

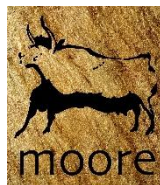
Report for the purposes of Appropriate Assessment Screening

as required under Article 6(3) of the Habitats Directive
(Council Directive 92/43/EEC)

Proposed Data Storage Facility Development
At Cruiserath Road, Dublin 15

Prepared by: Moore Group Environmental Services

13th May 2019



On behalf of
The Client
& Fingal County Council

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|----------------|--|
| Client | The Client |
| Project | Proposed Data Storage Facility Development At Cruiserath Road, Dublin 15 |
| Title | Report for the purposes of Appropriate Assessment Screening Proposed Data Storage Facility Development At Cruiserath Road, Dublin 15 |

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| Moore Archaeological and Environmental Services Limited | | | |

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Appendix A – Finding of No Significant Effects Report

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Abbreviations

| | |
|------|-------------------------------------|
| AA | Appropriate Assessment |
| BRE | Building Research Establishment |
| BYS | Backyard Service Connections |
| DMA | District Metered Areas |
| EEC | European Economic Community |
| EPA | Environmental Protection Agency |
| EU | European Union |
| GIS | Geographical Information System |
| IW | Irish Water |
| NHA | Natural Heritage Area |
| NIS | Natura Impact Statement |
| NPWS | National Parks and Wildlife Service |
| OPW | Office of Public Works |
| OSI | Ordnance Survey Ireland |
| pNHA | proposed Natural Heritage Area |
| SAC | Special Area of Conservation |
| SHD | Strategic Housing Development |
| SPA | Special Protection Area |
| WNP | Water Network Programme |
| VOC | Volatile Organic Compounds |
| WWTP | Waste Water Treatment Plant |

1. Introduction

1.1. General Introduction

This report contains information required for the competent authority to undertake screening for Appropriate Assessment (AA) on the potential for the construction of a proposed data storage facility development at Cruiserath Road, Dublin 15 (hereafter referred to as the proposed Project) to significantly affect European sites.

The obligation to undertake appropriate assessment derives from Article 6(3) and 6(4) of the Habitats Directive. The first test is to establish whether, in relation to a particular plan or project, appropriate assessment is required. This is termed AA screening. Its purpose is to determine, on the basis of a preliminary assessment and objective criteria, whether a plan or project, alone and in combination with other plans or projects, could have significant effects on a Natura 2000 site in view of the site's conservation objectives.

Also, having regard to the provisions of the Planning and Development Act 2000 (section 177U and 177V).

If the effects are deemed to be significant, potentially significant, or uncertain, or the screening process becomes overly complicated, then the process must proceed to Stage 2 (AA). Screening should be undertaken without the inclusion of mitigation. If potential impacts clearly can be avoided through the modification or redesign of the plan or project, then the screening process is repeated on the altered plan or project.

When screening the project, there are two possible outcomes:

- the project poses no risk of a significant effect and as such requires no further assessment; and
- the project has potential to have a significant effect (or this is uncertain) and AA of the project is necessary.

This desktop report has been prepared by Moore Group - Environmental Services for the client and Fingal County Council and assesses the potential for the proposed Project to impact on sites of European-scale ecological importance in accordance with Articles 6(3) and 6(4) of the Habitats Directive. The report was compiled by Ger O'Donohoe (B.Sc. Applied Aquatic Sciences (GMIT, 1993) & M.Sc. Environmental Sciences (TCD, 1999)) who has 25 years' experience in environmental impact assessment and has completed numerous Appropriate Assessment Screening Reports and Natura Impact Statements on terrestrial and aquatic habitats.

The report assesses the potential for the proposed Project to impact on sites of European-scale ecological importance. It is necessary that the proposed Project has regard to Article 6 of the Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (as amended) (referred to as the Habitats Directive). This is transposed into Irish Law by the European Communities (Birds and Natural Habitats) Regulations, 2011 (S.I. 477) (referred to as the Habitats Regulations).

1.2. Legislative Background - The Habitats and Birds Directives

The Habitats Directive (Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora) is the main legislative instrument for the protection and conservation of biodiversity in the European Union (EU). Under the Directive, Member States are obliged to designate Special Areas of Conservation (SACs) which contain habitats or species considered important for protection and conservation in a EU context.

The Birds Directive (Council Directive 79/409/EEC and Council Directive 2009/147/EC on the Conservation of Wild Birds), is concerned with the long-term protection and management of all wild bird species and their habitats in the EU. Among other things, the Directive requires that Special Protection Areas (SPAs) be established to protect migratory species and species which are rare, vulnerable, in danger of extinction, or otherwise require special attention.

Special Areas of Conservation (SACs) designated under the Habitats Directive and Special Protection Areas, designated under the Birds Directive, form a pan-European network of protected sites known as Natura 2000. The Habitats Directive sets out a unified system for the protection and management of SACs and SPAs. These sites are also referred to as European sites.

Articles 6(3) and 6(4) of the Habitats Directive set out the requirement for an assessment of proposed plans and projects likely to affect Natura 2000 sites.

Article 6(3) establishes the requirement to screen all plans and projects and to carry out a further assessment if required (Appropriate Assessment (AA)):

Article 6(3): *“Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subjected to an appropriate assessment of its implications for the site in view of the site’s conservation objectives. In light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.”*

Article 6(4): *“If, in spite of a negative assessment of the implications for the site and in the absence of alternative solutions, a plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature, Member States shall take all compensatory measures necessary to ensure that the overall coherence of the Natura 2000 is protected. It shall inform the Commission of the compensatory measures adopted. Where the site concerned hosts a priority natural habitat type and/or a priority species the only considerations which may be raised are those relating to human health or public safety, to the beneficial consequences of primary importance*

for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest.”

2. Methodology

The Commission’s methodological guidance (EC, 2002) promotes a four-stage process to complete the AA and outlines the issues and tests at each stage. An important aspect of the process is that the outcome at each successive stage determines whether a further stage in the process is required.

Stages 1 and 2 deal with the main requirements for assessment under Article 6(3). Stage 3 may be part of Article 6(3) or may be a necessary precursor to Stage 4. Stage 4 is the main derogation step of Article 6(4).

Stage 1 Screening: This stage examines the likely effects of a project either alone or in combination with other projects upon a Natura 2000 site and considers whether it can be objectively concluded that there are not likely to be significant effects on a Natura 2000 site. Mitigation measures (i.e., measures intended to avoid or reduce the harmful effects of the project on the site concerned) cannot be taken into account at this stage.

Stage 2 Appropriate Assessment: In this stage, there is a consideration of the impact of the project with a view to ascertain whether there will be any adverse effect on the integrity of the Natura 2000 site either alone or in combination with other projects or plans, with respect to the site’s structure and function and its conservation objectives. Additionally, where there are predicted impacts, an assessment of the potential mitigation of those impacts is considered.

