

Report for the purposes of
Appropriate Assessment Screening

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

Proposed Prefabricated Containers
At Clonshaugh Business and Technology Park
Clonshaugh, Dublin 17

Prepared by: Moore Group – Environmental Services

20th June 2019



On behalf of MCA Architects and Dublin City Council

Client	MCA Architects and Dublin City Council
Project	Proposed Prefabricated Containers, At Clonshaugh Business and Technology Park Clonshaugh, Dublin 17
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Appendix A – Finding of No Significant Effects Report

Abbreviations

AA	Appropriate Assessment
EEC	European Economic Community
EPA	Environmental Protection Agency
EU	European Union
GIS	Geographical Information System
IW	Irish Water
LAP	Local Area Plan
NHA	Natural Heritage Area
NIS	Natura Impact Statement
NPWS	National Parks and Wildlife Service
OSI	Ordnance Survey Ireland
pNHA	proposed Natural Heritage Area
SAC	Special Area of Conservation
SPA	Special Protection Area
SUDS	Sustainable Urban Drainage System

1. Introduction

1.1. General Introduction

This Appropriate Assessment Screening report has been prepared to support an application for planning permission for the proposed development. This report contains information required for the competent authority to undertake screening for Appropriate Assessment (AA) on the potential for the installation of new prefabricated container units at Clonshaugh Business and Technology Park, Clonshaugh, Dublin 17 (hereafter referred to as the proposed Project) to significantly affect European sites.

Screening is the process that addresses and records the reasoning and conclusions in relation to the first two tests of Article 6(3) of 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):

- I). whether a plan or project is directly connected to or necessary for the management of the site, and
- II). whether a plan or project, alone or in combination with other plans and projects, is likely to have significant effects on a Natura 2000 site in view of its 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 MCA Architects and Dublin City 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.

1.2. Legislative Background - The Habitats and Birds Directives

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).

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 an 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 contained in the *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* (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 1995-2019;
- 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;
 - Dublin City Development Plan 2016-2022

3. Description of the proposed Project

This report presents a screening assessment relating to the proposed installation of 4 prefabricated, stacked equipment units. The units are to be installed on artificial surfaces adjacent to existing data storage facility buildings.

The proposed development comprises of a container compound for the purposes of providing ancillary modular plant, electronic equipment and machinery space located to the south of an existing data storage facility (Building B).

The development contains 4 no. prefabricated metal containers (stacked to form 2 no. storeys), associated access arrangements and staircases, a boundary fence enclosure around the proposed development with 3 no. access points, and all ancillary works.

The dimensions of each single-stacked unit are 13.7m long x 2.85m wide x 3.2m high. The dimensions of each double-stacked unit are 13.7m long x 4.92m wide x 3.2m high. These units are intended to be stacked one on top of the other, which will bring the total height of the proposed development to 6.8m high. Visually the appearance of the proposed data equipment units are intended to complement the neighbouring buildings. The footprint of the proposed units is approximately 0.025ha.

Figure 1 shows the proposed Project location and Figure 2 shows a detailed view of the proposed Project boundary on recent aerial photography. Figures 3 and 4 show plans of the proposed double and single stack units.

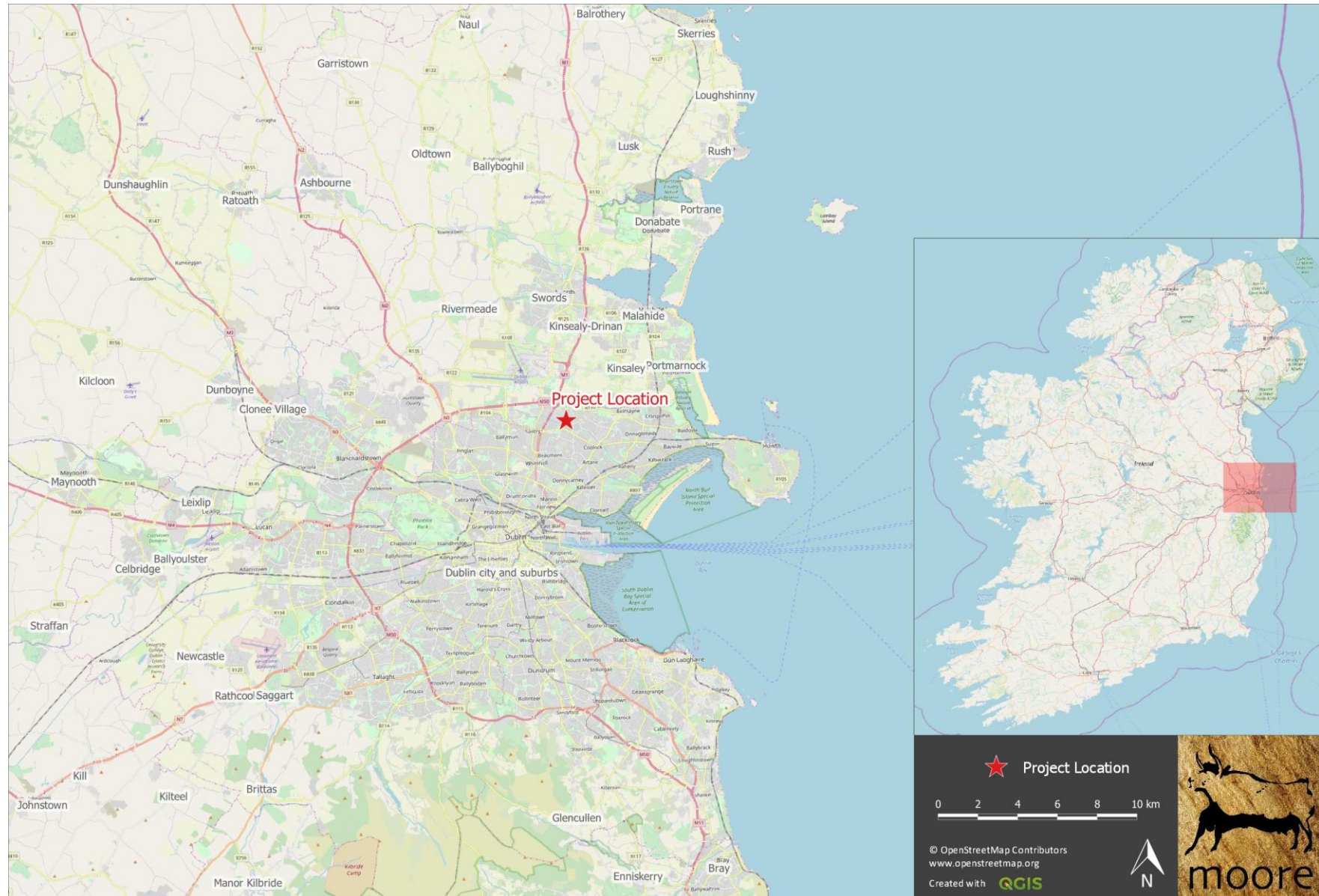


Figure 3. Showing the proposed Project location in the north of Dublin City.

