PD|1204|18

SOUTH DUBLIN DISTRICT HEATING PILOT PROJECT

Environmental Impact Assessment (EIA) Screening Determination

Planning and Development Act 2000 (Part XI) (as amended)

Planning and Development Regulations, 2001 (Part 8) (as amended)

Pursuant to the requirements of the above, South Dublin County Council is proposing to develop the South Dublin District Heating Pilot Project.

Having regard to EIA Directive 2011/92/EU as amended by Directive 2014/52/EU (the EIA Directive), the guidance contained in the Department of Housing, Planning and Local Government's *"Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment"* (2018) and on the basis of the objective information provided in the *"Environmental Impact Assessment Screening report for the proposed District Heating Centre and associated works"* (the Screening Report) prepared by Minogue and Associates, South Dublin County Council as the Competent Authority determines that the proposed, individually, and in combination with other plans and projects, does not require an EIA.

It is considered that the Screening Report, has been carried out giving full consideration to the EIA Directive and in particular to Annex I, II and III of that Directive, which sets out requirements for mandatory and sub-threshold EIA.

It is further considered that the Screening Report contains a fair and reasonable assessment of the likelihood of significant effects of the development on the environment. Having regard to the foregoing and in particular the characteristics of the proposed development are considered potentially not significant due to the size, scale and location of the development, the characteristics and sensitivities of the receiving environmental and design and mitigation measures including:

- A detailed Best Practice Construction Approach;
- Measures to avoid discharges to the River Poddle watercourse; and
- A Demolition Waste Management Plan.

It is considered that the environmental effects arising from the project will generally be temporary, localised, and minor in nature.

Bian Keane

Senior Planner

Order: That South Dublin County Council as the Competent Authority, having considered the EIA Screening Report, prepared by Minogue and Associates, makes a determination that the proposed South Dublin District Heating Pilot Project would not be likely to have significant effects on the environment and that the project does not require an Environmental Impact Assessment as recommended by the foregoing report.

Date: 17/10/18

Director of Services
Land Use Planning and Transportation

Environmental Impact Assessment Screening Report for Proposed District Heating Centre and associated works.

EIS Screening Report prepared for South Dublin County Council

September 2018

Environmental Impact Assessment Screening Report for Proposed District Heating Centre and associated works, Tallaght

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For and on behalf of
Minogue and Associates
Prepared By: Ruth Minogue

Signed:

Ruth Minogue

This report has been prepared by Minogue and Associates with all reasonable skill, care and diligence. Information report herein is based on the interpretation of data collected and has been accepted in good faith as being accurate and valid.

This report is prepared for South Dublin County Council and we accept no responsibility to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at their own risk.

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1.1 Introduction

South Dublin County Council (SDCC), through the Part 8 planning process intends to make a planning application in relation to a District Heat Project. Minogue and associates (the consultant) were commissioned by SDCC, as the competent authority, to prepare an Environmental Impact Assessment (EIA) Screening report to assist SDCC (the competent authority) in determining whether or not Full EIA is required for this proposal.

EIA requirements derive from EU Directive 85/337/EEC (as amended by Directive 97/11/EC, Directive 2014/52/EU and S.I. 454 of 2011; S.I. 464 of 2011; S.I. 456 of 2011) on the assessment of the effects of certain public and private projects on the environment. The purpose of this Environmental Impact Assessment Screening Report is to determine whether this proposed development will require full Environmental Impact Assessment.

1.2 Legislative Background

The Directive outlines in Article 4 (1) 21 Annex 1 projects that require mandatory EIA. Article 4 (2) outlines Annex 2 projects that require consideration for EIA further to a case by case examination or through thresholds and criteria established by Member States. Projects requiring mandatory EIA are listed in Schedule 5 of the Planning and Development Regulations 2001, as amended. Where developments are under the relevant EIA threshold, planning authorities are required under Article 103 of the 2001 Regulations, as amended, to request an Environmental Impact Assessment Report (EIAR) where it considers the proposed development is likely to have a significant effect on the environment. In these cases the significant effects of the project are assessed relative to the criteria contained in Schedule 7a of the regulations, principally:

- The projects characteristics;
- Sensitivity of the project location, and
- Characterisation of potential impacts.

In addition, where the development would be located on or in an area, site etc. set out in Article 103(2), the planning authority shall decide whether the development would or would not be likely to have significant effects on the environment for such site, area or land etc. the implication being that if it decides that it would be likely to have significant effects on the environment, it can invoke its powers to request an EIAR.

Article 103(2) sites comprise the following:
a) A European Site;
b) An area the subject of a notice under section 16(2) (b) of the Wildlife (Amendment) Act, 2000;
c) An areas designated as a Natural Heritage Area under section 18 of the Wildlife (Amendment) Act, 2000;
d) Land established or recognised as a nature reserve within the meaning of section 15 or 16 of the Wildlife Act, 1976, as amended by sections 26 and 27 of the Wildlife (Amendment) Act, 2000; or
e) Land designated as a refuge for flora or as a refuge for fauna under section 17 of the Wildlife Act, 1976, as amended by section 28 of the Wildlife (Amendment) Act, 2000.

The proposed development application is not located on or in an area as listed above in 103(2).

A Screening Statement for Appropriate Assessment has also been prepared for this proposed project and should be read in conjunction with this report.

According to European Commission Guidance (2017[1])

> "Screening has to implement the Directive's overall aim, i.e. to determine if a Project listed in Annex II is likely to have significant effects on the environment and, therefore, be made subject to a requirement for Development Consent and an assessment, with regards to its effects on the environment. At the same time, Screening should ensure that an EIA is carried out only for those Projects for which it is thought that a significant impact on the environment is possible, thereby ensuring a more efficient use of both public and private resources. Hence, Screening has to strike the right balance between the above two objectives."

Recent guidelines from the Department of Housing, Planning and Local Government (2018) [2] in relation to screening state:

> "3.1. Screening is the initial stage in the EIA process and determines whether or not specified public or private developments are likely to have significant effects on the environment and, as such, require EIA to be carried out prior to a decision on a development consent application being made. A screening determination is a matter of professional judgement, based on objective information relating to the proposed project and its receiving environment. Environmental effects can, in principle, be either positive or negative.
>
> 3.2. Screening must consider the whole development. This includes likely significant effects arising from any demolition works which must be carried out in order to facilitate the proposed development. In the case of transboundary developments, screening must consider the likely significant effects arising from the whole project both sides of the boundary. A screening determination that EIA is not required must not undermine the objective of the Directive that no project likely to have significant effects on the environment, within the meaning of the Directive, should be exempt from assessment."

1.2.1 Recent changes to the EIA Screening process.

The EIA Directive (2014/52/EU) has not been transposed into legislation but is considered to have direct effect from May 2017. A number of changes to the EIA process were instigated through this new Directive, with a strengthening of the Screening process as follows:

Article 4 (4) of this Directive introduces a new Annex IIA to be used in the case of a request for a screening determination for Annex II projects. This is information to be provided by the developer on the projects listed in Annex II (see below):

[1] Environmental Impact Assessment of Projects Guidance on Screening (Directive 2011/92/EU as amended by 2014/52/EU). European Commission 2017. Page 23.
[2] Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment

1.2.2 Annex IIA: Information to be provided by the developer on the projects listed in Annex II.

1. A description of the project, including in particular:

(a) a description of the physical characteristics of the whole project and, where relevant, of demolition works (*Section 2 of this report*);

(b) a description of the location of the project, with particular regard to the environmental sensitivity of geographical areas likely to be affected (*Section 3 of this report*)

2. A description of the aspects of the environment likely to be significantly affected by the project (*Section 3 of this report*)

3. A description of any likely significant effects, to the extent of the information available on such effects, of the project on the environment resulting from:

(a) the expected residues and emissions and the production of waste, where relevant (*Section 4 of this report*);

(b) the use of natural resources, in particular soil, land, water and biodiversity (*Section 4 of this report*).

4. The criteria of Annex III shall be taken into account, where relevant, when compiling the information in accordance with points 1 to 3 (*Section 4 of this report*).

Article 4(4) specifies that the developer may provide a description of any features of the project and/or mitigation measures to avoid or prevent what might otherwise have been significant effects on the environment. It should be noted that this does NOT include compensation measures (Mitigation measures are provided in Section 2.2.).

1.3 Requirement for EIA Screening

The provision of a District Heating Centre of 4 MW is sub threshold development under the EIA directive. The key issue for the competent/consent authority in the context of the possible need for EIA of sub-threshold is whether or not such development is likely to have significant effects on the environment. Consideration of significant effect should not be determined by reference to size only. The nature and location of a project must also be taken into account. This EIA Screening Report is therefore being undertaken to consider in light of the criteria listed in Schedule 7a of the Planning and Development Regulations whether or not this proposed development will require full EIA.

1.4 Approach to this EIS Screening

This EIS Screening report has been prepared and informed by the following guidance and guidelines:

- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment, Department of Housing, Planning and Local Government, 2018
- Environmental Impact Assessment of Projects Guidance on Screening (Directive 2011/92/EU as amended by 2014/52/EU). European Commission 2017.
- Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development, Department of Environment, Heritage and Local Government 2003;

- Guidance on the Information to be contained in Environmental Impact Statements Environmental Protection Agency 2002, and
- Environmental Impact Assessment (Agriculture) Regulations 2011 Guide for Farmers, Department of Agriculture, Food and the Marine,2011)

A desktop study of environmental receptors within the project area was undertaken in addition to a site walkover on 10th September 2018. A review was also undertaken of relevant projects within the project area. The screening for Appropriate Assessment that was prepared as part of the current application was reviewed also.