Stage 3 Assessment of Alternative Solutions: This stage examines alternative ways of implementing the project that, where possible, avoid any adverse impacts on the integrity of the Natura 2000 site.

Stage 4 Assessment where no alternative solutions exist and where adverse impacts remain: Where imperative reasons of overriding public interest (IROPI) exist, an assessment to consider whether compensatory measures will or will not effectively offset the damage to the sites will be necessary.

To ensure that the proposed Project complies fully with the requirements of Article 6 of the Habitats Directive and all relevant Irish transposing legislation, Moore Group compiled this report to inform the screening for AA of the proposed Project to be undertaken by the competent authority to determine if the next stage (Stage 2) of the AA process is required.

2.1. Guidance

This report has been compiled in accordance with guidance contained in the following documents:

- Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities. (Department of Environment, Heritage and Local Government, 2010 rev.).

- Appropriate Assessment under Article 6 of the Habitats Directive: Guidance for Planning Authorities. Circular NPWS 1/10 & PSSP 2/10.
- Assessment of Plans and Projects Significantly Affecting Natura 2000 sites: Methodological Guidance on the Provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC (European Commission Environment Directorate-General, 2001); hereafter referred to as the EC Article Guidance Document.
- Managing Natura 2000 Sites: The Provisions of Article 6 of the Habitat's Directive 92/43/EEC (EC Environment Directorate-General, 2000); hereafter referred to as MN2000.
- Managing Natura 2000 Sites: The Provisions of Article 6 of the Habitat's Directive 92/43/EEC (EC, 2018).

2.2. Data Sources

Sources of information that were used to collect data on the Natura 2000 network of sites, and the environment within which they are located, are listed below:

- The following mapping and Geographical Information Systems (GIS) data sources, as required:
 - National Parks & Wildlife (NPWS) protected site boundary data;
 - Ordnance Survey of Ireland (OSI) mapping and aerial photography;
 - OSI/Environmental Protection Agency (EPA) rivers and streams, and catchments;
 - Open Street Maps;
 - Digital Elevation Model over Europe (EU-DEM);
 - Google Earth and Bing aerial photography 1995-2018;
- Online data available on Natura 2000 sites as held by the National Parks and Wildlife Service (NPWS) from www.npws.ie including:
 - Natura 2000 - Standard Data Form;
 - Conservation Objectives;
 - Site Synopses;
- National Biodiversity Data Centre records;
 - Online database of rare, threatened and protected species;
 - Publicly accessible biodiversity datasets.
- Status of EU Protected Habitats in Ireland. (National Parks & Wildlife Service, 2013); and
- Relevant Development Plans and Local Area Plans in neighbouring areas;
 - Fingal County Development Plan 2017-2023

3. Description of the proposed Project

This report presents a screening assessment for a proposed Project consisting of the construction of a data storage facility development at Cruiserath Road, Dublin 15. The proposed Project is to take place on a greenfield site, within an established industrial area, on the north western outskirts of Dublin. It is noted that planning permission has been granted for a data storage facility to the south of the proposed development within the ownership boundary and that the proposed Project is an extension to this facility. The proposed Project is to consist of two two-storey buildings, back-up generators, attenuation pond and associated works within a site of approximately 7.5 hectares.

The proposed development will incorporate a Sustainable Urban Drainage System (SuDS), with both surface water and waste water going to existing public sewers via the surface water and waste water network constructed as part of the permitted development. Works for the proposed Project are to be contained within the ownership boundary of the site and there are to be no discharges to any local watercourses.

Figure 1 shows the proposed Project location and Figure 2 shows the proposed Project site red line boundary.

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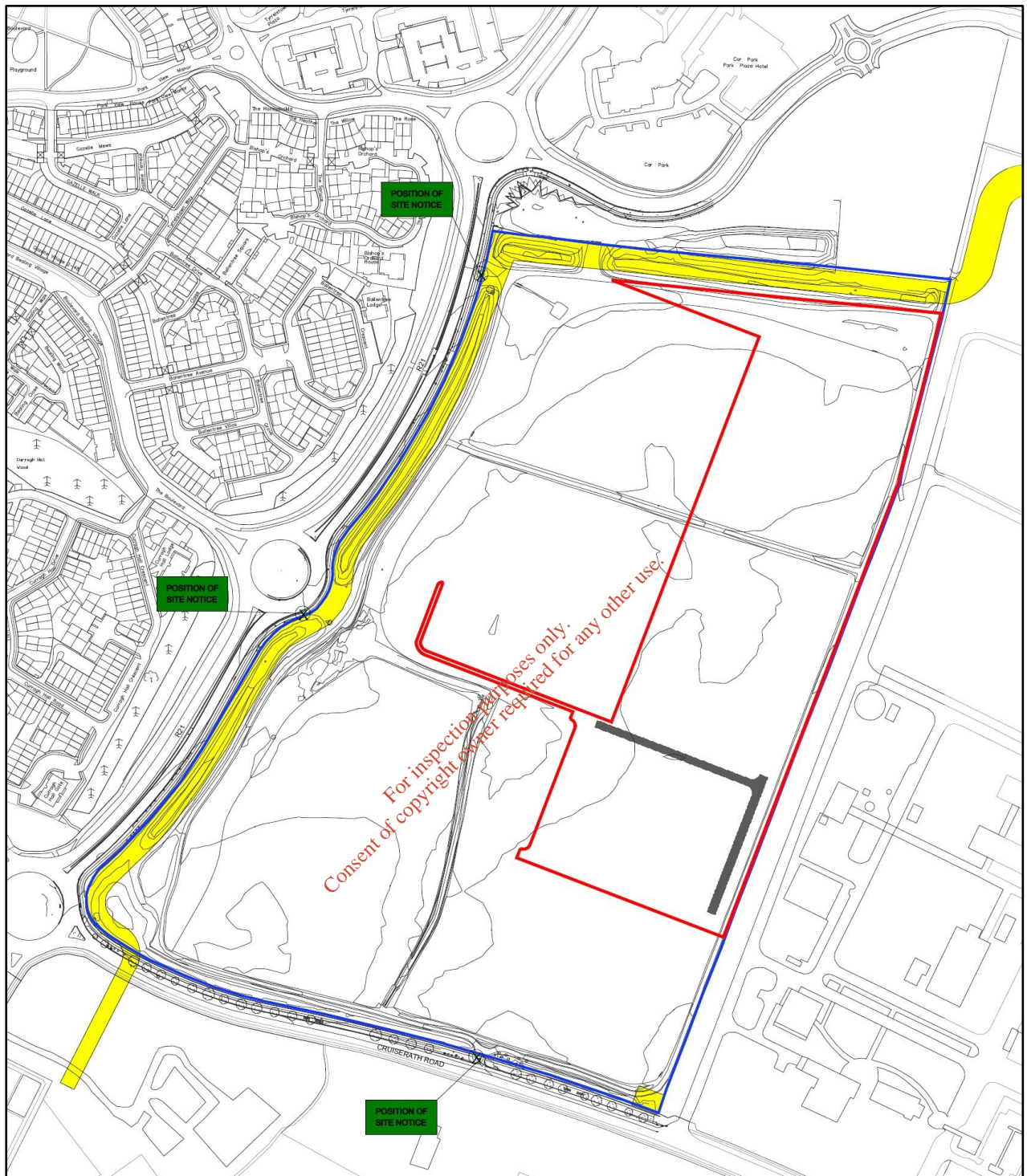


Figure 2. The proposed Project site red line boundary.