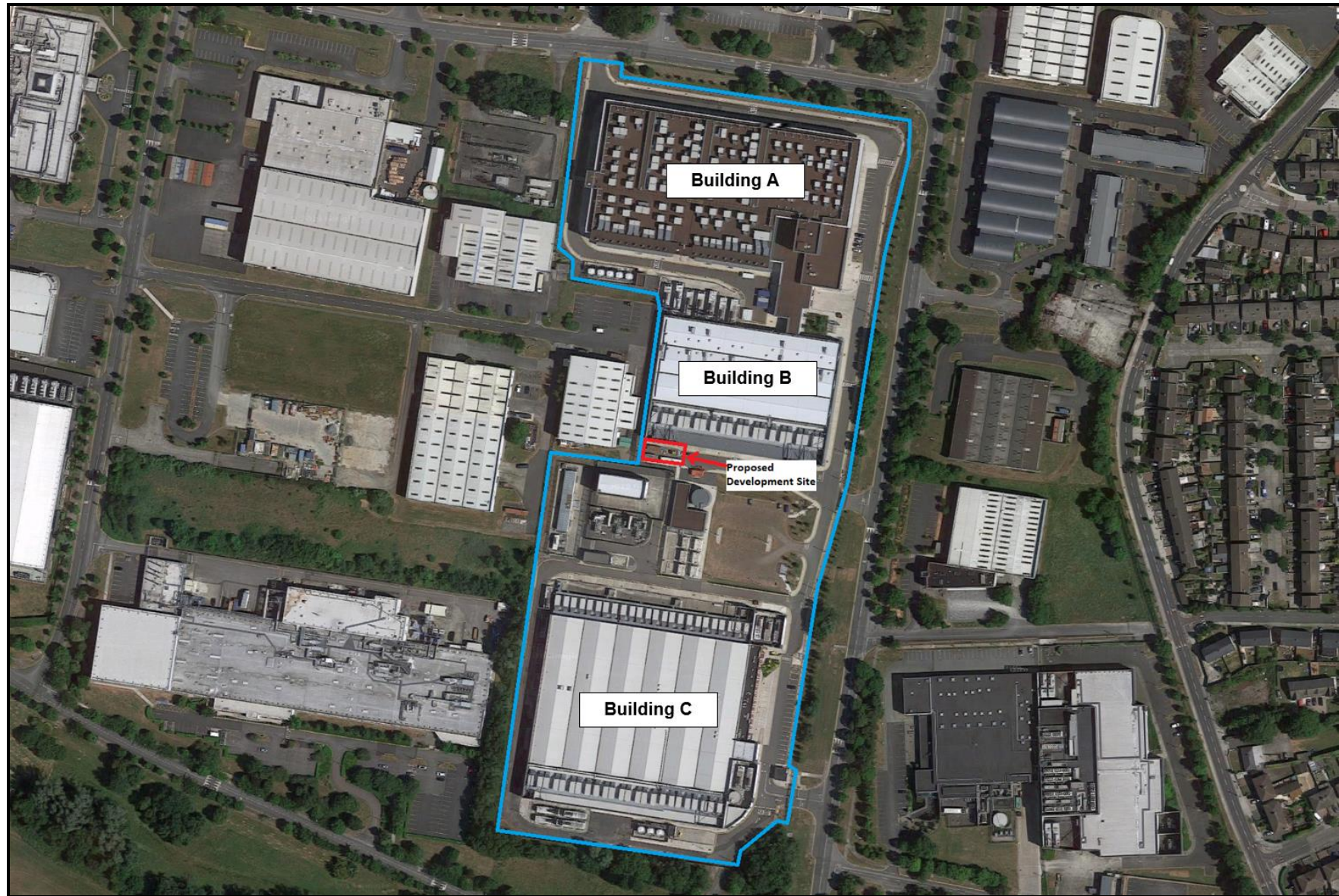


Figure 4. Showing the proposed Project location on recent aerial photography.