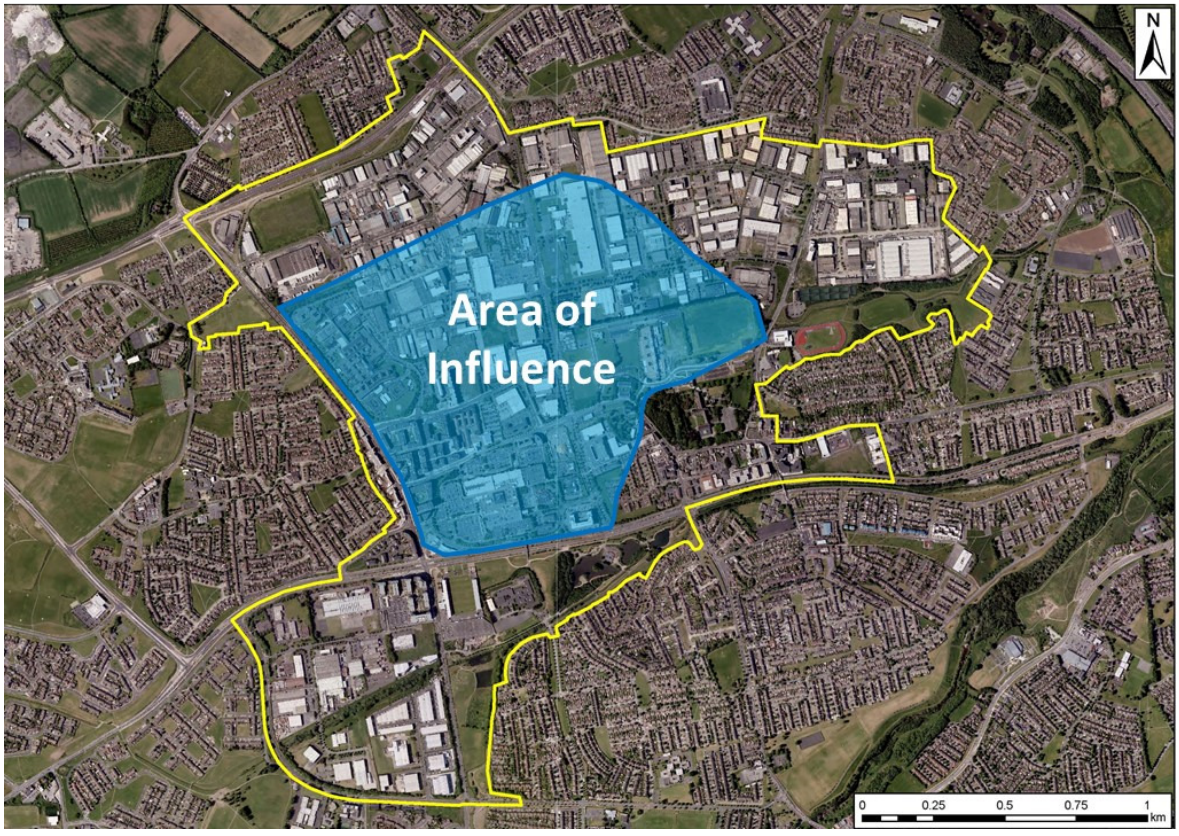
2 Description of the Proposed Development

2.1. Description of Proposed development

In partnership with the Codema – Dublin's Energy Agency, DSCC is leading a project to develop South Dublin County's first district-heating network. With partners across 5 EU states, the HeatNet project will link waste heat from a local data centre in Tallaght town centre to the South Dublin County Council complex, to form the core and phase one of a local authority led district-heating network. When operational the scheme is expected to save almost 1,900 tonnes CO_2 per year after 5 years. The wider HeatNet project will run until 2020.

The extent of the development site in the context of the wider area is set out in Figure 1 below.

Figure 1 Subject Lands within Tallaght



The principal elements of the project are as follows:

- Construction of a dedicated District Heating Building (See building description in Section 2.1.1) on the Belgard Road and facing Airton Road.

- Laying of pipes to transfer waste heat from adjacent Data Centre to the building and transfer onwards via Belgard Road to SDCC County Hall. The recommended pipe route passes inside the eastern and southern boundary of the new residential (Marlet) site that will allow for provision of district heating infrastructure to the proposed residential development therein. The estimated length of the pipeline is approximately 850 metres
- The River Poddle is culverted for this part of the route so will require crossing of the culvert as part of the works.

2.1.1 Dedicated District Heating Building

The building is primarily single-storey with a mezzanine containing expansion vessels and other mechanical/electrical equipment. It measures 491 metres sq and is designed to be constructed as a steel frame structure with infill wall panels of 225 mm solid concrete blockwork and clad externally both walls and roof in Rhein-Zink metal cladding sheets. Windows , doors and feature panels will be in powder-coated aluminium. Ground floor slabs will be cast-in-situ on radon, dpm and insulation with service troughs front and rear to accommodate pipe-turns and connection to pumping systems. The proposal at its highest point will be 10.00 metres in height.

The building will contain when fully commissioned will include –

- 3 x pumps linked to data-centre waste-heat collection including water-quality monitoring system linked to
- 3 x heat exchangers linked to
- 3 x 0.7MW electrically powered heat pumps in sequence linked to
- 3 x boilers natural-gas-powered boilers totalling 15 MW as back-up to heat-pumps during extreme weather and/or waste-heat stoppages from data-centre. (boilers will be 3MW, 5MW, and 7MW individually) linked to
- 3 x pumps connected to district-heating network via
- 2 x steel water storage tanks to optimise low-cost off-peak electricity and address supply stoppages during servicing of systems. These tanks will *at maximum* be 5.0 metres in diameter and 10.00 metres in height .
- The building will require medium voltage substation/transformer which is included in design to ESBN standard requirements.
- External illuminated information panel setting out energy –generated from waste-heat and carbon-saved across heat-network.

The site will be secured by steel railings designed to complement the Data-centre external railings. Car-parking for service vehicles will be included onsite.

2.1.2 Ground excavation and pipe laying

These DH trench cross sections assume battering of the sides of the trench at 45° (this will vary depending on the soil type on site and it's associated angle of repose but unless the ground is extremely gravelly, this is a shallow as the slope is likely to be), giving a trench width at ground level of between 2.95 m and 3.65 m based on the possible min (DN150) and max (DN250) pipe size required respectively.

This trench width can be reduced if necessary through the use of shoring to support the sides of the trench, in this case the main factor in sizing the trench is having the room to carry out the welding of the steel carrier pipe and jointing the HDPE outer casing. The shored trenches would likely be in the region of 1.5m to 2m.

Minimum Distances for District Heating Pipes

In the absence of Irish specific standards, the SDCC DH system will use the best-practice Danish standards DS 475 (2012) for minimum distances. The purpose of the distances is to protect other service pipes and cables from mainly impact of heat from the DH pipes that may add to the heat already produced from i.e. power cables. District heating pipes may also affect gas mains and by heating reduce the normal flow in the gas pipe. The set-back distances should be the same as those used for sewerage pipelines.

As the River Poddle is culverted beneath the Belgard Road a minimum distance for drain/water crossings under the Danish standards is 0.2mm.

In order to connect to the South Dublin District Heating system, the proposed Belgard Gardens site will require the following infrastructure;

• A branch connection pipeline from the DH distribution mains, sized based on the Belgard Gardens design heat demand, to connect heat supply to each block

• Block level thermal substation (heat exchanger) with meter, which separates the DH system from the buildings own internal heating system and where the DH company will read heat consumption. From the thermal substation, heat is distributed to the individual units.

2.1.3 Transport and Movement

Car-parking for service vehicles will be included onsite.

Transport associated with construction activities will be confined mostly to delivery of materials and construction machines.

2.1.4 Surface Water and discharges

Surface water run off will be attenuated on-site and foul and surface will be connected to adjoining Council main sewers.

2.1.5 Lighting

Lighting will be LED and electrical systems will be supported by a solar PV array on building roof.

2.1.6 Noise and Vibration

Due to the nature of the activities undertaken on a there is potential for noise generation. The flow of vehicular traffic to and from a construction site is also a potential source of noise levels

The potential for vibration at neighbouring sensitive locations during construction is typically limited to excavation for pipe laying and lorry movements on and off site associated with the building construction.

Excavations are required to comply with BS5228 (2009): *Code of practice for noise and vibration control on construction and open sites- Part 2: Vibration*: Noise control on construction and open sites, which offers detailed guidance on the control of noise & vibration from demolition and construction activities.

2.1.7 Construction sequence

The structure of the proposed works will be constructed in the following sequence.

- Transmission Pipeline Constructed
- Energy Centre Constructed
- Prepare SDCC Building Connections
- System Testing and Commissioning
- Connection to ADSIL Ph.1 and Begin O&M

The duration of the work is estimated to be 18 months.

2.2 Best Practice Construction Approach

All construction works, relating to the activities and construction sequence outlined in Section 2.1 above, will be undertaken in accordance with the following:

- Inland Fisheries Ireland's *Requirements for the Protection of Fisheries Habitat during Construction and Development Works.*
- CIRIA (Construction Industry Research and Information Association) Guidance Documents
  - Control of water pollution from construction sites (C532)
  - Control of water pollution from linear construction projects: Technical Guidance (C648)
  - Control of water pollution from linear construction projects: Site Guide (C649)
  - Environmental Good Practice on Site (C692)
- NRA Guidance Documents

- Guidelines for the Crossing of Watercourses during the Construction of National Road Schemes
- Guidelines for the Management of Noxious Weeds and Non-Native Invasive Plant Species on National Roads
- Guidelines for the Protection and Preservation of Trees, Hedgerows and Scrub Prior to, during and Post Construction of National Road Schemes.

2.3 Planning Policy

Key policy documents relevant to this application are as follows:

- National Renewable Energy Action Plan (2010)
- National Energy Efficiency Action Plan (2013)
- National Adaptation Framework (2018)
- Sectoral Planning Guidelines for Climate Change Adaptation (2018)

South Dublin County Development Plan 2016-2022 key policies include the following:

ENERGY (E) Policy 1 Responding to European and National Energy Policy & Legislation It is the policy of the Council to respond to the European and National Energy Programme through the County Development Plan – with policies and objectives that promote energy conservation, increased efficiency and the growth of locally based renewable energy alternatives, in an environmentally acceptable and sustainable manner.

ENERGY (E) Policy 2 South Dublin Spatial Energy Demand Analysis It is the policy of the Council to implement the recommendations of the South Dublin Spatial Energy Demand Analysis (SEDA) in conjunction with all relevant stakeholders, promoting energy efficiency and renewable energy measures across the County.