4. Identification of Natura 2000 Sites

4.1. Description of Natura Sites Potentially Affected

DoEHLG (2009) Guidance on Appropriate Assessment suggests an assessment of European sites within a zone of impact of 15 km. This distance is a guidance only and the zone of impact has been identified taking consideration of the nature and location of the proposed Project to ensure all European sites with connectivity to it are considered in terms of a catchment-based assessment.

The zone of impact may be determined by connectivity to the proposed Project in terms of:

- Nature, scale, timing and duration of works and possible impacts, nature and size of excavations, storage of materials, flat/sloping sites;
- Distance and nature of pathways (dilution and dispersion; intervening 'buffer' lands, roads etc.); and
- Sensitivity and location of ecological features.

The guidance provides that, at the screening stage, it is necessary to identify the sites and compile information on their qualifying interests and conservation objectives. In preparation for this, the potential for source pathway receptor connectivity is firstly identified and detailed information is then provided on sites with connectivity. European sites that are located within 15 km of the Project are listed in Table 1 and presented in Figure 3, below. Spatial boundary data on the Natura 2000 network was extracted from the NPWS website (www.npws.ie) on the 27th March 2019.

Table 1 European Sites located within 15km or the potential zone of impact of the Project.

| Site Code | Site name | Distance (km) ¹ |
|-----------|--|----------------------------|
| 000205 | Malahide Estuary SAC | 12.44 |
| 000206 | North Dublin Bay SAC | 14.34 |
| 000210 | South Dublin Bay SAC | 14.00 |
| 001398 | Rye Water Valley/Carton SAC | 8.82 |
| 004006 | North Bull Island SPA | 14.33 |
| 004024 | South Dublin Bay and River Tolka Estuary SPA | 11.62 |
| 004025 | Malahide Estuary SPA | 12.56 |

There is no potential for connectivity between the proposed Project and the closest European site, Rye Water Valley/Carton SAC (Site Code 001398), which is located approximately 8.82 km to the west and associated with a different catchment. The proposed Project is located in the catchment of the Tolka river and Rye Water is a tributary of the River Liffey. The closest European sites with potential connectivity to the proposed Project are

¹ Distances indicated are the closest geographical distance between the proposed Project and the European site boundary, as made available by the NPWS. Connectivity along hydrological pathways may be significantly greater.

those associated with north Dublin Bay, including South Dublin Bay and River Tolka Estuary SPA (Site Code 004024), North Dublin Bay SAC (Site Code 000206), and North Bull Island SPA (Site Code 004006), which are located over 11 km to the east.

The proposed Project is not in the vicinity of any rivers or streams, as indicated in Ordnance Survey Ireland (OSI) Geographical Information System (GIS) data available from the Environmental Protection Agency (EPA). The nearest watercourse is located approximately 260 m to the north the proposed Project and it has been noted that the works are to be contained within the ownership boundary of the site and there are to be no discharges to any local watercourses.

In light of the above, it is evident that there is no meaningful biological or relevant hydrological connectivity to any European sites.

There are no predicted effects on the Dublin Bay European sites given:

- The proposed development will incorporate a Sustainable Urban Drainage System (SuDS), with both surface water and waste water going to existing public sewers via the surface water and waste water network constructed as part of the permitted development;
- The distance between the proposed Project and the European sites, over 11 km; and
- The lack of hydrological pathways between the proposed Project and north Dublin Bay.

Having considered the above, significant effects on any European sites as a result of the proposed Project can be ruled out and, therefore, potential significant effects on European sites can be excluded at a preliminary screening stage.