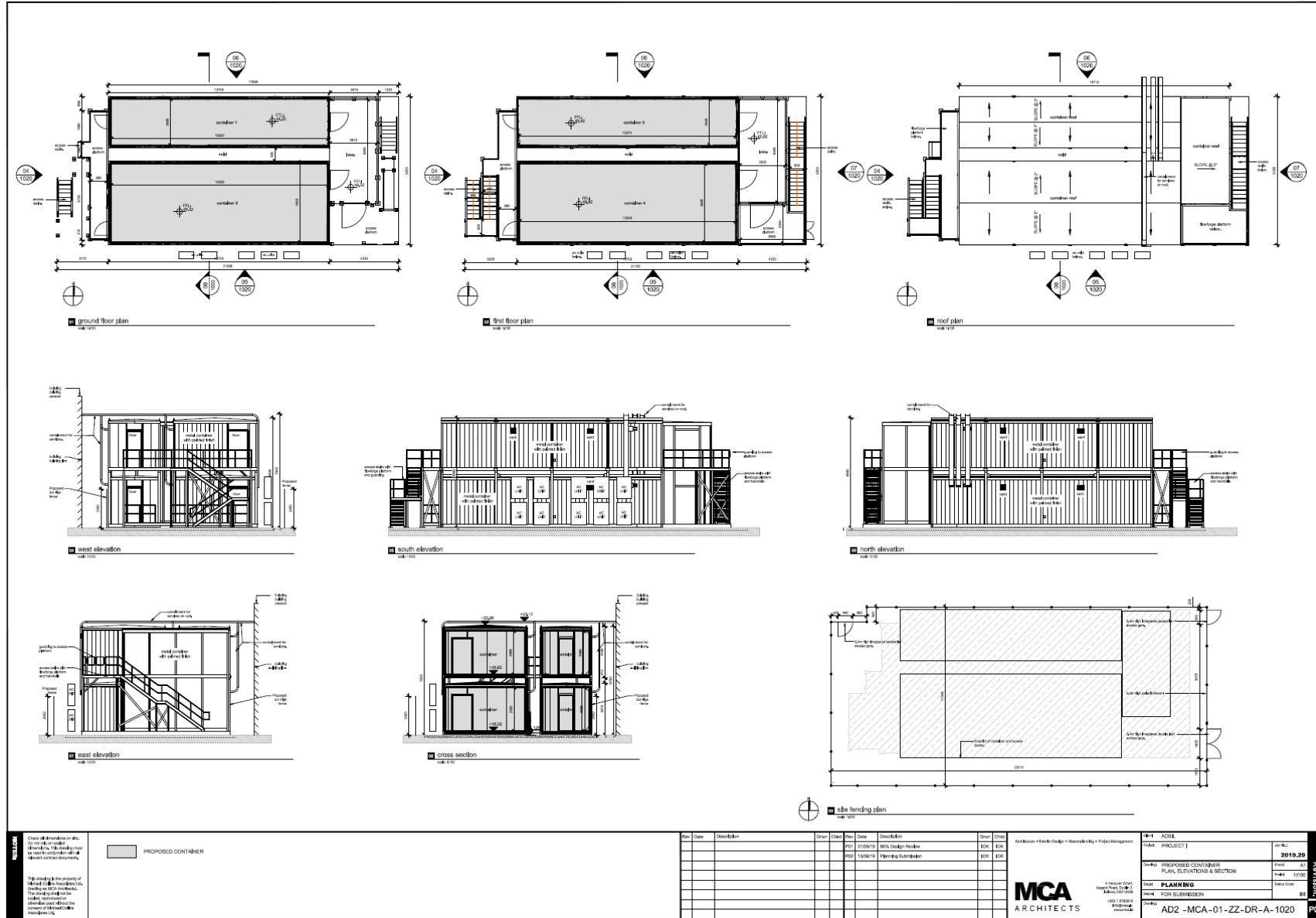


Figure 5. Plan and end elevation of the proposed double stack unit.

4. Identification of Natura 2000 Sites

4.1. Description of Natura Sites Potentially Affected

DoEHLG (2009) Guidance on Appropriate Assessment recommends 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 Figures 5 and 6, below. Spatial boundary data on the Natura 2000 network was extracted from the NPWS website (www.npws.ie) on the 7th June 2019.

Table 4 European Sites located within 15km or the potential zone of impact¹ of the Project.

Site Code	Site name	Distance (km) ²
000199	Baldoyle Bay SAC	5.14
000202	Howth Head SAC	8.69
000205	Malahide Estuary SAC	6.48
000206	North Dublin Bay SAC	4.76
000208	Rogerstown Estuary SAC	10.86
000210	South Dublin Bay SAC	7.22
002193	Ireland's Eye SAC	9.95
003000	Rockabill to Dalkey Island SAC	9.53
004006	North Bull Island SPA	4.76

¹ All European sites potentially connected irrespective of the nature or scale of the proposed Project.

² 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.

Site Code	Site name	Distance (km) ²
004015	Rogerstown Estuary SPA	11.10
004016	Baldoyle Bay SPA	5.41
004024	South Dublin Bay and River Tolka Estuary SPA	4.33
004025	Malahide Estuary SPA	6.47
004113	Howth Head Coast SPA	10.96
004117	Ireland's Eye SPA	9.73

The proposed Project is to be developed on artificial surfaces, within an existing data storage facility, in the Clonsaugh Business and Technology Park. The nearest European site to the proposed Project is the North South Dublin Bay and River Tolka Estuary SPA (Site Code 004024), which is located approximately 4.33 km to the south east.

There are no rivers or streams in the vicinity of the proposed Project, as indicated in Ordnance Survey Ireland (OSI) Geographical Information System (GIS) data, available from the EPA. The nearest watercourse, the Santry River, is located approximately 300 m to the south of the proposed Project. However, there is no connectivity to the Santry River.

In light of the above, it is evident that there is no connectivity to any European sites.

There are no predicted effects on any European sites given:

- The nature and scale of the proposed Project. The project involves the installation of stacked prefabricated units on artificial surfaces within an existing Business and Technology Park. The footprint of the proposed development is approximately 0.025ha;
- The distance between the proposed Project and any European sites, approximately 4.33 km;
- The lack of connectivity to hydrological pathways; there are no rivers or streams in the vicinity of the proposed Project; and
- The proposed Project will not generate any wastewater or potentially contaminated surface water.