E2 Objective 1: To develop planning policies and objectives in relation to energy planning on a spatial understanding of the existing and future energy demands of the County.

E2 Objective 2: To seek to reduce reliance on fossil fuels in the County by reducing the energy demand of existing buildings, in particular residential dwellings.

E2 Objective 3: To promote the generation and supply of low carbon and renewable energy alternatives, having regard to the opportunities offered by the settlement hierarchy of the County and the built environment.

E2 Objective 4: To support the recording and monitoring of renewable energy potential in the County in partnership with other stakeholders including the Sustainable Energy Authority of Ireland (SEAI) and City of Dublin Energy Management Agency (CODEMA).

E2 Objective 5: To ensure that the recommendations of the South Dublin Spatial Energy Demand Analysis (SEDA) are carried out in accordance with environmental safeguards and the protection of natural or built heritage features, biodiversity and views and prospects.

3 Receiving Environment

3.1 Introduction

Schedule 6 of the Planning and Development Regulations, 2001, as amended, outline the aspects of the environment likely to be significantly affected by a proposed development. These are:

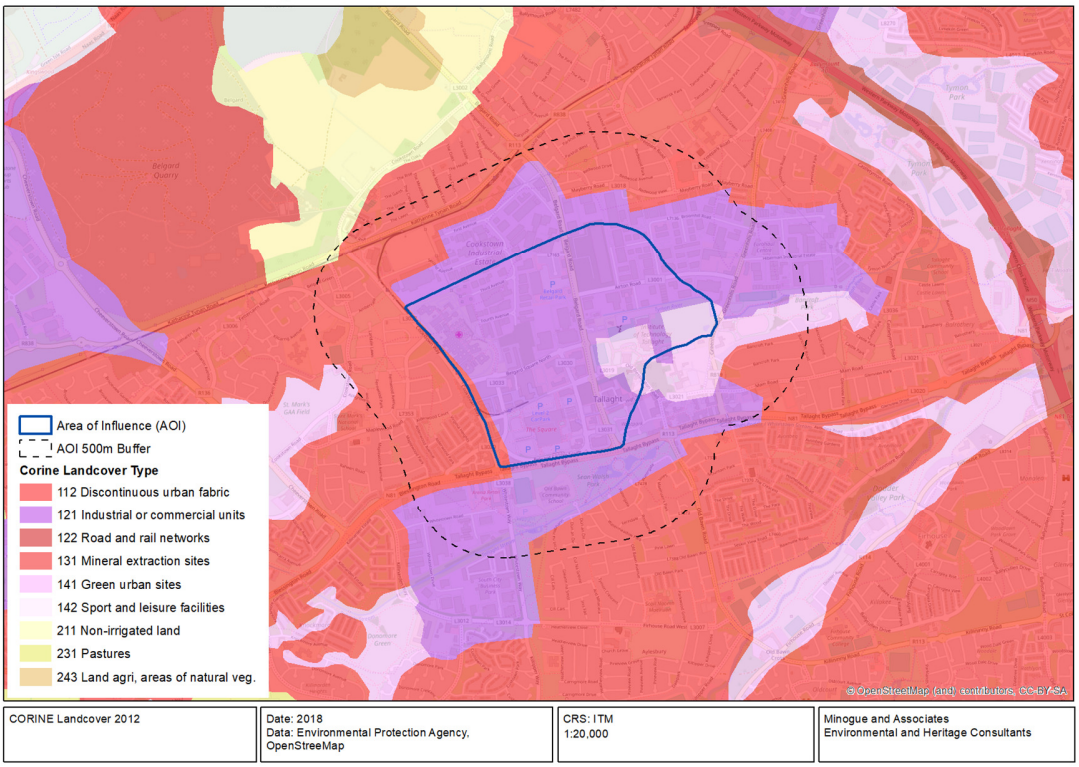
- Human beings
- Fauna and flora
- Soil
- Water
- Air/climatic factors
- Landscape
- Cultural heritage, including the architectural and archaeological heritage and cultural heritage
- Material assets
- The inter-relationship between the above factors.

A summary of each of the above topics as they relate to the receiving environment is provided below:

3.3.1 Human Beings

The DH building will be located within a landuse area dominated by light industry and distribution (Cookstown area) and light industry, distribution and office use (Broomhill). Tallaght Institute of Technology extends from the eastern boundary of Belgard Road and the SDCC offices are situated on the southwest of the project area. The Tallaght Institute of Technology's western boundary runs along the Belgard Road. Figure 2 shows the landuse within the project areas of influence based on Corine data.

Figure 2 Land use within project areas (Corine)



The project area is located within the Tallaght Kingswood Electoral District and the Small Area profile from Pobal provides the following information on the relevant Small Areas to the project:

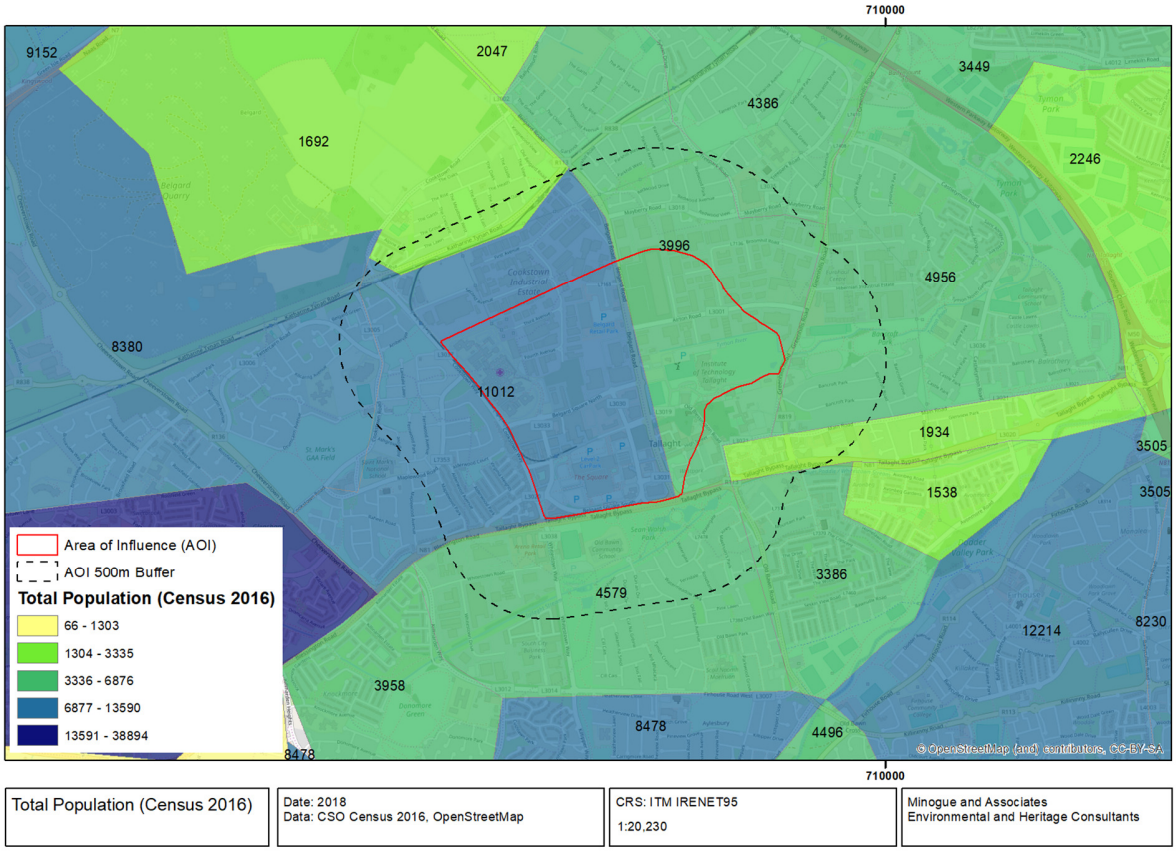
Table 1 Small Area Geoprofile

Census 2016 Data	Small Area Population 2016	Total households 2016
Small Area ID: 267144002	355	115
Small Area 267144003	277	96
Small Area 267147025/02	1011	167
Small Area	750	76

267147030		
Small Area 267144001	309	95

Figure 3 shows the population density for the project area

Figure 3 Population Density 500m buffer.



In terms of potential sensitive receptors to environmental effects, such as noise, air quality and dust the following summarised the approach.

Environmental noise

Environmental noise is from long term or permanent sources, like major transport routes and factories. Noise from these sources has a different effect on people and is managed in a different way. The Environmental Noise Directive was written into Irish law in 2006, through The Environmental Noise Regulations (Statutory Instrument No. 140 of 2006). This law relates to the assessment and management of environmental noise. They provide for a common approach intended to avoid, prevent or reduce the harmful effects, including annoyance, due to exposure to environmental noise. These regulations do not apply to nuisance noise which can be dealt with under the Environmental Protection Agency Act.

Noise Action Plans are required under the Environmental Noise Directive (EU 2002/49/EC) transposed in to Irish law by SI 140 of 2006. South Dublin in conjunction with the other three Dublin local authorities have prepared a plan for 2013-2018 and establishes the measures that the councils intend to take to manage environmental noise exposure. The plan also contains an assessment of possible noise hotspots throughout the area.

In the context of the project area, existing roads operate as the greatest noise generators.

Thresholds for desirable low and undesirable high sound levels in the Noise Action Plan are as follows:

- Desirable Low Sound levels • < 50 dB(A) Lnight • < 55 dB(A) Lday
- Undesirable High Sound levels • > 55 dB(A) Lnight • > 70 dB(A) Lday

The N81, M50 and regional roads R113 (Belgard Road) and R819 are exceed desirable sound levels for nightime. The 24 hour mapping for major roads reinforced this finding.

Based on the "Draft Advice Notes for Preparing Environmental Impact Statements issued by the EPA" (EPA, 2017), the following types of sensitive receptors should be noted in particular during impact assessment:

- homes;
- hospitals;
- hotels and holiday accommodation; and
- schools and rehabilitation workshops.