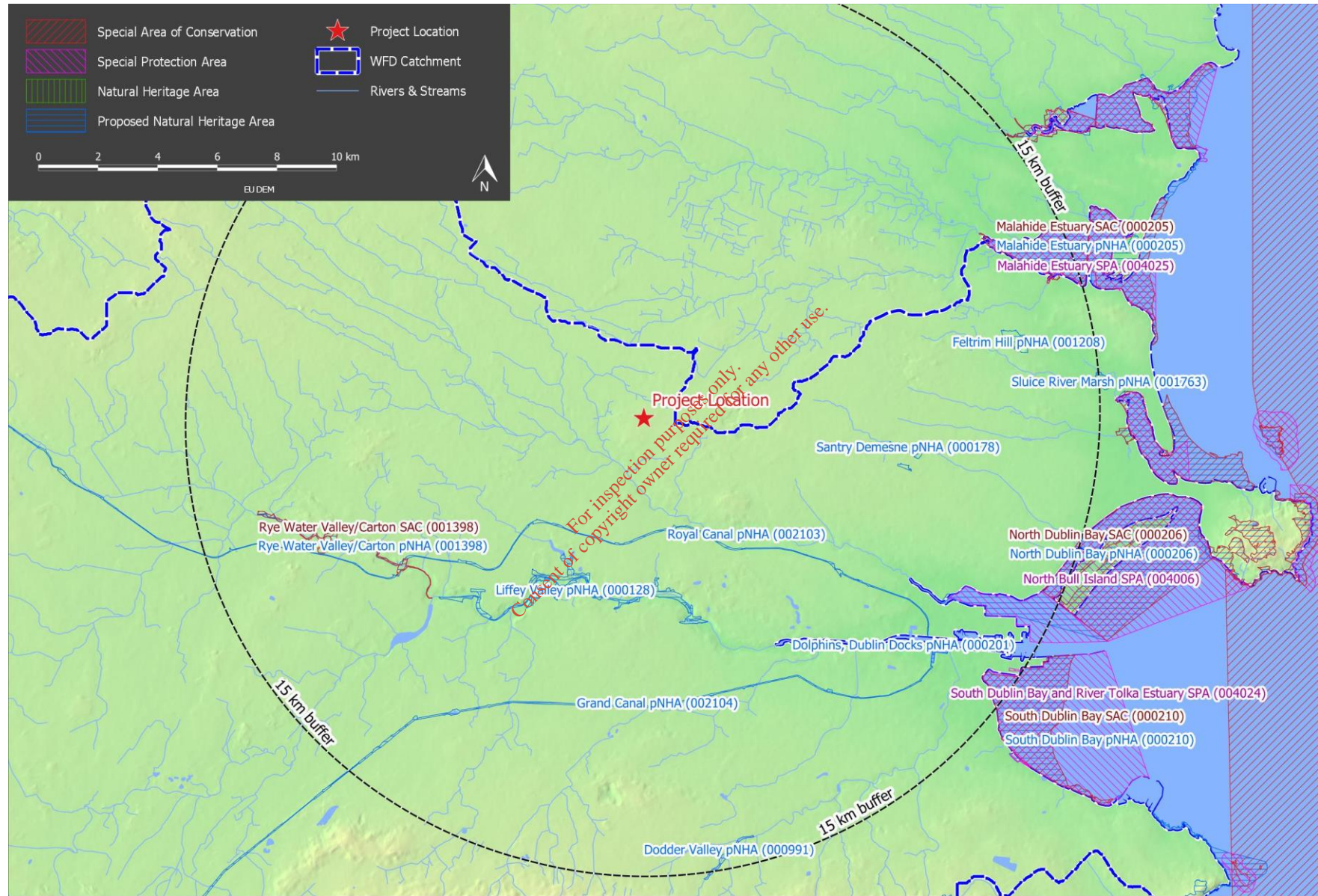


Figure 3. Showing European sites and NHAs/pNHAs within 15 km of the proposed Project.

4.2. Ecological Network Supporting Natura 2000 Sites

An analysis of the proposed Natural Heritage Areas (pNHA) and designated Natural Heritage Areas (NHA) in terms of their role in supporting the species using Natura 2000 sites was undertaken. It was assumed that these supporting roles mainly related to mobile fauna such as mammals and birds which may use pNHAs and NHAs as “stepping stones” between Natura 2000 sites.

Article 10 of the Habitats Directive and the Habitats Regulations 2011 place a high degree of importance on such non-Natura 2000 areas as features that connect the Natura 2000 network. Features such as ponds, woodlands and important hedgerows were taken into account during the rest of the AA process.

There are proposed Natural Heritage Areas designated for North and South Dublin Bay (Figure 4). However, for the purposes of this AA screening report these areas are dealt with under their higher conservation status designations as European sites.

5. Identification of Potential Impacts & Assessment of Significance

The proposed Project is not directly connected with or necessary to the management of the sites considered in the assessment and therefore potential impacts must be identified and considered.

5.1. Potential Impacts

There is no potential for connectivity between the proposed Project and the closest European site, Rye Water Valley/Carton SAC (Site Code 001398), which is located approximately 8.82 km to the west and associated with a different catchment. The proposed Project is located in the catchment of the Tolka river and Rye Water is a tributary of the River Liffey. The closest European sites with potential connectivity to the proposed Project are those associated with north Dublin Bay, including South Dublin Bay and River Tolka Estuary SPA (Site Code 004024), North Dublin Bay SAC (Site Code 000206), and North Bull Island SPA (Site Code 004006), which are located over 11 km to the east.

The proposed Project is not in the vicinity of any rivers or streams, as indicated in Ordnance Survey Ireland (OSI) Geographical Information System (GIS) data available from the Environmental Protection Agency (EPA). The nearest watercourse is located approximately 260 m to the north the proposed Project and it has been noted that the works are to be contained within the ownership boundary of the site and there are to be no discharges to any local watercourses.

In light of the above, it is evident that there is no meaningful biological or relevant hydrological connectivity to any European sites.

There are no predicted effects on the Dublin Bay European sites given:

- The proposed development will incorporate a Sustainable Urban Drainage System (SuDS), with both surface water and waste water going to existing public sewers via the surface water and waste water network constructed as part of the permitted development;
- The distance between the proposed Project and the European sites, over 11 km; and
- The lack of hydrological pathways between the proposed Project and north Dublin Bay.

Having considered the above, significant effects on any European sites as a result of the proposed Project have been ruled out and, therefore, potential significant effects on European sites have been excluded at a preliminary screening stage.

5.2. Assessment of Potential In-Combination Effects

Cumulative impacts or effects are changes in the environment that result from numerous human-induced, small-scale alterations. Cumulative impacts can be thought of as occurring through two main pathways: first, through persistent additions or losses of the same materials or resource, and second, through the compounding effects as a result of the coming together of two or more effects.

As part of the Screening for an Appropriate Assessment, in addition to the proposed Project, other relevant plans and projects in the area must also be considered at this stage. This step aims to identify at this early stage any possible significant in-combination effects of the proposed development with other such plans and projects on European sites.

A review of data made available through the planning section of the Fingal County Council website indicates that, within the last five years, there have been 25 applications for planning granted permission in the vicinity of the proposed Project, details below

| Fingal County Council Planning Application Reference No. & Applicant | Summary Description of Development | Location of Development | Decision Date |
|--|--|---|---|
| FW18A/0132 Gembira Ltd | Permission for the relocation of approved residential units and the addition of a further 17 residential units | Hollywoodrath, Hollystown, Dublin 15 | Permission Granted 23 rd January 2019 |
| FW18A/0121 Bestseller Retail Ireland Ltd | Permission for the construction of a two-storey office building with landscaped roof and central circular planted open courtyard, as well as associated car parking and road infrastructure modifications. | Cruiserath Drive, Townland of Cruiserath, Mulhuddart, Dublin 15 | Permission Granted 8 th October 2018 |
| FW18A/0103 Betania Limited | Permission for the construction of a new single storey ESB Substation and all ancillary site works. | Betania Church, Powerstown Road, Tyrrelstown, Dublin 15 | Permission Granted 6 th September 2018 |