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

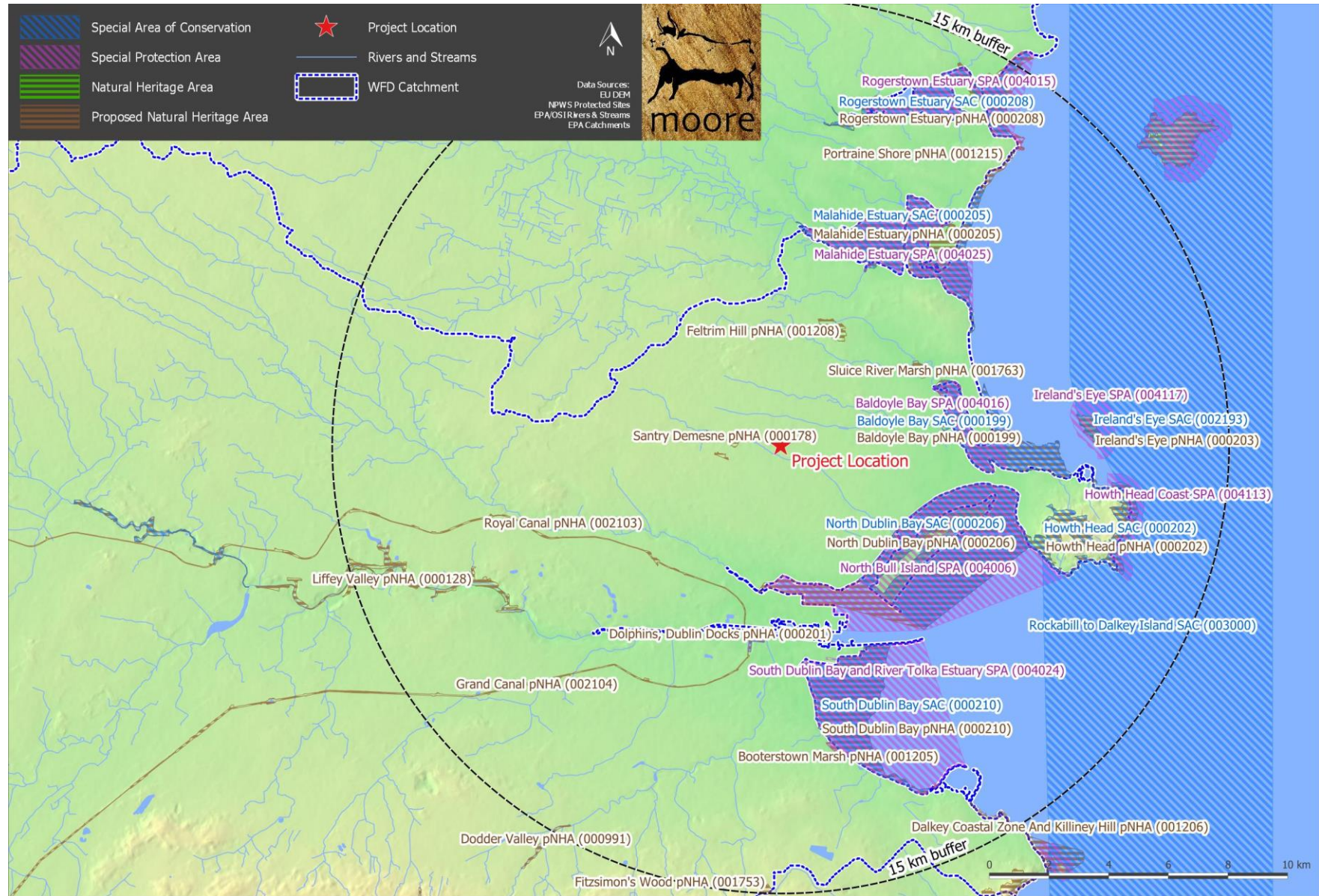


Figure 6. Showing European sites and NHAs/pNHAs within 15 km of the proposed Project.

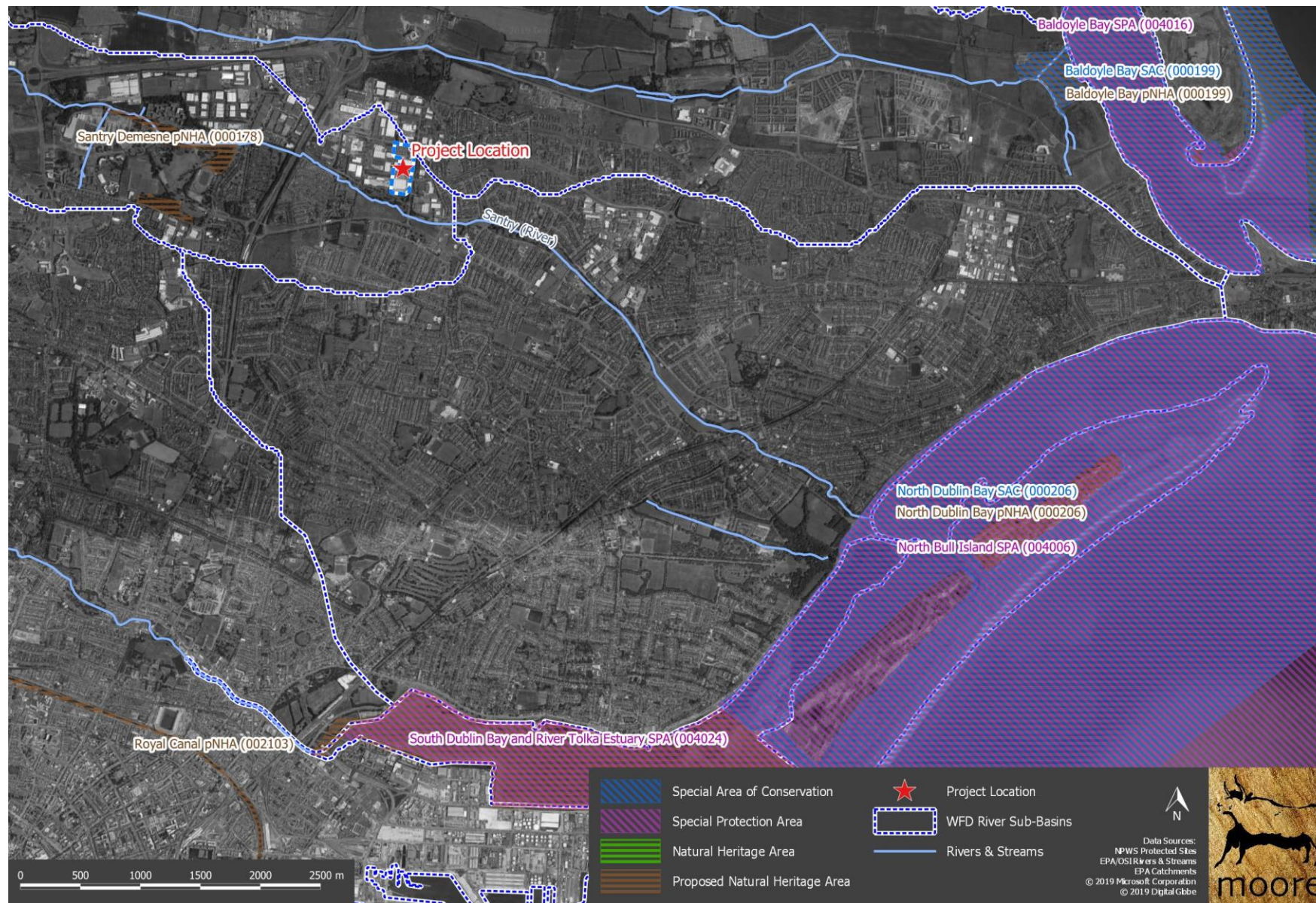


Figure 7. Detailed view of European sites and NHAs/pNHAs in the vicinity of the proposed Project

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 is a proposed Natural Heritage Area designated for North Dublin Bay (Site Code 000206), however, for the purposes of this AA screening report this area is dealt with under its higher conservation status designation as a European site.