The closest noise sensitive receptor is the Tallaght Hospital (Adelaide and Meath hospital) some 573m south west of the proposed DH building as the crow flies.

3.3.2 Flora and Fauna

3.3.2.1 Protected Sites

A screening under Article 6 of the EU Habitats Directive has also been prepared for this planning application and should be read in conjunction with this EIA Screening report. The following European Sites are located within 15km of the project site:

The lands occurring within the project area are not subject to any statutory conservation designations and comprise Built Land and artificial surfaces habitat. Table 2 lists all designated nature conservation areas (European Sites and pNHAs) occurring within a 15 km radius of the project area. These designated areas are illustrated in the following figures. The nearest conservation area to the project area is the Glensamole Valley SAC and pNHA approximately 2km south of the project area as the crow flies.

Table 2: Designated Nature Conservation Areas within 15km of the proposed site

Code	Name	Distance
206	North Dublin Bay SAC & pNHA	14.8
210	South Dublin Bay SAC	11.2
397	Red Bog, Kildare SAC & pNHA	14.4
725	Knocksink Wood SAC	13.5
1209	Glenasmole Valley SAC	3.4
1398	Rye Water Valley/Carton SAC & pNHA	11.3
4063	Poulaphouca Reservoir SPA	14.5
2122	Wicklow Mountains SPA	5.8
2122	Wicklow Mountains SAC	5.8
4006	North Bull Island SPA	14.5
4024	South Dublin Bay & Tolka Estuary SPA	11.2

Figure 4 Statutory Natural Heritage Designations

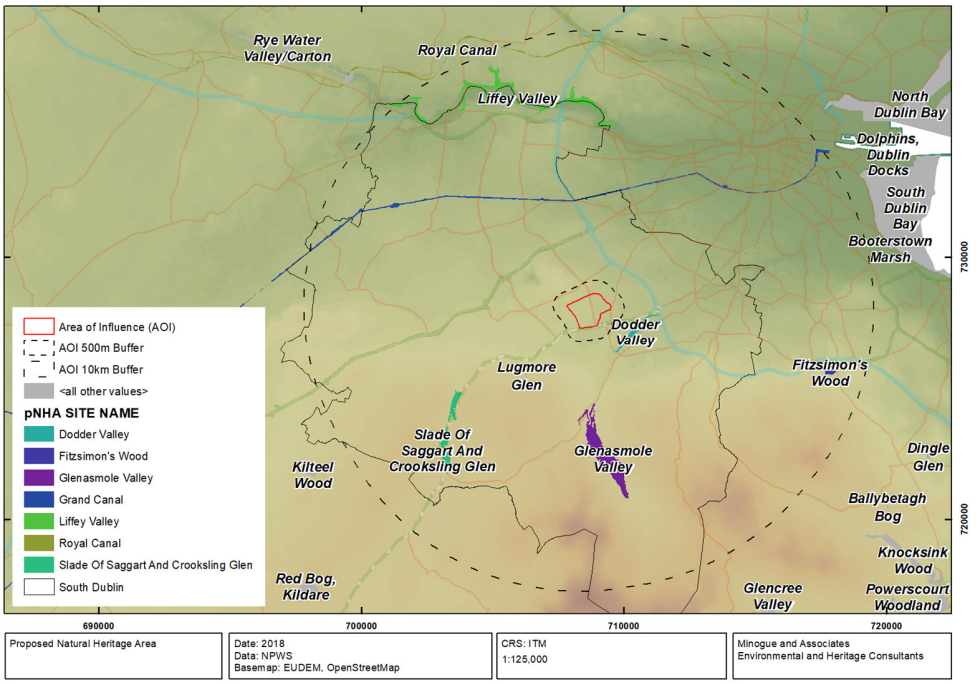


Figure 5 Special Areas of Conservation within 15km buffer of project site

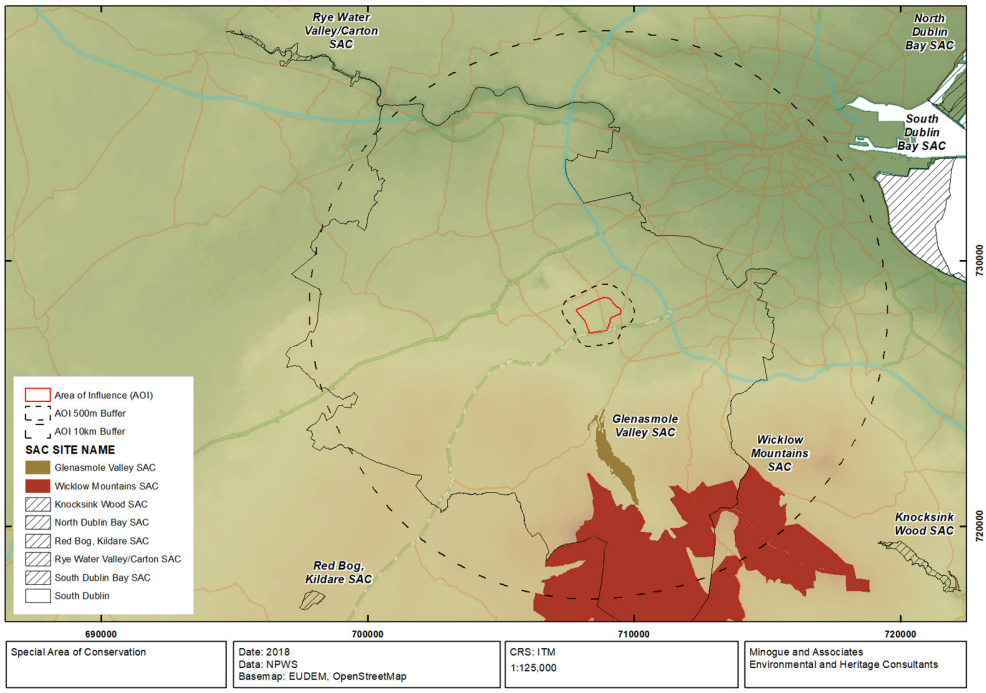
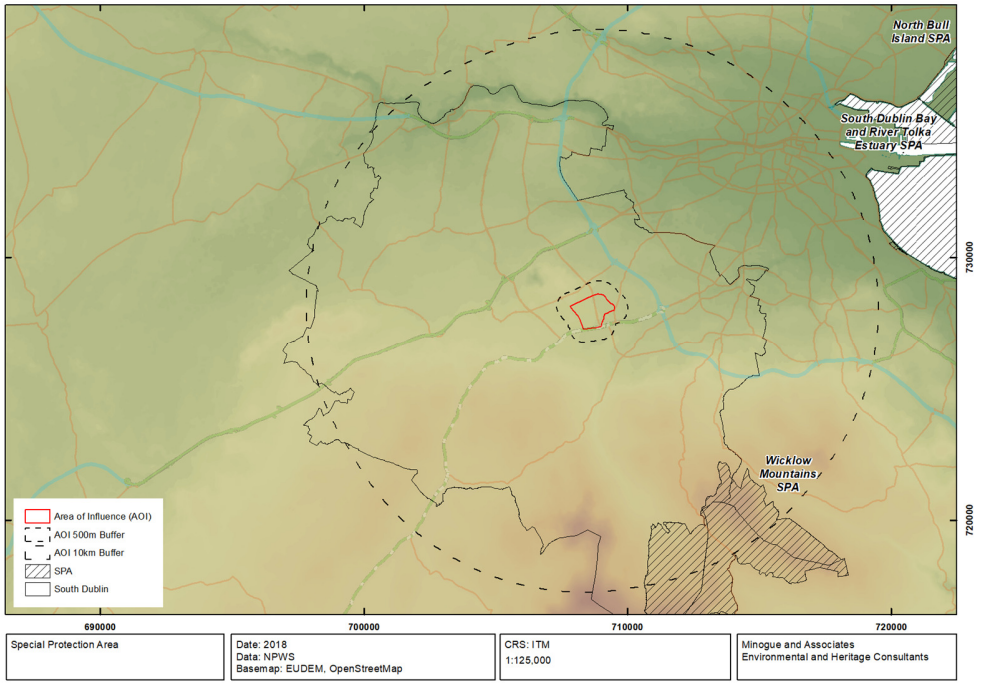


Figure 6 Special Protection Areas within 15km buffer of project site



3.3.2.2 Species present within the project area.

A desktop review of the 2km grid most central to the project area was undertaken using the Biodiversity Ireland records. Mammal species recorded include Daubentons Bat, red fox and rabbit. All wild birds are protected under the Wildlife Acts 1976-2012, although some have an open season under the Wildlife Acts allowing them to be hunted.

3.3.3 Soil and Geology

The project area lies within a larger area of extensive limestone bedrock (see Figure 7); soils classification within the project area is built land with some luvisol soils further east associated and alluvial soils associated with the Whitestown Stream south of the project are. With the River Poddle (Figure 8).