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| FW18A/0054 Channor Limited | Permission for the construction of 2 office buildings with 6 levels of office space with rooftop plant, as well as associated car parking and storage facilities. | Tyrellstown Link Road L3095, Blanchardstown Corporate Park, Dublin 15 | Permission Granted 21 st August 2018 |
| FW17A/0146 IDA Ireland | Permission for the construction of c.350 metres of single carriageway park roadway, footpaths, public lighting, landscaping and all associated site works and services | College Business & Technology Park, Blanchardstown Road North, Blanchardstown, Dublin 15 | Permission Granted 4 th October 2017 |
| FW17A/0097 Jacobs Engineering Ireland Limited | Permission for the extension of the existing permitted car park located to the North West of the BMS site consisting of 99 additional car spaces and an area dedicated to parking for busses | Swords Laboratories t/a Bristol-Myers sq, Cruiserath Road, Mulhuddart, Dublin 15 | Permission Granted 4 th August 2017 |
| FW17A/0025 ADSIL | Permission for construction of a data storage facility building with an overall height of c. 13 metres, containing data halls, associated electrical and AHU Plant Rooms, a loading bay, maintenance and storage space, office administration areas, screened plant and solar panels at roof level, all within a building with a total gross floor area of 20,739 sq.m; | Cruiserath, Dublin 15 | Permission Granted 25 th April 2017 |
| FW17A/0016 Gembira Ltd | Permission for alterations to residential scheme including the changing of house types | Hollywoodrath, Hollystown, Dublin 15 | Permission Granted 4 th April 2017 |
| FW16A/0181 Betania Limited | Permission for the construction of a Place of Worship (overall GFA c. 2,784 sq m), as well as associated car parking facilities | site bounded by Powerstown Educate Together NS to east, greenfield lands to south & west, Powerstown Rd to north, Powerstown Road, Tyrellstown, Dublin 15 | Permission Granted 9 th February 2017 |
| FW16A/0027 Gas Networks Ireland | Permission to install an above ground natural gas pressure reduction unit measuring 4.45m | Coolmine Road DRI, Coolmine Road, Dublin 15 | Permission Granted 18 th October 2016 |
| FW16A/0117 Mulberryglen Ltd. | Permission for the construction residential development consisting of 47 no. dwellings comprised of 4 no. 2 storey 3 bed semi-detached houses, 11 no. 2 storey 3 bed terraced houses in 3 no. blocks & 32 no. 2 bed apartments in 2 no. 4 storey blocks. | Townlands of Hansfield & Phiblestown, Hansfield, Dublin 15 | Permission Granted 3 rd October 2016 |
| FW16A/0103 | Permission for the construction of a single storey building to be used as a car sales showroom, accommodating car display area, | Site at Damastown Close, Damastown Business Park, Dublin 15 | Permission Granted 6 th September 2016 |

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| Wintongrove Ltd. t/a Blanchardstown 4x4 | ancillary offices, staff areas, associated garage and signage. | | |
| FW16A/0085 Montjeu Ltd | Retention permission for alterations to building currently under construction (39.3m ²) comprising of an ESB sub-station, mv/lv switchroom and remote switchroom previously granted planning permission Reg Ref FW15A/0143. | College Business & Technology Park, Cruiserath Road, Blanchardstown, Dublin 15 | Permission Granted 29 th August 2016 |
| FW16A/0080 Montjeu Ltd | Permission for the construction of a 3 - storey extension with roof top plant-room to a 3 - storey administration building currently under construction (refer planning reg. ref FW15A/0038) and associated site works | College Business & Technology Park, Cruiserath Road, Blanchardstown, Dublin 15 | Permission Granted 15 th August 2016 |
| FW15A/0151 Channor Ltd | Permission for the construction of a four storey office building with rooftop plant and associated car and parking, bin-store and siteworks. | Plaza 211, formerly Site E, Blanchardstown Corporate Park (Phase 2), Blanchardstown Road North, Dublin 15 | Permission Granted 15 th July 2016 |
| FW16A/0002 Swords Laboratories t/a BMS Cruiserath | Permission for the demolition and removal of a number of buildings/structures, and their associated underground services, in six distinct areas on the existing BMS API Facility in Cruiserath. | Cruiserath & Goddamendy Townlands, Cruiserath Road, Mulhuddart, Dublin 15 | Permission Granted 7 th June 2016 |
| FW15A/0143 Montjeu Ltd | Permission for the construction of a single storey building (39.3 sq.m. max height 4.3m) comprising of an ESB sub-station, mv/lv switchroom and remote switchroom and for local alterations to boundary fence layout previously approved under permitted development granted under Plan Ref. No. FW15A/0038 off Cruiserath Road. | College Business and Technology Park, Cruiserath Road, Blanchardstown, Dublin 15 | Permission Granted 19 th January 2016 |
| FW15A/0050 PlanNet21 Communications Ltd | Permission for a new ESB substation (28.3 m ²), transformer compound with palisade fence (35.4m ²) , alterations to existing building facade to accommodate new plant, new mezzanine floor (188m ²) in existing warehouse installed in two phases, and associated landscaping. | Unit 5A Blanchardstown Corporate Park, Ballycoolin, Dublin 15 | Permission Granted 13 th July 2015 |

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| FW15A/0067 Alexion Pharma International Trading Ltd. | Phase 2 of biopharmaceutical manufacturing campus. (Phase 1 under Fingal County Council planning register reference FW14A/0020 and FW14A/0138). | College Business & Technology Park, Cruiserath Road, Blanchardstown, Dublin 15 | Permission Granted 02 nd July 2015 |
| FW15A/0038 Montjeu Ltd | Permission for the construction of Pharmaceutical Manufacturing building and associated development. | College Business & Technology Park, Cruiserath Road, Blanchardstown, Dublin 15 | Permission Granted 15th June 2015 |
| FW15A/0043 Swords Laboratories t/a Bristol Myers Squibb (BMS) | Permission for the construction of a new Biopharmaceutical Manufacturing Facility to the north of the existing BMS Pharmaceutical Campus including manufacturing facility. The works include modifications to the existing Waste Water Treatment Facilities, the local demolition of items of plant, equipment and storage facilities. | Cruiserath & Goddamendy Townlands, Cruiserath Road, Mulhuddart, Dublin 15 | Permission Granted 29th May 2015 |
| FW14A/0138 Alexion Pharma International Trading Ltd. | Amendments to previous development granted under FW14A-0020- Phase 1 of biopharmaceutical manufacturing campus and associated development. | College Business & Technology Park, Cruiserath Road, Blanchardstown, Dublin 15 | Permission Granted and Grant Retention on 17th December 2014 |
| FW13A/0088 Twinlite Services Ltd | Permission for the construction of 177 No. dwellings (13 No. with domestic garages) together with a new link road to the east of Tyrrelstown Educate Together School, to connect with Tyrrelstown Town Centre, and all associated and ancillary site works. | Church Road, Kilmartin, Tyrrelstown, Townlands of Hollystown, And Hollywoodrath, Dublin 15 | Permission Granted on 20 th October 2014 |
| FW14A/0020 Alexion Pharma International Trading Ltd | Construction of a 5 storey office building and roof top plant room, QC laboratories, packaging / warehouse, utility building and spine corridor on a 16.8 hectare site. New entrance and ancillary development. | College Business & Technology Park, Cruiserath Road, Blanchardstown, Dublin 15 | Permission Granted on 28 th March 2014 |
| FW13A/0140 Camseng International Foods (Ireland) | Permission for a ground and first floor extension to the existing ancillary internal office space, alterations to external facade including entrance area, new signage to the front, rear and two side elevations and new boundary fencing and gates to | Unit 5C, Blanchardstown Corporate Park, Blanchardstown, Dublin 15 | Permission Granted on 24 th March 2014 |

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| | site boundary and all associated site works. | | |
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Given that it is predicted that the proposed development will have no impact on any European site, in-combination impacts can be ruled out.