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

The proposed Project is to take place on artificial surfaces, within an existing data storage facility, in the Clonsaugh Business and Technology Park. The nearest European sites to the proposed Project North South Dublin Bay and River Tolka Estuary SPA (Site Code 004024), which is located approximately 4.33 km to the south east.

There are no rivers or streams in the vicinity of the proposed Project, as indicated in Ordnance Survey Ireland (OSI) Geographical Information System (GIS) data, available from the EPA. The nearest watercourse, the Santry River, is located approximately 300 m to the south of the proposed Project. However, there is no connectivity to the Santry River.

In light of the above, it is evident that there is no connectivity to any European sites.

There are no predicted effects on any European sites given:

- The nature and scale of the proposed Project. The project involves the installation of stacked prefabricated units on artificial surfaces within an existing Business and Technology Park. The footprint of the proposed development is approximately 0.025ha;
- The distance between the proposed Project and any European sites, approximately 4.33 km;
- The lack of connectivity to hydrological pathways; there are no rivers or streams in the vicinity of the proposed Project; and
- The proposed Project will not generate any wastewater or potentially contaminated surface water.

Having considered the above, significant effects on any European sites as a result of the proposed Project have been ruled out and 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.

DCC's Planning Department website was consulted in order to generate a list of granted planning permissions from the surrounding areas of the proposed development within the previous 5 years. Table 4 below presents a list of notable applications granted permission within that period.

Table 4. Recent Planning Permissions (Planning search conducted by AWN on 20th June 2019)

DCC Planning Application Reference No.	Summary Description of Development as per DCC Planning File	Location of Development	Final Grant Date
2523/19 MBCC Foods	The development will consist of the repositioning of the drive-thru exit from NE corner of site to SE of site including necessary amendments to landscaping and access.	Kentucky Fried Chicken (KFC) Restaurant, Northside	Pending

DCC Planning Application Reference No.	Summary Description of Development as per DCC Planning File	Location of Development	Final Grant Date
(Ireland) Ltd.	<p>Existing ramped access to be removed and new pedestrian crossing and stepped access to be provided to serve new building entrance on North elevation. One no. loading bay to be removed to allow for repositioned entrance. Outside seating area to be relocated from south of the building to the north of the building. Menu boards, speaker and leader to be moved to the south of the building. New bin store to be constructed to the south of the building. Windows to the south elevation to be partially opaqued to accommodate new bin store. Southern elevation to receive repositioned 1.8m x 0.6m 'KFC' logo. North elevation to have 3 no. new window openings, a new entrance door and external seating area. Signage will consist of repositioned 1.8m x 1.8m internally illuminated 'Colonels Head' logo with powder-coated aluminium flat panel, non-illuminated vinyl 2.5m x 1.2m 'finger lickin good' graphic and repositioned 1.8 x 0.6m high 'KFC' letters to North elevation. East elevation to have new entrance doors & shop front frame within existing collection window opening and new windows to match existing structure. Red panels to be removed and replaced with grey Trespa panels to match rest of building. Existing door opening to be altered to become fire escape. Existing 'KFC Drive thru' signage to be repositioned and new 3.2m x 3.2m 'Colonel' vinyl graphic applied. West elevation to have yard area panelling removed to allow for external seating area, repositioned menu</p>	Shopping Centre, Oscar Traynor Road, Coolock, Dublin 17	

DCC Planning Application Reference No.	Summary Description of Development as per DCC Planning File	Location of Development	Final Grant Date
	panel from old collection window and opaque vinyl applied to inside face of existing glazing. Existing 'Drive thru' letters & existing 1m x 1m sign to be repositioned and new 4m x 2m 'finger-lickin good' non illuminated vinyl graphic fitted. The internal layout of the building to be rearranged to suit these changes.		
2517/19 Butlers Chocolate	Permission for an extension to the rear of existing manufacturing facility to consist of single storey warehouse building (Block D) 480sq.m gross area & all associated site works.	Butlers Chocolates, Clonshaugh Industrial Estate, Dublin 17	Pending
2229/19 Clonmont Developments Ltd	Planning permission for development at a site of c.3.1ha comprising Units 15/16, Clonshaugh Business & Technology Park, Clonshaugh, Dublin 17. The development will comprise the following: Demolition of existing former industrial buildings (c.7,400 sq. m total GFA), associated plant and hard standing. Construction of a 2-storey data centre including data halls, offices/admin, staff areas, storage/loading areas, circulation, UPS rooms, and roof plant (total floor area c.9,250 sq.). Provision of a generator yard with 3 no. buildings (total floor area c.275 sq.m) housing 5 no. back-up generators. Provision of a substation building (floor area c.34.5sq.m), waste compound building (floor area c.16sq.m), 14 no. car parking spaces, 10 no. bicycle parking spaces, internal roads,	Units 15/16, Clonshaugh Business & Technology Park, Clonshaugh, Dublin 17	Decision Date 30 th May 2019

DCC Planning Application Reference No.	Summary Description of Development as per DCC Planning File	Location of Development	Final Grant Date
	docking/service yard, site lighting, new entrance gate, new security fencing to replace existing fencing. All associated site development works, landscape works and services provision. Total floor area of the proposed development is c.9,520.5m.		
3997/18 Pargo Properties One Limited	Planning Application for new part single storey / part 2 storey Block 6 (1,640 sq.m.) containing 5 no. single storey warehouse units at 242 sq.m. with 2 storey ancillary offices at (82 sq.m.) each; and new part single storey/part 2 storey Block 7 (1,972 sq.m.) containing 6 no. single storey warehouse units at 242 sq.m. with 2 storey ancillary offices at (82 sq.m.) each; car parking and associated siteworks all for use as Light Industrial/Workshop/Enterprise Units.	Port Tunnel Business Park, Unit 13, Clonshaugh Industrial Estate, Dublin 17	15 th February 2019
4185/18 Mullins Developments LLC	The development will comprise: (1) The construction of a new two-storey c.16,860 sq. m. building for use as data storage facilities containing; data storage rooms, electrical & mechanical plant rooms and support areas including offices and welfare facilities, loading bays, back-up generators and water storage tanks; mechanical plant at roof level is screened from view on all sides by permanent screens. The facility will also include (2) 40 no. car parking spaces; and (3) associated landscaping and site infrastructure.	Former Diamond Innovations site (Unit 1C), Clonshaugh Business & Technology Park, and adjacent lands, Dublin D17	24 th January 2019