Figure 7 Bedrock Geology

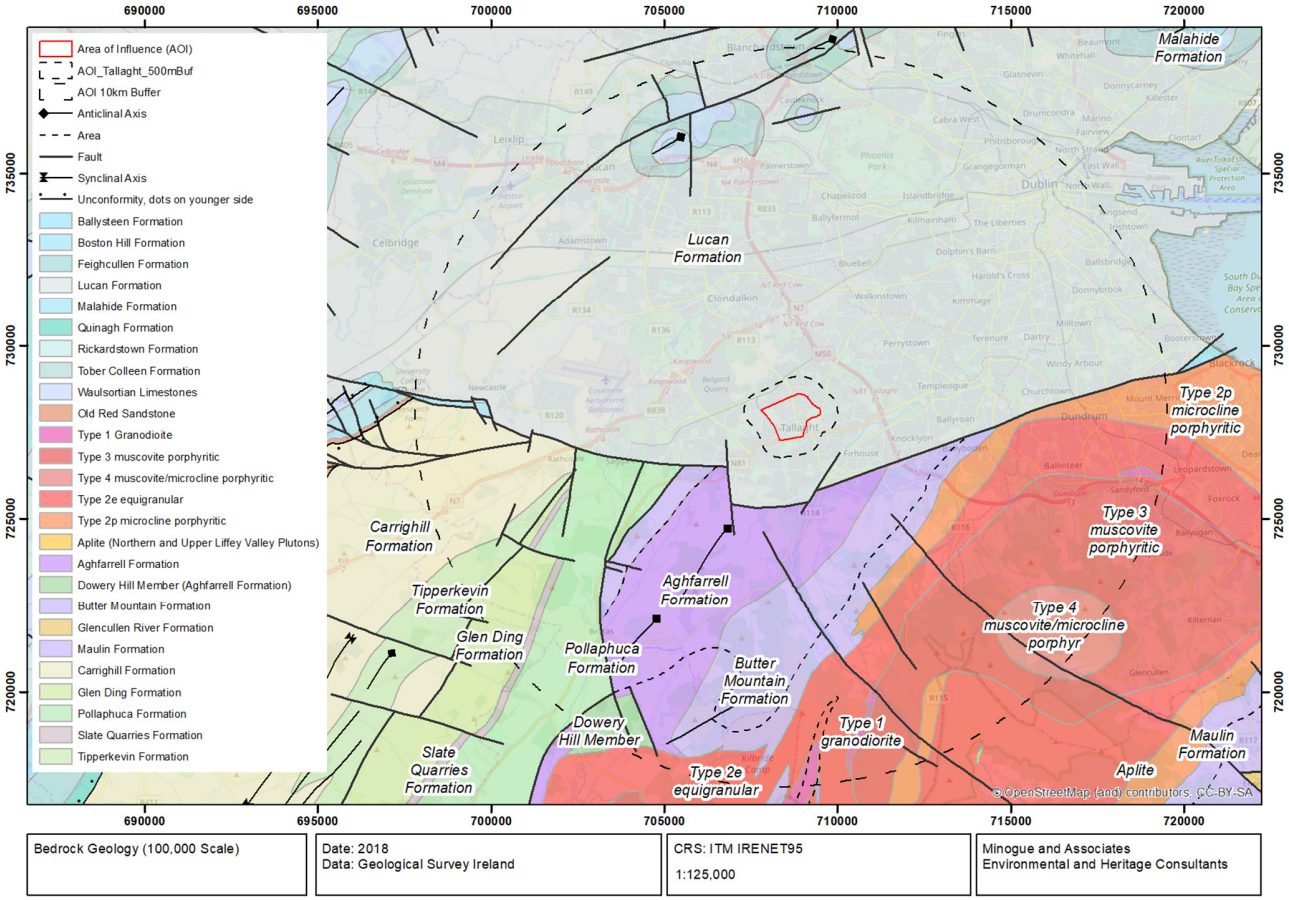
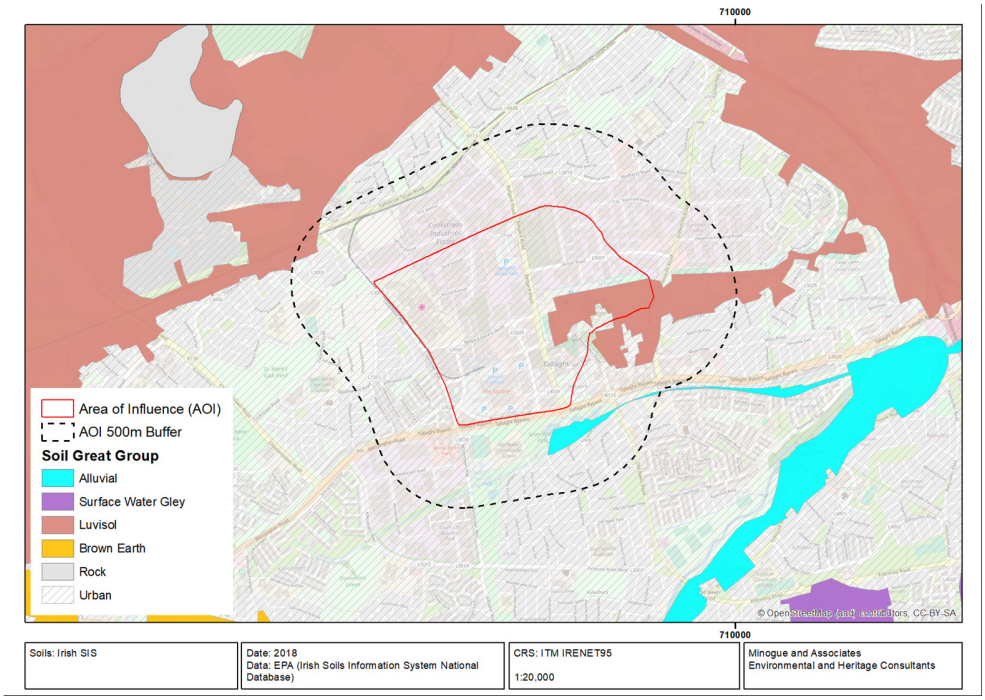


Figure 8 Soils



3.3.4 Water

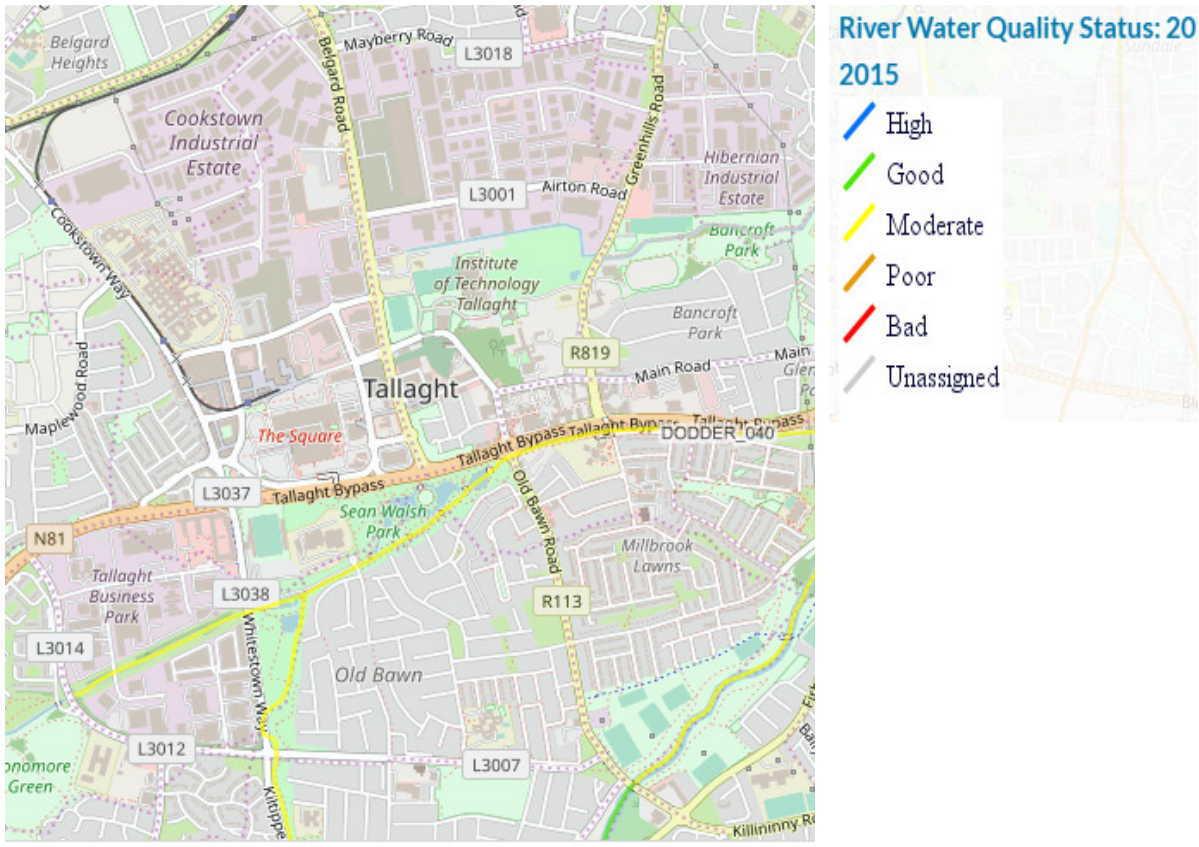
The most recent data for the Water Framework Plans is from the catchments.ie website. A catchment is an area where water is collected by the natural landscape and flows from source through river, lakes and groundwater to the sea. The project lands are situated within the Liffey and Dublin Bay Catchment (code: 09). The area of this catchment covers 1,624,42km^2 and supports a total population density of 777 people per km^2.

3.3.4.1 Surface Water

The closest surface water feature is the River Poddle which drains easterly through Tallaght before joining the Dodder close to Tymon Park. The river is culverted for the whole of the project area, and opens as it flows through the ITT lands and onto Bancroft Park further east. The River Poddle is unassigned on the catchments.ie website, with no recent data available for this river.

Surface water status is classified under the WFD from 'high' to 'bad' status. In measuring this status both ecological and chemical parameters are measured and the overall status is determined by the lower threshold achieved for both ecological and chemical parameters. The latest information from the catchments.ie website shows the overall WFD status of the River Dodder to be Moderate (Q3-4). The River Dodder is classified as being of 'Moderate (Q3-4) as it runs through the sub-catchment and enters the Liffey and Dublin Bay catchment at Ringsend, Dublin City. The estuary as a transitional waterbody under the WFD is classified as moderate (Q3-4). The coastal waterbody of Dublin Bay is regarded as 'Unpolluted'. As such, there have been no breaches of the EPA's threshold values for nutrient enrichment, accelerated plant growth, or disturbance of the level of dissolved oxygen normally present under the EPA's "Trophic Status Assessment Scheme" classification (EPA 2010).

Figure 9 Surface Water Status



3.3.4.2 Groundwater

The Geological Survey of Ireland's Groundwater Vulnerability Mapping shows the groundwater vulnerability for the project area within a catchment where groundwater vulnerability is considered Low to moderate; with an area in the northern part of the plan area identified as being of extreme vulnerability. The groundwater quality of the area is classified as good.

