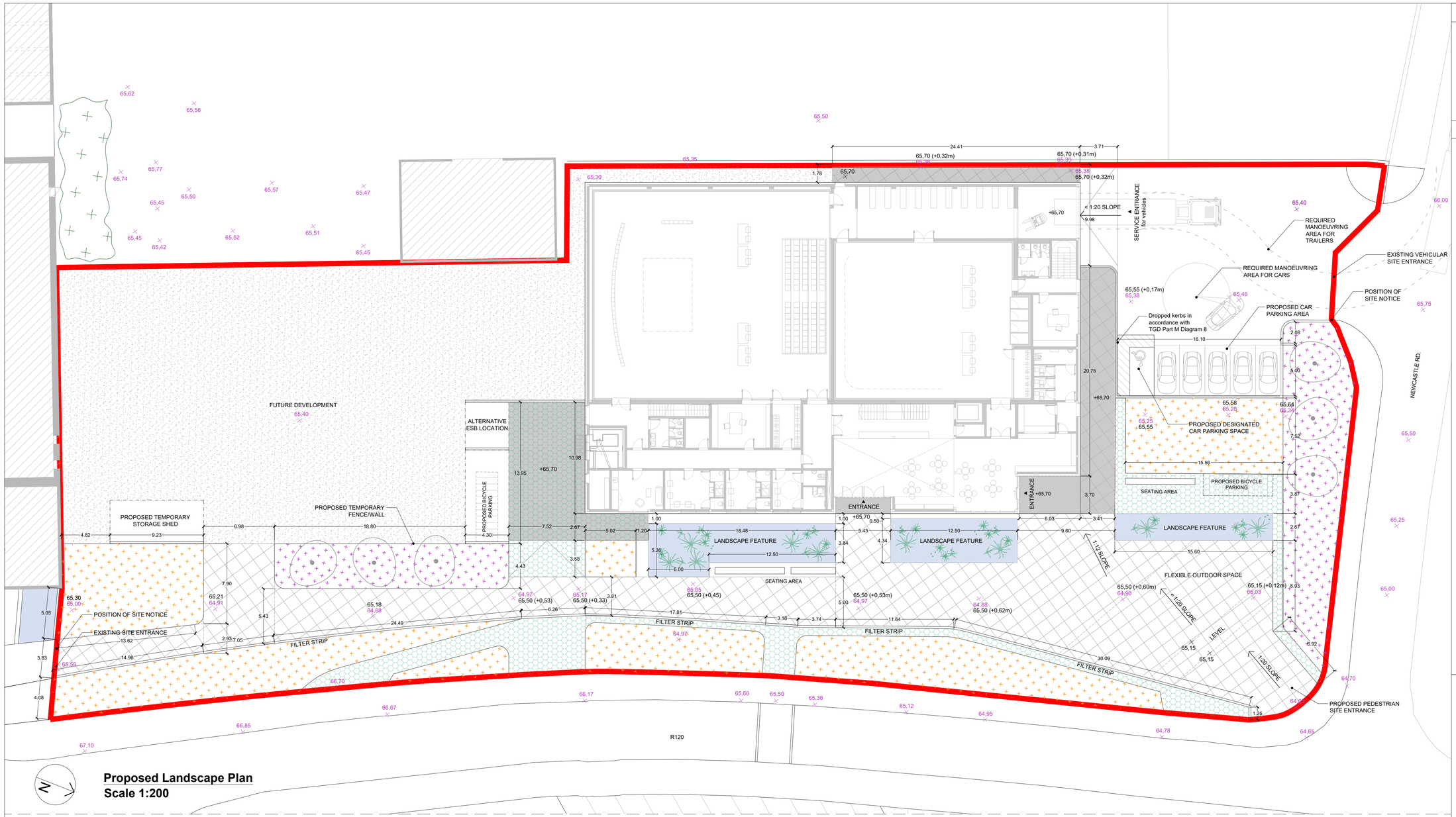
Drawing no.
A-101

Drawing Title:
Proposed Site Plan

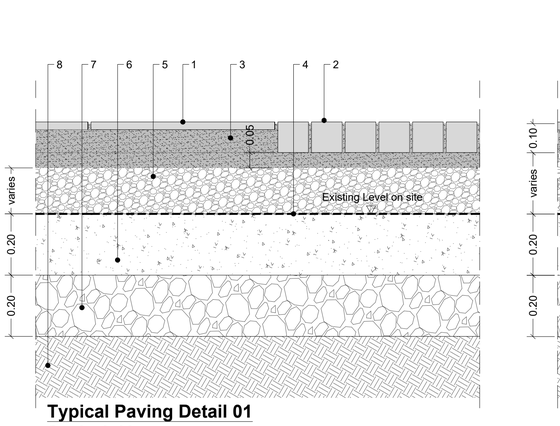
Drawing Status:
PLANNING APPLICATION

Drawn by:	Checked by:	Approved by:
SA	SF	SF

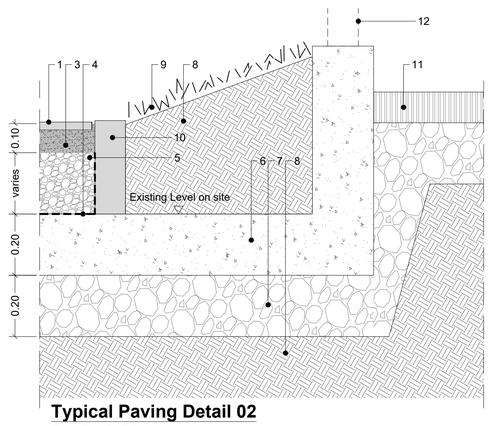
Scale:	Date:
1:500 @ A1 1:1000 @ A3	26/02/2024



Proposed Landscape Plan
Scale 1:200



Typical Paving Detail 01
Scale 1:10



Typical Paving Detail 02
Scale 1:10

1. Paving 01
2. Paving 02
3. Sand Bedding
4. Optional geotextile
5. Porous/permeable base aggregate
6. Existing Concrete Screed / Boundary Wall
7. Granular sub-base aggregate
8. Subgrade material
9. Grass
10. Curb/edge restraint with cut-outs for overflow drainage
11. Existing Pavement
12. Existing Fence to be removed

NOTES

DO NOT SCALE - USE FIGURED DIMENSIONS ONLY.

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES TO BE HIGHLIGHTED BY CONTRACTOR.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS AND DRAWINGS.

ALL LEVELS ARE TO FINISHED LEVELS UNLESS OTHERWISE INDICATED.

ALL SETTING OUT AND DIMENSIONS TO BE AGREED ON SITE BASED ON CONSTRUCTION DRAWINGS.

LEGEND

- Intervention Area
- +65,70m Level Area
- 00,30 → Proposed Level / 00,00 → Existing Level
- Proposed Landscape Feature - Area to be considered for attenuation following SUDS study
- Paving 01: Silver Granite/Concrete Paving
- Paving 02: Silver Granite Setts
- Proposed Gravel Surface
- Green Area - Proposed Planting 01
- Green Area - Proposed Planting 02

Rev.	Date	Description	By

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Client:
SOUTH DUBLIN COUNTY COUNCIL

Project:
12th LOCK STUDIOS

Drawing no.
A-140

Drawing Title:
Proposed Landscape Plan

Drawing Status:
PLANNING APPLICATION

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

Scale:
1:200 @ A1
1:400 @ A3

Date:
26/02/24

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