The Fingal County Development Plan in complying with the requirements of the Habitats Directive requires that all Projects and Plans that could affect the Natura 2000 sites in the same zone of impact of the Project site would be initially screened for Appropriate Assessment and if requiring Stage 2 AA, that appropriate employable mitigation measures would be put in place to avoid, reduce or ameliorate negative impacts. In this way any, in-combination impacts with Plans or Projects for the development area and surrounding townlands in which the development site is located, would be avoided.

Any new applications for the Project area will be assessed on a case by case basis by Fingal County Council which will determine the requirement for AA Screening as per the requirements of Article 6(3) of the Habitats Directive.

6. Conclusion

There is no potential for connectivity between the proposed Project and the closest European site, Rye Water Valley/Carton SAC (Site Code 001398), which is located approximately 8.82 km to the west and associated with a different catchment. The proposed Project is located in the catchment of the Tolka river and Rye Water is a tributary of the River Liffey. The closest European sites with potential connectivity to the proposed Project are those associated with north Dublin Bay, including South Dublin Bay and River Tolka Estuary SPA (Site Code 004024), North Dublin Bay SAC (Site Code 000206), and North Bull Island SPA (Site Code 004006), which are located over 11 km to the east.

The proposed Project is not in the vicinity of any rivers or streams, as indicated in Ordnance Survey Ireland (OSI) Geographical Information System (GIS) data available from the Environmental Protection Agency (EPA). The nearest watercourse is located approximately 260 m to the north the proposed Project and it has been noted that the works are to be contained within the ownership boundary of the site and there are to be no discharges to any local watercourses.

In light of the above, it is evident that there is no meaningful biological or relevant hydrological connectivity to any European sites.

There are no predicted effects on the Dublin Bay European sites given:

- The proposed development will incorporate a Sustainable Urban Drainage System (SuDS), with both surface water and waste water going to existing public sewers via the surface water and waste water network constructed as part of the permitted development;
- The distance between the proposed Project and the European sites, over 11 km; and
- The lack of hydrological pathways between the proposed Project and north Dublin Bay.

Having considered the above, significant effects on any European sites as a result of the proposed Project have been ruled out and, therefore, potential significant effects on European sites have been excluded at a preliminary screening stage.

It has been objectively concluded by Moore Group Environmental Services that:

1. The proposed Project is not directly connected with, or necessary to the conservation management of the European sites considered in this assessment.
2. The proposed Project is unlikely to indirectly significantly affect the Qualifying interests or Conservation Objectives of the European sites considered in this assessment.
3. The proposed Project, alone or in combination with other projects, is not likely to have significant effects on the European sites considered in this assessment in view of their conservation objectives.
4. It is possible to conclude that there would be no significant effects, no potentially significant effects and no uncertain effects if the proposed Project were to proceed.

It is the view of Moore Group Environmental Services that it is not necessary to undertake any further stage of the Appropriate Assessment process.

A finding of no significant effects report is presented in Appendix A in accordance with the EU Commission's methodological guidance (European Commission, 2001).

7. References

Department of the Environment, Heritage and Local Government (2010) Guidance on Appropriate Assessment of Plans and Projects in Ireland (as amended February 2010).

European Commission (2000) Managing Natura 2000 sites: the provisions of Article 6 of the 'Habitats' Directive 92/43/EEC.

European Commission Environment DG (2001) Assessment of plans and projects significantly affecting Natura 2000 sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC. European Commission, Brussels.

European Commission (2007) Guidance document on Article 6(4) of the 'Habitats Directive '92/43/EEC: Clarification of the concepts of: alternative solutions, imperative reasons of overriding public interests, compensatory measures, overall coherence and opinion of the Commission. European Commission, Brussels.

European Commission (2018) Managing Natura 2000 sites: the provisions of Article 6 of the 'Habitats' Directive 92/43/EEC.

NPWS (2013) The Status of EU Protected Habitats and Species in Ireland. National Parks and Wildlife Service, Department of the Environment, Heritage and Local Government, Dublin.

NPWS (2018) National Parks and Wildlife Service Metadata available online at <https://www.npws.ie/maps-and-data>

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Appendix A

FINDING OF NO SIGNIFICANT EFFECTS REPORT

Finding no significant effects report matrix

Name of project or plan

Proposed Data Storage Facility Development, Cruiserath Road , Dublin15

Name and location of the Natura 2000 site(s)

There is no potential for connectivity between the proposed Project and the closest European site, Rye Water Valley/Carton SAC (Site Code 001398), which is located approximately 8.82 km to the west and associated with a different catchment. The proposed Project is located in the catchment of the Tolka river and Rye Water is a tributary of the River Liffey. The closest European sites with potential connectivity to the proposed Project are those associated with north Dublin Bay, including South Dublin Bay and River Tolka Estuary SPA (Site Code 004024), North Dublin Bay SAC (Site Code 000206), and North Bull Island SPA (Site Code 004006), which are located over 11 km to the east.

Description of the project or plan

This report presents a screening assessment for a proposed Project consisting of the construction of a data storage facility development at Cruiserath Road, Dublin 15. The proposed Project is to take place on a greenfield site, within an established industrial area, on the north western outskirts of Dublin. It is noted that planning permission has been granted for a data storage facility to the south of the proposed development within the ownership boundary and that the proposed Project is an extension to this facility. The proposed Project is to consist of two two-storey buildings, back-up generators, attenuation pond and associated works within a site of approximately 7.5 hectares.

The proposed development will incorporate a Sustainable Urban Drainage System (SuDS), with both surface water and waste water going to existing public sewers via the surface water and waste water network constructed as part of the permitted development. Works are to be contained within the ownership boundary of the site and there are to be no discharges to any local watercourses.