DCC Planning Application Reference No.	Summary Description of Development as per DCC Planning File	Location of Development	Final Grant Date
4111/18 GTT EMEA Ltd.	Planning Application for a new black coloured, powder coated steel boundary fence, including new gates and for all associated site works.	GTT Emea Ltd., International Exchange Centre, Clonshaugh Industrial Estate, Clonshaugh, Dublin 17, D17 AW86	17 th January 2019
3478/18 Kedington Ltd	PERMISSION & RETENTION: Planning permission for 3 no illuminated wall mounted box signs on the front and rear elevations, a 6m flag pole in the planted area in front of the main entrance and planning permission for retention for a directional kerb sign board at the rear entrance, a new door, screen and access ramp to the rear trade counter on the rear elevation.	East Corner, Willsborough, Clonshaugh Business and Technology Park, Dublin, Dublin, D17 TC90	11 th October 2018
3096/18 Mullins Development LLC	The development will comprise: 1) The construction of a new two-storey c.16,860 sq.m building for use as data storage facilities containing: data storage rooms, electrical & mechanical plant rooms and support areas including offices and welfare facilities, loading bays, back-up generators and water storage tanks; mechanical plant at roof level is screened from view on all sides by permanent screens. The facility will also include: 2) 40 no.	Former Diamond Innovations site (Unit 1C), Clonshaugh Business & Technology Park, and adjacent lands, Dublin 17	23 rd August 2018

DCC Planning Application Reference No.	Summary Description of Development as per DCC Planning File	Location of Development	Final Grant Date
	car parking spaces; 3) Amendment to previously permitted site landscaping and associated site infrastructure - Planning Permission Reg.Ref. DCC 4449/16. An EIS will be submitted to the Planning Authority with the planning application and the EIS will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of Dublin City Council.		
2347/18 Butlers Chocolates	Extension to previously permitted planning reference 4008/15. Extension is to comprise of the installation of a rooftop solar photovoltaic array (595 sq.m) and associated electrical infrastructure on existing manufacturing facility	Butlers Chocolates, Clonshaugh Industrial Estate, Clonshaugh, Dublin 17	25 th May 2018
4019/17 Butlers Chocolates	Permission is being sought for alterations and additions to existing manufacturing facility, comprising the construction of a new 2-storey extension to the front elevation, incorporating a new main entrance foyer/reception area, meeting rooms, and staff facilities, with an area of 217.6sq.m at ground floor level, and a new staff cafeteria area, together with additional offices and meeting rooms with an area of 197sq.m at first floor level.	Butlers Chocolates, Clonshaugh Industrial Estate, Clonshaugh, Dublin 17	24 th January 2018
3798/17	Forest Laboratories Ireland Limited intends to apply for permission for the installation of 1	Building Two, Clonshaugh	11 th December

DCC Planning Application Reference No.	Summary Description of Development as per DCC Planning File	Location of Development	Final Grant Date
Forest Laboratories (Ireland) Ltd.	NO. extract unit along with supporting structure, duct work, pipe work, discharge pipe and all associated site works - all located at existing roof level plant deck and 2 No. fire exit doors and 1 No. roller shutter door.	Business and Technology Park, Dublin 17 E400	2017
3328/17 Irish Commercials (Sales) Ltd	RETENSION PERMISSION; for revisions to existing workshop previously granted under planning ref 6311/05 consisting of, A removal of the internal dividing wall, B- 3 No. Up and Over doors to the East Elevation, together with all associated site works	35 & 36, Block 3, Port Tunnel Business Park, Clonshaugh, Dublin 17	9 th October 2017
2822/17 Forest Laboratories Ireland Ltd.	Permission for the removal of 2 no. Existing air handling units (with associated works) and electrical control panel. Installation of 1 no. Air supply & extract unit & 1 no. Air extract unit along with supporting structure duct work, pipework, discharge pipes and all associated site works. All located at existing roof level plant deck	Building 2, Clonshaugh Business & Technology Park, Dublin 17, D17 E400	4 th August 2017
2244/17 Amazon Data Services Ireland Limited	The development will consist of the upgrade of existing boundary railings and palisade fence by increasing the height of the existing fencing and railings by 0.7 meters to the overall site boundary	DUB 10-51, Clonshaugh Business and Technology Park, Clonshaugh, Dublin 17	22 nd May 2017

DCC Planning Application Reference No.	Summary Description of Development as per DCC Planning File	Location of Development	Final Grant Date
2238/17 Allman Equities Ltd	The development will consist of extending the existing offices internally into part of the warehouse resulting in a change of use along with the addition of windows to the north and south elevations and associated site development works, all on a site of 0.6 hectares approximately.	Vanderbilt, Clonshaugh Business & Technology Park, Coolock, Dublin 17	22 nd May 2017
4449/16 Amazon Data Services Ireland Ltd.	The development will comprise: (1) The construction of a new one-storey c.14,107 sq. m. building for use as electrical rooms for electronic operations, mechanical plant rooms and support areas including offices and welfare facilities, a loading bay, back-up generators and a water tank farm. The facility will also provide (2) 30 no. car parking spaces; (3) The relocation of an attenuation area to the western side of the site; (4) Landscaping and associated ancillary works; (5) The addition of an 8m acoustic screen to the existing transformer compound (Planning Permission Reg. Ref. DCC 3288/16). (6) Changes to previously approved perimeter security boundary railings and fencing including a fenced vehicle lock with double gates placed at the main site entrance. This change is consequent on the enlargement of the site of the existing DUB 54 building (Planning Permission Reg. Ref. DCC3874/15) to form the current site by the addition of lands to the east and west. The security hut at	Former Diamond Innovations site (Unit 1C) and adjacent lands, Clonshaugh Business And Technology Park, Clonshaugh, Dublin 17	6 th April 2017