Flooding and Flood Risk Assessment

The latest Catchment Flood Risk Assessment and Management(CFRAM) maps available show very small locations in the Tallaght Area of Influence boundary at risk of 1 in 100 year pluvial event and no fluvial data yet available for the plan area.

3.3.5 Climatic Factors and Climate change

All developments, agriculture, energy generation, industry and commercial activity and waste generation contribute emissions to air and greenhouse gas (GHG) emissions; however the emission of pollutants from vehicles is one of the main threats to air quality in Ireland and contributes significantly to the increase of greenhouse gases. The latest annual report on Air Quality in Ireland 2014 (EPA 2014) states that overall air quality in the country is good. Measured values of sulphur dioxide (SO2), nitrogen dioxide (NO2), carbon monoxide (CO), Ozone (O3), particulate matter (PM10 and PM2.5), heavy metals,

benzene and polycyclic aromatic hydrocarbons (PAH) were all below limit and target values set out in the CAFE Directive and 4th Daughter Directive. However, when some of these parameters are compared to the tighter WHO Air Quality Guideline values, it highlights some potential issues. Ireland is above these guideline values with respect to PM10, PM2.5, ozone and PAH.

The primary sources of pollutants are traffic (source of nitrogen dioxide and particulate matter), and domestic solid fuel use (particulate matter). Air Quality for Tallaght is classified as 'good' as of 13th September 2018 (http://www.epa.ie/air/quality/).

The context for addressing climate change and energy issues in South Dublin County, are set within a hierarchy of EU and National Legislation and Policy. At a European level these directives include, the EU Climate and Energy Package 2008, EU Renewables Directive 2009/28/EC and EU Energy Efficiency Directive 2012/27/EU.

The EU Climate Change and Energy Package 2008 resulted in the 2020 EU wide '20-20-20' energy targets as follows:

- a 20% reduction in EU greenhouse gas emissions from 1990 levels; raising the share of EU energy consumption produced from renewable resources to 20%; and
- a 20% improvement in the EU's energy efficiency.

Under the EU Energy Efficiency Directive 2009/28/EC, each Member State has been assigned a legally binding individual renewable energy target. The Directive's target for Ireland is that 16% of the national gross final consumption of energy will comprise renewable energy sources by 2020, across the electricity, heat and transport sectors.

The Climate Change and Low Carbon Development Act 2015 now provides a statutory, overarching basis for climate change in Ireland. It provides structures to transition to a low carbon economy through the following:

- a national mitigation plan (to lower Ireland's level of greenhouse emissions);
- a national adaptation framework (to provide for responses to changes caused

The District Heating project will be a means to capture waste or excess energy from the data centre and reuse it for heat within the project area.

3.3.6 Landscape

The Landscape Character Assessment of South Dublin identified the Tallaght area as LCA Suburban South Dublin with the following key characteristics:

- Built – up urban area with extensive housing estates and industrial /commercial parks. Variety of house styles and layouts dating from the late 19th century to late 20th century

- Settlements of Rathfarnham, Templeogue and Clondalkin with important historical legacy and remnants

- Major traffic corridors with M50 traversing north- south through the area, and LUAS line travelling north from Tallaght, parallel to the M50, to city centre

- Corridors of natural and semi natural vegetation, notably along the River Dodder (a linear park) and the Camac River

- Grass open spaces in gardens, industrial parks, golf courses, school playing fields, and miscellaneous spaces in housing areas

- Street trees planting

- Recreational facilities – public parks and golf courses - provide amenities and ecological resources

The area extends east from Tallaght/Oldbawn to Rathfarnham, and north/ north- west along the county boundary to Clondalkin. Tallaght has functioned as a settlement since the early medieval period and until the 20th century remained a village within a predominantly agricultural landscape. The proximity to the Dublin Mountains has ensured these views of the hill and foothills provide a key landscape setting to the village looking south, and contrast with the generally lowlying, undulating topography north and west.

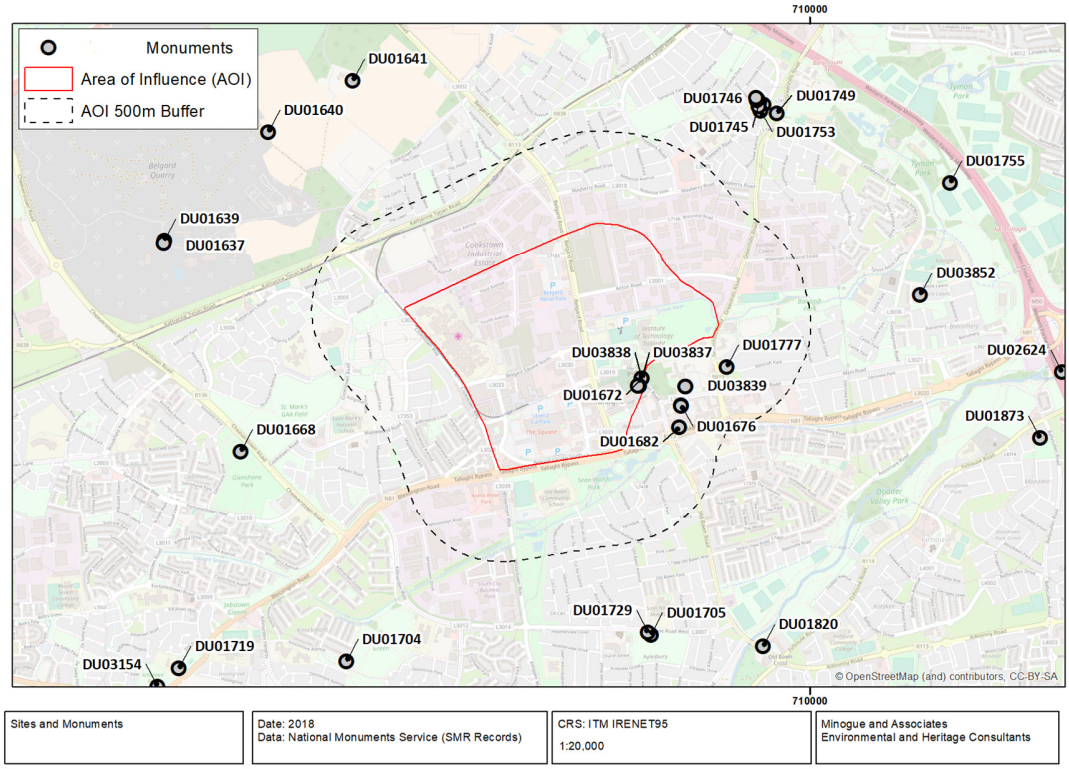
The project site as already described in located within an established light industrial/distribution area in the immediate project footprint. The new DH building is largely reflected of these types of buildings in use in the area; the surrounding area is urban in character with roads, footpaths and some softer boundaries along the eastern boundary associated within the Tallaght IT.

3.3.7 Cultural Heritage

Archaeology

The Figure overleaf shows the recorded sites and monuments within a 500m buffer of the project lands. There are no sites within the project footprint.

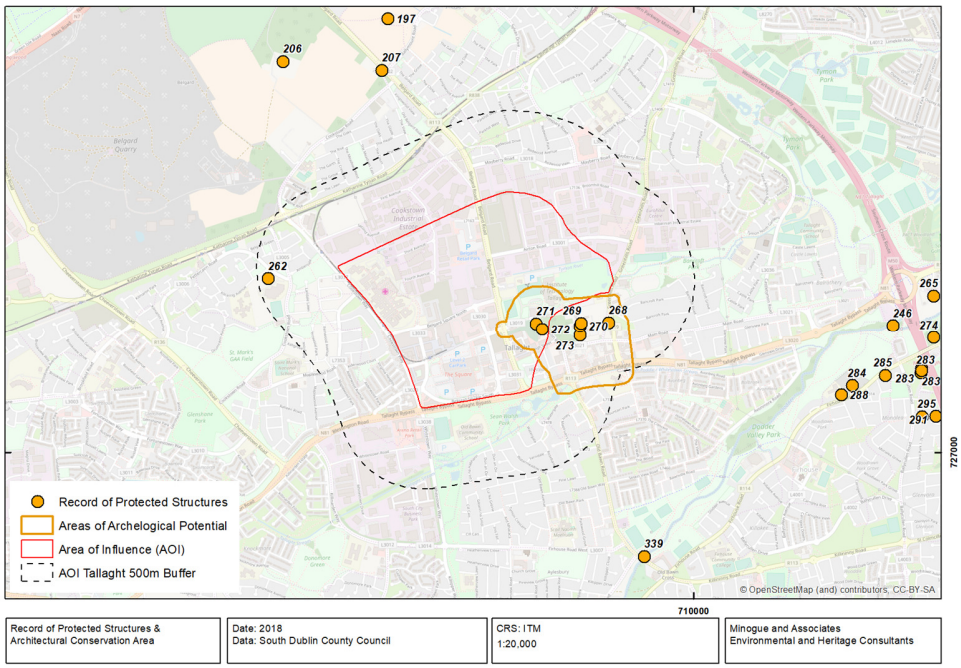
Figure 10 Recorded Archaeological Sites within 500m of the project lands



Architectural heritage

As the figure below shows, much of the architectural heritage associated with the wider area relates to the built heritage of Tallaght village in the south east of the area of influence. There are no protected structures within the project footprint.

Figure 11 National Inventory of Architectural Heritage.



3.3.8 Material Assets

Transport

The Tallaght area has a range of transport provisions. For public transport these include the Luas Red Line and public bus routes. The M50 is located to the east from the town centre, and the N81 bisects the southern part of the LAP. Regional roads are generally orientated north south and include the R113 (Belgard road) and R819 and the R838 (east-west orientation). The Belgard Road is the main route of relevance to the project site as it runs north south and provides route connectivity between the N81 to the south and the Naas Road/N7 to the north.

Wastewater

Almost all of the waste water in South Dublin is currently treated in Ringsend Wastewater Treatment Works which discharges into Dublin Bay. The treated waters are treated to a Tertiary standard, which is in compliance with the Urban Wastewater Treatment Directive. The quality of the discharged waters is within the requirements of the Urban Waste Water Treatment Directive.