Is the project or plan directly connected with or necessary to the management of the site(s)

No

Are there other projects or plans that together with the projects or plan being assessed could affect the site

A review of data made available through the planning section of the Fingal County Council website indicates that, within the last five years, there have been 25 applications for planning granted permission in the vicinity of the proposed Project, details below.

| Fingal County Council Planning Application Reference No. & Applicant | Summary Description of Development | Location of Development | Decision Date |
|--|--|---|--|
| FW18A/0132 Gembira Ltd | Permission for the relocation of approved residential units and the addition of a further 17 residential units | Hollywoodrath, Hollystown, Dublin 15 | Permission Granted 23 rd January 2019 |
| FW18A/0121 Bestseller Retail Ireland Ltd | Permission for the construction of a two-storey office building with landscaped roof and central circular planted open courtyard, as well as associated car parking and road infrastructure modifications. | Cruiserath Drive, Townland of Cruiserath, Mulhuddart, Dublin 15 | Permission Granted 8 th October 2018 |

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| FW18A/0103 Betania Limited | Permission for the construction of a new single storey ESB Substation and all ancillary site works. | Betania Church, Powerstown Road, Tyrrelstown, Dublin 15 | Permission Granted 6 th September 2018 |
| FW18A/0054 Channor Limited | Permission for the construction of 2 office buildings with 6 levels of office space with rooftop plant, as well as associated car parking and storage facilities. | Tyrellstown Link Road L3095, Blanchardstown Corporate Park, Dublin 15 | Permission Granted 21 st August 2018 |
| FW17A/0146 IDA Ireland | Permission for the construction of c.350 metres of single carriageway park roadway, footpaths, public lighting, landscaping and all associated site works and services | College Business & Technology Park, Blanchardstown Road North, Blanchardstown, Dublin 15 | Permission Granted 4 th October 2017 |
| FW17A/0097 Jacobs Engineering Ireland Limited | Permission for the extension of the existing permitted car park located to the North West of the BMS site consisting of 99 additional car spaces and an area dedicated to parking for busses | Swords Laboratories t/a Bristol-Myers sq, Cruiserath Road, Mulhuddart, Dublin 15 | Permission Granted 4 th August 2017 |
| FW17A/0025 ADSIL | Permission for construction of a data storage facility building with an overall height of c. 13 metres, containing data halls, associated electrical and AHU Plant Rooms, a loading bay, maintenance and storage space, office administration areas, screened plant and solar panels at roof level, all within a building with a total gross floor area of 20,739 sq.m; | Cruiserath, Dublin 15 | Permission Granted 25 th April 2017 |
| FW17A/0016 Gembira Ltd | Permission for alterations to residential scheme including the changing of house types | Hollywoodrath, Hollystown, Dublin 15 | Permission Granted 4 th April 2017 |
| FW16A/0181 Betania Limited | Permission for the construction of a Place of Worship (overall GFA c. 2,784 sq m), as well as associated car parking facilities | site bounded by Powerstown Educate Together NS to east, greenfield lands to south & west, Powerstown Rd to north, Powerstown Road, Tyrrelstown, Dublin 15 | Permission Granted 9 th February 2017 |
| FW16A/0027 Gas Networks Ireland | Permission to install an above ground natural gas pressure reduction unit measuring 4.45m | Coolmine Road DRI, Coolmine Road, Dublin 15 | Permission Granted 18 th October 2016 |
| FW16A/0117 Mulberryglen Ltd. | Permission for the construction residential development consisting of 47 no. dwellings comprised of 4 no. 2 storey 3 bed semi-detached houses, 11 no. 2 storey 3 bed terraced houses in 3 no. blocks & 32 no. 2 bed apartments in 2 no. 4 storey blocks. | Townlands of Hansfield & Phibblestown, Hansfield, Dublin 15 | Permission Granted 3 rd October 2016 |

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| FW16A/0103 Wintongrove Ltd. t/a Blanchardstown 4x4 | Permission for the construction of a single storey building to be used as a car sales showroom, accommodating car display area, ancillary offices, staff areas, associated garage and signage. | Site at Damastown Close, Damastown Business Park, Dublin 15 | Permission Granted 6 th September 2016 |
| FW16A/0085 Montjeu Ltd | Retention permission for alterations to building currently under construction (39.3m ²) comprising of an ESB sub-station, mv/lv switchroom and remote switchroom previously granted planning permission Reg Ref FW15A/0143. | College Business & Technology Park, Cruiserath Road, Blanchardstown, Dublin 15 | Permission Granted 29 th August 2016 |
| FW16A/0080 Montjeu Ltd | Permission for the construction of a 3 - storey extension with roof top plant-room to a 3 - storey administration building currently under construction (refer planning reg. ref FW15A/0038) and associated site works | College Business & Technology Park, Cruiserath Road, Blanchardstown, Dublin 15 | Permission Granted 15 th August 2016 |
| FW15A/0151 Channor Ltd | Permission for the construction of a four storey office building with rooftop plant and associated car and parking, bin store and siteworks. | Plaza 211, formerly Site E, Blanchardstown Corporate Park (Phase 2), Blanchardstown Road North, Dublin 15 | Permission Granted 15 th July 2016 |
| FW16A/0002 Swords Laboratories t/a BMS Cruiserath | Permission for the demolition and removal of a number of buildings/structures, and their associated underground services, in six distinct areas on the existing BMS API Facility in Cruiserath. | Cruiserath & Goddamendy Townlands, Cruiserath Road, Mulhuddart, Dublin 15 | Permission Granted 7 th June 2016 |
| FW15A/0143 Montjeu Ltd | Permission for the construction of a single storey building (39.3 sq.m. max height 4.3m) comprising of an ESB sub-station, mv/lv switchroom and remote switchroom and for local alterations to boundary fence layout previously approved under permitted development granted under Plan Ref. No. FW15A/0038 off Cruiserath Road. | College Business and Technology Park, Cruiserath Road, Blanchardstown, Dublin 15 | Permission Granted 19 th January 2016 |
| FW15A/0050 PlanNet21 Communications Ltd | Permission for a new ESB substation (28.3 m ²), transformer compound with palisade fence (35.4m ²) , alterations to existing building facade to accommodate new plant, new mezzanine floor (188m ²) in existing warehouse installed in two phases, and associated landscaping. | Unit 5A Blanchardstown Corporate Park, Ballycoolin, Dublin 15 | Permission Granted 13 th July 2015 |