DCC Planning Application Reference No.	Summary Description of Development as per DCC Planning File	Location of Development	Final Grant Date
	the site entrance has been amended by the addition of a services room. The building height to top of plant screen is circa 11.5m. meaning mechanical plant at roof level of the main building is screened from view on all sides.		
3925/16 Telent Technology Services Limited	RETENTION: 1sq.m rooflight, 1.8 m wide approach path at front entrance, dropped kerb to facilitate 2 new designated accessible parking spaces and 6 sq.m of additional first floor area, where existing stairs was removed.	Unit 9, Willsborough Cluster, Clonshaugh Industrial Estate, Dublin 17	16 th January 2017
3007/16 Butlers Chocolates	RETENTION: Full permission for an extension to the rear of existing manufacturing facility to consist of single storey warehouse building of 950 sq. metres gross floor area & all associated site works and retention permission for additional car park entrance at front of building.	Butlers Chocolates, Clonshaugh Industrial Estate, Clonshaugh, Dublin 17	2 nd September 2016
4008/15 Butlers Chocolates	Permission is being sought for the installation of a rooftop solar photovoltaic array (2856 sq.m) and associated electrical infrastructure on existing manufacturing facility, at Butlers Chocolates.	Butlers Chocolates, Clonshaugh Industrial Estate, Clonshaugh,	23 rd February 2016

DCC Planning Application Reference No.	Summary Description of Development as per DCC Planning File	Location of Development	Final Grant Date
		Dublin 17	
3813/15 Drive Investment Funds Plc	Planning permission for the amalgamation of existing ground floor retail space (unit 13) and the previously permitted retail unit (Planning Reference No.3735/13) to form a new retail unit (515 sq.m), the modification and extension to ground floor level of a previously permitted stairs (42.4 sq.m) (Planning Reference No. 3735/13), and associated amendments to the east elevation.	Northside Shopping Centre, Oscar Traynor Road, Coolock, Dublin 17	25 th January 2016
3459/15 Drive Investment Funds PLC	The erection of new signage to the south elevation (size 10m long X 2m high) of the previously permitted external upgrade works (Planning Reference No. 2848/13 and No.3258/13).	Northside Shopping Centre, Oscar Traynor Road, Coolock, Dublin 17	18 th November 2015
3330/15 Drive Investment Funds plc	Planning permission for the construction of an ESB Substation and adjoining Switchroom, floor area 26.5sq.m.	Northside Shopping Centre, Oscar Traynor Road, Coolock, Dublin 17	2 nd November 2015
3329/15 Drive	Planning permission for the removal of an existing signage structure and the erection of a new sign to match that previously permitted	Northside Shopping Centre,	2 nd November 2015

DCC Planning Application Reference No.	Summary Description of Development as per DCC Planning File	Location of Development	Final Grant Date
Investment Funds plc	(Planning Reference No. 3735/13).	Oscar Traynor Road, Coolock, Dublin 17	
3297/15 Drive Investment Funds plc	Change of use of previously permitted (Planning Reference No. 3258/13) first floor Leisure/Recreation and Circulation space to provide 195.4 sq.m of retail ancillary space including storage and staff facilities.	Northside Shopping Centre, Oscar Traynor Road, Dublin 17	29 th October 2015
2288/15 City of Dublin VEC	The development will consist of the construction of a new single storey entrance foyer (68sqm) and associated ramp access from the car park.	Coláiste Dhulaigh College of Further Education, Barryscourt Road, Coolock, Dubin 17	27 th May 2015
2228/15 Forest Laboratories (IRL) Ltd	The development will consist of the formation of 4 no. openings and the provision of aluminium windows/exit doors on the east elevation of the existing facility, together with a galvanised steel external stairs; (to give access to the roof of the building); on the north-east corner of existing facility.	Forest Laboratories (IRL) Ltd., (Building No. 1), Clonshaugh Industrial Estate, Clonshaugh, Dublin 17	8 th May 2015

DCC Planning Application Reference No.	Summary Description of Development as per DCC Planning File	Location of Development	Final Grant Date
2044/15 Butlers Chocolates	Alterations & additions to existing manufacturing facility, including the construction of a new 2-storey extension to the front elevation, comprising a 103.2sq.m extension incorporating a new staff entrance foyer and additional offices at ground floor level, and a 121sq.m extension comprising a new canteen area at first floor level	Butlers Chocolates, Clonshaugh Industrial Estate, Clonshaugh, Dublin 17	17 th April 2015

There are no predicted in-combination effects given that it is predicted that the proposed Project will have no effect on any European site.

The Dublin City 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 Dublin City Council which will determine the requirement for AA Screening as per the requirements of Article 6(3) of the Habitats Directive.

6. Conclusion

The proposed Project is to take place on artificial surfaces, within an existing data storage facility, in the Clonsaugh Business and Technology Park. The nearest European site to the proposed Project is South Dublin Bay and River Tolka Estuary SPA (Site Code 004024), 4.33km from the site.

There are no rivers or streams in the vicinity of the proposed Project, as indicated in Ordnance Survey Ireland (OSI) Geographical Information System (GIS) data, available from the EPA. The nearest watercourse, the Santry River, is located approximately 300 m to the south of the proposed Project. However, there is no connectivity to the Santry River.

In light of the above, it is evident that there is no connectivity to any European sites.

There are no predicted effects on any European sites given:

- The nature and scale of the proposed Project. The project involves the installation of stacked prefabricated units on artificial surfaces within an existing Business and Technology Park. The footprint of the proposed development is approximately 0.025ha;
- The distance between the proposed Project and any European sites, approximately 4.33 km;
- The lack of meaningful connectivity to hydrological pathways; there are no rivers or streams in the vicinity of the proposed Project; and
- The proposed Project will not generate any wastewater or potentially contaminated surface water.

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

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 (2002) 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 92/43EEC. 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>

Appendix A

FINDING OF NO SIGNIFICANT EFFECTS REPORT

Finding no significant effects report matrix

Name of project or plan

Proposed Prefabricated Containers, At Clonshaugh Business and Technology Park, Dublin 17.

Name and location of the Natura 2000 site(s)

The proposed Project is to take place on artificial surfaces, within an existing data storage facility, in the Clonshaugh Business and Technology Park. The nearest European site to the proposed Project is South Dublin Bay and River Tolka Estuary SPA (Site Code 004024), 4.33km from the site.

There are no rivers or streams in the vicinity of the proposed Project, as indicated in Ordnance Survey Ireland (OSI) Geographical Information System (GIS) data, available from the EPA. The nearest watercourse, the Santry River, is located approximately 300 m to the south of the proposed Project. However, there is no connectivity to the Santry River.

Description of the project or plan

This report presents a screening assessment relating to the proposed installation of 4 prefabricated, stacked containers. The units are to be installed on artificial surfaces adjacent to existing data storage facility buildings.