The Greater Dublin Drainage Scheme will represent a significant wastewater infrastructure development for the Greater Dublin Regional area which will allow for an underground orbital sewer and two pumping stations, a new wastewater treatment plan at Clonshaugh (in Fingal County) and an outfall pipe located 6km out to sea from Baldoyle Bay. This project is subject to technical studies with a view to submitting a planning application accompanied by an Environmental Impact Statement (EIS) and Natura Impact Statement (NIS) in 2018.

Water

Tallaght is located within the Greater Dublin Water Supply Area (GDWSA). The GDWSA is served by 5 major water treatment plants, Ballymore Eustace, Srowland, Leixlip, Ballyboden and Vartry, and a number of smaller sources. The total capacity of current sources and treatment plants is 598ML/day and based on proposed capital investment between 2017 and 2021 this water available from existing sites will increase to 656ML/day.

Waste Management and IPPC

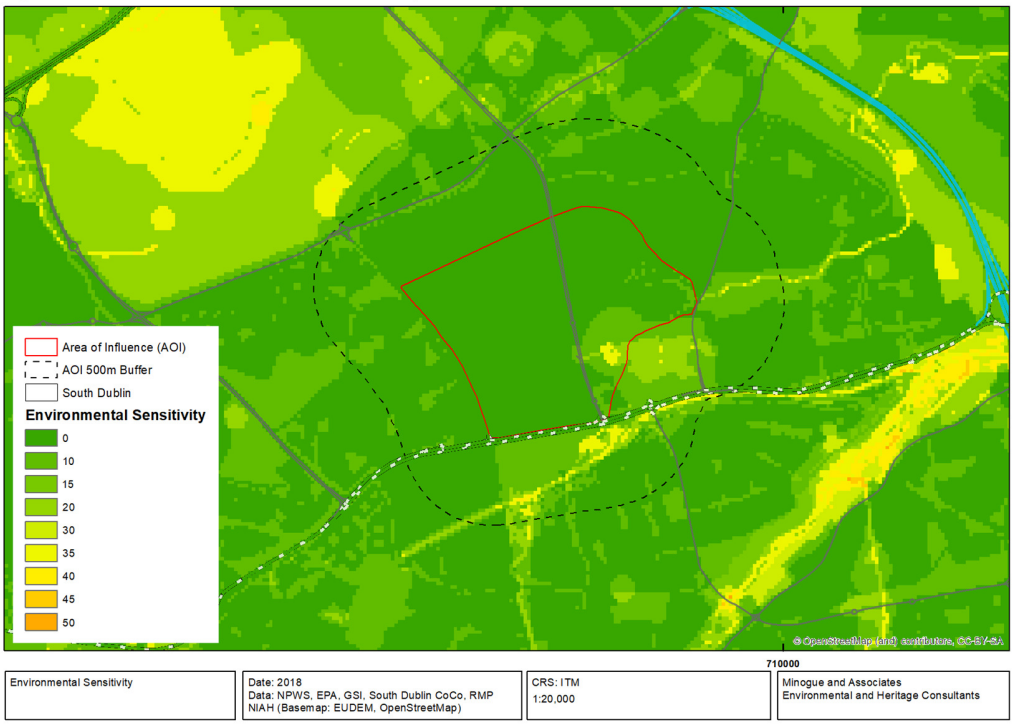
The Regional Waste Management Plan 2015-2021 for the Eastern-Midlands Region encompasses the local authorities: Dublin City, Dún Laoghaire- Rathdown, Fingal, South Dublin, Kildare, Louth, Laois, Longford, Meath, Offaly, Westmeath and Wicklow. The regional plan provides the framework for waste management for the next six years and sets out a range of policies and actions in order to meet the specified mandatory and performance targets.

The Waste Framework Directive"(WFD) has incorporated previous separate directives that addressed waste oils and hazardous waste. Principles in relation to waste prevention, recycling, waste processing and the polluter pays principle are included within this Directive.

3.3.9 Inter-relationship between parameters

In considering the relationships between the above parameters, an environmental sensitivity map was prepared that combines flood risk, statutory designated sites for natural heritage, built heritage designations and water resources. This is presented in the following Figure 12.

Figure 12 Environmental Sensitivity



The figure above shows areas of greater environmental sensitivity in reds-orange tones. As can be seen from the mapping exercise, the subject lands are located within an area of overall low environmental sensitivity. This is reflected in the absence of nearby statutory environmental designations, and its location within a built environment.

4 EIA Screening

4.1 Environmental Factors to be considered in the EIA Screening.

Schedule 6 of the Planning and Development Regulations, 2001, as amended, outline the aspects of the environment likely to be significantly affected by a proposed development. These are:

- Population and Human Health
- Biodiversity
- Land, Soils & Geology
- Water
- Air
- Climate
- Material Assets
- Cultural Heritage
- Landscape

The inter-actions between the above factors

This EIA Screening report will therefore assess the development for potential impacts on the above parameters and against the criteria provided in Schedule 7a of the Regulations.

The criteria contained in Schedule 7a can provide the basis for determining whether a proposed development may create significant impacts on the environment. The criteria are used to help in the screening process to determine whether a development is likely to have a significant effect on the environment. The criteria used in this EIA Screening Report are those listed in Annex III of the EIA Directive of 2014.

4.2 Impact Assessment

Having considered the above environmental factors the aim of the next section is to address likely impacts on the environment by the implementation of the proposed development. Whether an EIA would be deemed relevant to the scale of the project and the environment will then be determined. The following sections presents the EIA Screening Report based on the criteria contained in Schedule 7a and are grouped under the following headings.

1. Characteristics of the Proposed Development - Table 3
2. Location of the Proposed Development - Table 4 and
3. Characteristics of Potential Impact Tables 5 and 6

4.2.1 Characteristics of the Proposed Development

Table 3 Characteristics of the Proposed Development

Screening Question	Response
1. Characteristics of projects The characteristics of projects must be considered, with particular regard to:	
(a) the size and design of the whole project	The scale and size of the proposed development is small in scale, amounting to a footprint of c. 491m^2 for the DH building and the provision of pipelines from the centre to the SDCC offices approximately 850m in length.

Screening Question	Response
1. Characteristics of projects The characteristics of projects must be considered, with particular regard to:	
	The project uses and traverses existing built lands and artificial surfaces.
(b) cumulation with other existing and/or approved projects;	Currently the Tallaght Local Area Plan is in preparation and there may be changes potential landuses within the wider area. The Marlet sites are proposed for residential development and pipeline adjoins the eastern and southern boundary of same. The potential for the new residential development here to connect ot the DH supply is noted. The potential for interaction with the two projects is minor and these residential units may connect to the DH supply enhancing the reuse of waste energy. A search was undertaken for recent planning applications within the project area to assess the potential for cumulative effects, these are summarised below: 1. Application :18a/094. Demolition of all existing buildings on the site ranging from one to three storeys in height and the removal of hardstanding throughout. The proposed development will also include provision of site boundary protection where required and all ancillary site works. At this site of 6.87 hectares, approximately, at a combined site - the sites are known as Belgard House, Belgard Square and the former Uniphar factory and are generally bounded to the east by Belgard Road, to the south by Belgard Square North, to the west by vacant land and commercial buildings and to the north by the Belgard Retail Park (Further Information Requested) No other recent applications for projects are identified within the project area. The project lands do not overlap physically with any European sites or statutorily designated sites such a Natural Heritage Areas. No mobile fauna for which European sites are designated are known to use the habitats within the subject lands. The subject lands habitats are not indirectly connected with any habitats listed under Annex 1 of the Habitats Directive. Therefore the possibility of any cumulative effects relating to habitat loss can be excluded. It is considered that cumulative impacts, if any, are most likely to arise during the construction phase. During construction, the most significant potential for adverse cumulative impact is in the potential for increased surface run off,

Screening Question	Response
1. Characteristics of projects The characteristics of projects must be considered, with particular regard to:	
	and water pollution arising from works within DH Building footprint footprint as well as potential risk to damage to the River Poddle culvert. As Section 2.2 applies, mitigation measures and best practice guidelines in relation to works close to watercourses will form the Construction Environmental Management Plan. In conclusion, for the above reasons, the potential for adverse cumulative effects in relation to proposed and approved projects and the project are not identified as significant for the reasons outlined above and in addition the provisions of the CMP which are considered sufficient to avoid significant negative cumulative effects in relation to potential construction activities... Given the existence of such management controls, it is considered that the cumulative impacts can be mitigated during construction and will be inconsequential during operational phases in the long term.
(c) the use of natural resources, in particular land, soil, water and biodiversity;	Natural resources will be used in terms of removal of soil to facilitate the DH Building. However this is minor as much of the area comprises built land and artificial surfaces. Minor amounts of water and fuel will be used to clean machinery and fuel machinery required during construction works.
(d) the production of waste;	Yes, but not significant. Any wastes from the construction process will either be reused within the scheme, or recycled/disposed of at an authorised waste facility.
(e) pollution and nuisances;	The construction phase presents the greatest risk of pollution to water resources. Potential sources of water pollution to both surface and groundwater include fuel, lubricants, suspended solids and concrete. Silt-laden surface runoff could arise during construction during the surfacing of the car park. Given the scale and location this should be minor. Surface water run off will be attenuated on-site and foul and surface will be connected to adjoining Council main sewers. Potential impacts may arise in relation to noise, air quality and dust during the construction of the DH Building and pipelaying but these will be temporary in nature and again adherence to measures in the Construction Management Plan will mitigate such impacts.
(f) the risk of major accidents	The risk of major accidents are not considered to be significant

Screening Question	Response
1. Characteristics of projects The characteristics of projects must be considered, with particular regard to:	
and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge;	subject to best construction practices being followed through the construction phase. This will include proper site management, maintenance and operation of all machinery and works associated with the construction phase, on site safety and training.
(g) the risks to human health (for example due to water contamination or air pollution).	As above, significant risks to human health are not identified for this proposal. The environmental protection measures, particularly for the construction phase are detailed in Section 2 and subject to full and proper implementation, potential risks associated with construction activity will not arise.
Will the proposed development create a significant amount of nuisance during its construction or operation?	The subject lands are situated within an urban and busy environment with significant activity including noise arising from the existing road R113 and the landuse activities. The Tallaght Hospital represents the closest noise sensitive receptor but given the distance and buffering provided from existing buildings , as well as implementation of mitigation measures in the Construction Environmental Management plan will include measures to reduce construction disturbance (such as noise, dust, traffic) during the construction phase. It is not anticipated that significant noise levels will arise during construction (they will be temporary and restricted to machinery associated with excavation and surfacing) and operational noise is not identified as being significant.