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| FW15A/0067 Alexion Pharma International Trading Ltd. | Phase 2 of biopharmaceutical manufacturing campus. (Phase 1 under Fingal County Council planning register reference FW14A/0020 and FW14A/0138). | College Business & Technology Park, Cruiserath Road, Blanchardstown, Dublin 15 | Permission Granted 02 nd July 2015 |
| FW15A/0038 Montjeu Ltd | Permission for the construction of Pharmaceutical Manufacturing building and associated development. | College Business & Technology Park, Cruiserath Road, Blanchardstown, Dublin 15 | Permission Granted 15 th June 2015 |
| FW15A/0043 Swords Laboratories t/a Bristol Myers Squibb (BMS) | Permission for the construction of a new Biopharmaceutical Manufacturing Facility to the north of the existing BMS Pharmaceutical Campus including manufacturing facility. The works include modifications to the existing Waste Water Treatment Facilities, the local demolition of items of plant, equipment and storage facilities. | Cruiserath & Goddamendy Townlands, Cruiserath Road, Mulhuddart, Dublin 15 | Permission Granted 29 th May 2015 |
| FW14A/0138 Alexion Pharma International Trading Ltd. | Amendments to previous development granted under FW14A-0020- Phase 1 of biopharmaceutical manufacturing campus and associated development. | College Business & Technology Park, Cruiserath Road, Blanchardstown, Dublin 15 | Permission Granted and Grant Retention on 17 th December 2014 |
| FW13A/0088 Twinlite Services Ltd | Permission for the construction of 177 No. dwellings (13 No. with domestic garages) together with a new link road to the east of Tyrrelstown Educate Together School, to connect with Tyrrelstown Town Centre, and all associated and ancillary site works. | Church Road, Kilmartin, Tyrrelstown, Townlands of Hollystown, And Hollywoodrath, Dublin 15 | Permission Granted on 20 th October 2014 |
| FW14A/0020 Alexion Pharma International Trading Ltd | Construction of a 5 storey office building and roof top plant room, QC laboratories, packaging / warehouse, utility building and spine corridor on a 16.8 hectare site. New entrance and ancillary development. | College Business & Technology Park, Cruiserath Road, Blanchardstown, Dublin 15 | Permission Granted on 28 th March 2014 |
| FW13A/0140 Camseng International Foods (Ireland) | Permission for a ground and first floor extension to the existing ancillary internal office space, alterations to external facade including entrance area, new signage to the front, rear and two side elevations and new boundary fencing and gates to | Unit 5C, Blanchardstown Corporate Park, Blanchardstown, Dublin 15 | Permission Granted on 24 th March 2014 |

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| | site boundary and all associated site works. | | |
|--|--|--|--|

Given that it is predicted that the proposed development will have no impact on any European site, in-combination impacts can be ruled out.

The Fingal County Development Plan in complying with the requirements of the Habitats Directive requires that all Projects and Plans that could affect the Natura 2000 sites in the same zone of impact of the Project site would be initially screened for Appropriate Assessment and if requiring Stage 2 AA, that appropriate employable mitigation measures would be put in place to avoid, reduce or ameliorate negative impacts. In this way any, in-combination impacts with Plans or Projects for the development area and surrounding townlands in which the development site is located, would be avoided.

Any new applications for the Project area will be assessed on a case by case basis by Fingal County Council which will determine the requirement for AA Screening as per the requirements of Article 6(3) of the Habitats Directive.

THE ASSESSMENT OF SIGNIFICANCE OF EFFECTS

Describe how the project or plan (alone or in combination) is likely to affect the Natura 2000 site.

There is no potential for connectivity between the proposed Project and the closest European site, Rye Water Valley/Carton SAC (Site Code 001398), which is located approximately 8.82 km to the west and associated with a different catchment. The proposed Project is located in the catchment of the Tolka river and Rye Water is a tributary of the River Liffey. The closest European sites with potential connectivity to the proposed Project are those associated with north Dublin Bay, including South Dublin Bay and River Tolka Estuary SPA (Site Code 004024), North Dublin Bay SAC (Site Code 000206), and North Bull Island SPA (Site Code 004006), which are located over 11 km to the east.

The proposed Project is not in the vicinity of any rivers or streams, as indicated in Ordnance Survey Ireland (OSI) Geographical Information System (GIS) data available from the Environmental Protection Agency (EPA). The nearest watercourse is located approximately 260 m to the north the proposed Project and it has been noted that the works are to be contained within the ownership boundary of the site and there are to be no discharges to any local watercourses.

In light of the above, it is evident that there is no meaningful biological or relevant hydrological connectivity to any European sites.

There are no predicted effects on the Dublin Bay European sites given:

- The proposed development will incorporate a Sustainable Urban Drainage System (SuDS), with both surface water and waste water going to existing public sewers via the surface water and waste water network constructed as part of the permitted development;
- The distance between the proposed Project and the European sites, over 11 km; and
- The lack of hydrological pathways between the proposed Project and north Dublin Bay.

Having considered the above, significant effects on any European sites as a result of the proposed Project have been ruled out and, therefore, potential significant effects on European sites have been excluded at a preliminary screening stage.

Explain why these effects are not considered significant.

See above

List of agencies consulted: provide contact name and telephone or e-mail address

The requirement for Appropriate Assessment Screening was determined during discussions with Fingal County Council.

Response to consultation

N/A.

DATA COLLECTED TO CARRY OUT THE ASSESSMENT

Who carried out the assessment

Moore Group Environmental Services.

Sources of data

NPWS database of designated sites at www.npws.ie

National Biodiversity Data Centre database <http://maps.biodiversityireland.ie>

Level of assessment completed

Desktop Assessment.

Where can the full results of the assessment be accessed and viewed

Fingal County Council Planning Section.

OVERALL CONCLUSIONS

There is no potential for connectivity between the proposed Project and the closest European site, Rye Water Valley/Carton SAC (Site Code 001398), which is located approximately 8.82 km to the west and associated with a different catchment. The proposed Project is located in the catchment of the Tolka river and Rye Water is a tributary of the River Liffey. The closest European sites with potential connectivity to the proposed Project are those associated with north Dublin Bay, including South Dublin Bay and River Tolka Estuary SPA (Site Code 004024), North Dublin Bay SAC (Site Code 000206), and North Bull Island SPA (Site Code 004006), which are located over 11 km to the east.

The proposed Project is not in the vicinity of any rivers or streams, as indicated in Ordnance Survey Ireland (OSI) Geographical Information System (GIS) data available from the Environmental Protection Agency (EPA). The nearest watercourse is located approximately 260 m to the north of the proposed Project and it has been noted that the works are to be contained within the ownership boundary of the site and there are to be no discharges to any local watercourses.

In light of the above, it is evident that there is no meaningful biological or relevant hydrological connectivity to any European sites.

There are no predicted effects on the Dublin Bay European sites given:

- The proposed development will incorporate a Sustainable Urban Drainage System (SuDS), with both surface water and waste water going to existing public sewers via the surface water and waste water network constructed as part of the permitted development;
- The distance between the proposed Project and the European sites, over 11 km; and
- The lack of hydrological pathways between the proposed Project and north Dublin Bay.

Having considered the above, significant effects on any European sites as a result of the proposed Project have been ruled out and, therefore, potential significant effects on European sites have been excluded at a preliminary screening stage.

It has been objectively concluded by Moore Group Environmental Services that:

1. The proposed Project is not directly connected with, or necessary to the conservation management of the European sites considered in this assessment.
2. The proposed Project is unlikely to indirectly significantly affect the Qualifying interests or Conservation Objectives of the European sites considered in this assessment.
3. The proposed Project, alone or in combination with other projects, is not likely to have significant effects on the European sites considered in this assessment in view of their conservation objectives.
4. It is possible to conclude that there would be no significant effects, no potentially significant effects and no uncertain effects if the proposed Project were to proceed.

It is the view of Moore Group Environmental Services that it is not necessary to undertake any further stage of the Appropriate Assessment process.