Conclusion:

No significant effects likely to arise associated with the characteristics of the proposed development.

Rationale: The scale and extent of the works proposed are are small in scale (approximately 850 metre pipes) and size (footprint of 491m^2)and are proposed on habitats of low ecological value comprising built land and artificial surfaces within in an area of established urban use with high levels of human activity and noise. Measures including CEMP and best practice in relation to potential watercourses (River Poddle culvert), contribute to minimise adverse effects on water and air quality.

4.2.2 Location of the Proposed Development

Table 4 Location of the Proposed Development

Screening Question	Response
The environmental sensitivity of geographical areas likely to be affected by projects must be considered, with particular regard to: (a) the existing and approved land use;	The existing land use is urban in character and landuse; habitats comprise entirely built land and artificial surfaces. Landuse comprises light industry/office/enterprise and education
(b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground	The groundwater body at the proposed development site is classified as good and groundwater vulnerability is low to moderate. The water quality for the closest surface water body the River Dodder downstream of the project site is classified as moderate. The habitats of the subject lands are of low ecological value. The subject lands are not identified as being of high environmental sensitivity.
(c) 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 national legislation; Natura 2000 areas designated by Member States pursuant to Directive 92/43/EEC and Directive 2009/147/EC;	The proposed development is not going to significantly increase surface run off as it has been designed with surface water attenuation on site. In addition, best practice construction measures will apply to avoid effects on surface water. (i) no interaction or works are proposed that will affect wetlands, riparian areas or river mouths. (ii) not applicable (iii) not applicable (iv) not application (v) The Screening Statement for Appropriate Assessment that accompanies this report has assessed the likely significant effects of the proposal on the conservation management objectives of European Sites within a 15km buffer of the route and determined a finding of no likely significant effects.
(vi) areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure;	Whilst surface water quality within the wider area is variable, there are no direct or indirect effects identified for the project and potential risks to these surface waters. The greatest risk would relate to the construction phase and detailed measures in Section 2 will apply. Environmental noise levels are exceeded on the Belgard Road (R113) according to the noise mapping for the Greater Dublin area; however additional noise associated with the works will be temporary in nature, and mitigation measures will apply to reduce these temporary effects during the construction stage. Likewise,

Screening Question	Response
	construction traffic is anticipated to be minor and short term in duration. These noise impacts are more appropriately considered as temporary noise nuisance, rather than environmental noise.
(vii) densely populated areas;	The subject lands are located within Tallaght town, however there are few residential areas within the immediate project vicinity. No significant negative effects are identified in relation to this criteria.
(viii) landscapes and sites of historical, cultural or archaeological significance	The subject lands are separated from the old village of Tallaght which has a number of important archaeological sites by existing buildings and institutions such as the Tallaght I.T. The proposed development is not considered likely to directly impact on archaeological sites or protected structures or landscapes of significance.

Conclusion:

No significant effects likely to arise associated with the location of the proposed development.

Rationale: The proposed development relates to a relatively small area on existing built land and artificial surfaces. The lands do not offer significant potential for environmental enhancement as they are largely severed from adjacent natural and agricultural habitats by roads, motorways and existing built land and artificial surfaces. The Screening Statement for Appropriate Assessment has determined a finding of no likely significant effects on the conservation management objectives of European Sites within a 15km of the study area. The project is consistent with existing land use and will represent a considerable saving in CO^2 emissions once operational.

4.2.3 Characteristics of the Potential Impacts

The screening process assesses the most significant potential impacts in relation to the themes outlined below in Table 5. These are considered as follows:

The likely significant effects of projects on the environment must be considered in relation to criteria set out in points 1 and 2 of this Annex, with regard to the impact of the project on the factors specified in Article 3(1), taking into account:

(a) the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);
(b) the nature of the impact;
(c) the transboundary nature of the impact;
(d) the intensity and complexity of the impact;
(e) the probability of the impact;
(f) the expected onset, duration, frequency and reversibility of the impact;
(g) the cumulation of the impact with the impact of other existing and/or approved projects;
(h) the possibility of effectively reducing the impact.

Table 5- Characteristics of Potential Impacts on environmental parameters

Environmental Topic	Potential Impact
Human Beings	Potential temporary negative impacts to residents and workers associated with the construction phase of the DH building and pipe laying. Measures as outlined in Section 2 and a detailed Construction and Environmental Management plan will reduce temporary effects associated with construction. No operational impacts are identified for human beings.
Flora and Fauna	Potential water quality impacts on Poddle watercourse in the absence of measures in the Construction Environmental Management Plan and design to address potential hydrocarbon and suspended solids run off. The construction phase represents the greatest potential risk to water quality and supporting habitats, and measures applied in Section 2 will reduce this risk and provide good practice in construction. As the habitats present relate to existing built land and artificial surfaces no impacts are identified for habitats at construction or operation in this regard.
Soil and Geology	Temporary impact associated with excavation for pipes and infilling again..
Water	If not mitigated, surface water quality impacts arising from the construction stage could arise. As stated above, potential increase run off associated with construction measures to avoid discharges to Poddle watercourse.
Air Quality and climate	Localised, temporary impacts arising from machinery such as diggers or excavators. Emissions during works phase will be minimized through best practice. Traffic emissions will increase during excavation and construction works theough these will be minor and temporary in nature given the scale and size of the project. Longer term positive effects identified for CO^2 savings for the overall district heating scheme
Noise and Vibration	Noise during the construction phase may result in nuisance however, noise and vibration during works phase will be minimized through best practice. Traffic noise and vibration are not considered likely to be significantly increased as a result. Background nightime noise is already considerable at this site arising from the proximity to the national and regional roads.
Cultural Heritage	None identified. No known archaeological or architectural features are within the site footprint.
Landscape	As the project site is characterised by existing urban landuse including light industrial this project presents a consistent use of the existing landscape/townscape and therefore does not represent a significant change in landscape character within the context of Kildare town.

Environmental Topic	Potential Impact
Interrelationship between above parameters	The key interrelationship arises between air quality and noise associated with traffic emissions and excavation during construction and human health. Given there are currently few residents within the project footprint or adjoining areas this is a minor, localised impact.

Conclusion:

No significant effects likely to arise associated with the potential impacts on environmental parameters.

Rationale: As the preceding table shows, potential impacts relate primarily to temporary impacts at construction stage and the implementation of the Best Practice Construction measures will provide safeguards to avoid significant impacts at this stage. Longer term operational positive impacts are identified relating to reductions in CO^2 emissions and provision of district heating project.

Table 5 Characteristics of the potential impacts

Characteristics of potential impacts **The potential significant effects of proposed development in relation to criteria set out under Tables 4.3. and 4.2 above, and having regard in particular to:**	
(a) the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected); (b) the nature of the impact;	Minor and localized temporary impacts are identified primarily at construction stage only.
(c) the transboundary nature of the impact;	Potential transfrontier impacts are not identified given the size, scale and location of the project.
(d) the intensity and complexity of the impact;	Whilst best practice guidelines and adherence to statutory requirements will address and mitigate for several environmental parameters during the construction and operation process; the principal potential impacts relate to water quality and air quality, noise and human health.
(e) the probability of the impact;	The design of the proposals, best practice construction measures mitigates against significant effects arising.
(f) the expected onset, duration, frequency and reversibility of the impact;	Subject to implementation and adherence to measures in Section 2, impacts identified for topics are not significant and will be temporary in nature relating to the construction phase.
(g) the cumulation of the impact with the impact of other existing and/or approved projects;	The main potential cumulative impact relates to the timing of the proposed demolition works that have been applied for the adjacent lands. This planning application has been subject to further information request. The EIS Screening report

	prepared for the above application sets out measures addressing air quality and dust impacts associated with demolition activities –these including a Demolition Waste Management Plan and Construction Environmental Management Plan. In relation to the DH project, the scale and size of this project is small and of temporary construction duration; therefore cumulative impacts are not identified at this time.
(h) the possibility of effectively reducing the impact.	Measures are detailed in Section 2 and are derived from best practice guidelines. These address and reduce potential impacts that are classified as minor and temporary in duraction.

Conclusion:

No significant effects likely to arise associated with the characteristics of the potential impacts.

Rationale: Minor, localised and temporary impacts are identified relating to construction and air, noise and human health. The mitigation measures in the Construction Management Plan are designed to ensure that construction activities will not give rise to adverse environmental effects given the location, size, duration and scale of the project.

5 Conclusion

5.1 Screening Conclusion

Article 4(5): The competent authority shall make its determination, on the basis of information provided by the developer in accordance with paragraph 4 taking into account, where relevant, the results of preliminary verifications or assessments of the effects on the environment carried out pursuant to Union legislation other than this Directive.

The determination shall be made available to the public and:
(a) where it is decided that an environmental impact assessment is required, state the main reasons for requiring such assessment with reference to the relevant criteria listed in Annex III; or
(b) where it is decided that an environmental impact assessment is not required, state the main reasons for not requiring such assessment with reference to the relevant criteria listed in Annex III, and, where proposed by the developer, state any features of the project and/or measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment.

The Tallaght District Heating Project has been assessed as a sub-threshold EIA development. This EIS Screening Report has concluded that the effects of the proposed development are considered not to be of likely significance, due to the minor development footprint, the characteristics and sensitivities of the receiving environment and design and mitigation measures.

The overall conclusion for this screening appraisal is that, having considered the appropriate criteria, Environmental Impact Assessment for the Tallaght District Heating project is not required.