The proposed development will comprise the following:

- The proposed development comprises of a container compound for the purposes of providing ancillary modular plant, electronic equipment and machinery space located to the south of an existing data storage facility (Building B).

The development contains 4 no. prefabricated metal containers (stacked to form 2 no. storeys), associated access arrangements and staircases, a boundary fence enclosure around the proposed development with 3 no. access points, and all ancillary works. The dimensions of each single-stacked unit are 13.7m long x 2.85m wide x 3.2m high. The dimensions of each double-stacked unit are 13.7m long x 4.95m wide x 3.2m high. These units are intended to be stacked one on top of the other, which will bring the total height of the proposed development to 6.8m high. Visually the appearance of the proposed data equipment units are intended to complement the neighbouring buildings. The footprint of the proposed units is approximately 0.025ha.

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?

DCC's Planning Department website was consulted in order to generate a list of granted planning permissions from the surrounding areas of the proposed development within the previous 5 years. Table 4 below presents a list of notable applications granted permission within that period.

DCC Planning Application Reference No.	Summary Description of Development as per DCC Planning File	Location of Development	Final Grant Date
2523/19 MBCC Foods (Ireland) Ltd.	<p>The development will consist of the repositioning of the drive-thru exit from NE corner of site to SE of site including necessary amendments to landscaping and access. Existing ramped access to be removed and new pedestrian crossing and stepped access to be provided to serve new building entrance on North elevation. One no. loading bay to be removed to allow for repositioned entrance. Outside seating area to be relocated from south of the building to the north of the building. Menu boards, speaker and leader to be moved to the south of the building. New bin store to be constructed to the south of the building. Windows to the south elevation to be partially opaqued to accommodate new bin store. Southern elevation to receive repositioned 1.8m x 0.6m 'KFC' logo. North elevation to have 3 no. new window openings, a new entrance door and external seating area. Signage will consist of repositioned 1.8m x 1.8m internally illuminated 'Colonels Head' logo with powder-coated aluminium flat panel, non-illuminated vinyl 2.5m x 1.2m 'finger lickin good' graphic and repositioned 1.8 x 0.6m high 'KFC' letters to North elevation. East elevation to have new entrance doors & shop front frame within existing collection window opening and new windows to match existing structure. Red panels to be removed and replaced with grey Trespa panels to match rest of building. Existing door opening to be altered to become</p>	Kentucky Fried Chicken (KFC) Restaurant, Northside Shopping Centre, Oscar Traynor Road, Coolock, Dublin 17	Pending

DCC Planning Application Reference No.	Summary Description of Development as per DCC Planning File	Location of Development	Final Grant Date
	<p>fire escape. Existing 'KFC Drive thru' signage to be repositioned and new 3.2m x 3.2m 'Colonel' vinyl graphic applied. West elevation to have yard area panelling removed to allow for external seating area, repositioned menu panel from old collection window and opaque vinyl applied to inside face of existing glazing. Existing 'Drive thru' letters & existing 1m x 1m sign to be repositioned and new 4m x 2m 'finger-lickin good' non illuminated vinyl graphic fitted. The internal layout of the building to be rearranged to suit these changes.</p>		
<p>2517/19 Butlers Chocolate</p>	<p>Permission for an extension to the rear of existing manufacturing facility to consist of single storey warehouse building (Block D) 480sq.m gross area & all associated site works.</p>	<p>Butlers Chocolates, Clonshaugh Industrial Estate, Dublin 17</p>	<p>Pending</p>
<p>2229/19 Clonmont Developments Ltd</p>	<p>Planning permission for development at a site of c.3.1ha comprising Units 15/16, Clonshaugh Business & Technology Park, Clonshaugh, Dublin 17. The development will comprise the following: Demolition of existing former industrial buildings (c.7,400 sq. m total GFA), associated plant and hard standing. Construction of a 2-storey data centre including data halls, offices/admin, staff areas, storage/loading areas, circulation, UPS rooms, and roof plant (total floor area c.9,250 sq.). Provision of a generator yard with 3 no. buildings (total floor area c.275 sq.m) housing</p>	<p>Units 15/16, Clonshaugh Business & Technology Park, Clonshaugh, Dublin 17</p>	<p>Decision Date 30th May 2019</p>

DCC Planning Application Reference No.	Summary Description of Development as per DCC Planning File	Location of Development	Final Grant Date
	5 no. back-up generators. Provision of a substation building (floor area c.34.5sq.m), waste compound building (floor area c.16sq.m), 14 no. car parking spaces, 10 no. bicycle parking spaces, internal roads, docking/service yard, site lighting, new entrance gate, new security fencing to replace existing fencing. All associated site development works, landscape works and services provision. Total floor area of the proposed development is c.9,520.5m.		
3997/18 Pargo Properties One Limited	Planning Application for new part single storey / part 2 storey Block 6 (1,640 sq.m.) containing 5 no. single storey warehouse units at 242 sq.m. with 2 storey ancillary offices at (82 sq.m.) each; and new part single storey/part 2 storey Block 7 (1,972 sq.m.) containing 6 no. single storey warehouse units at 242 sq.m. with 2 storey ancillary offices at (82 sq.m.) each; car parking and associated siteworks all for use as Light Industrial/Workshop/Enterprise Units.	Port Tunnel Business Park, Unit 13, Clonshaugh Industrial Estate, Dublin 17	15 th February 2019
4185/18 Mullins Developments LLC	The development will comprise: (1) The construction of a new two-storey c.16,860 sq. m. building for use as data storage facilities containing; data storage rooms, electrical & mechanical plant rooms and support areas including offices and welfare facilities, loading bays, back-up generators and water storage tanks; mechanical plant at roof level is screened from view on all sides by permanent	Former Diamond Innovations site (Unit 1C), Clonshaugh Business & Technology Park, and adjacent lands, Dublin D17	24 th January 2019

DCC Planning Application Reference No.	Summary Description of Development as per DCC Planning File	Location of Development	Final Grant Date
	screens. The facility will also include (2) 40 no. car parking spaces; and (3) associated landscaping and site infrastructure.		
4111/18 GTT EMEA Ltd.	Planning Application for a new black coloured, powder coated steel boundary fence, including new gates and for all associated site works.	GTT Emea Ltd., International Exchange Centre, Clonshaugh Industrial Estate, Clonshaugh, Dublin 17, D17 AW86	17 th January 2019
3478/18 Kedington Ltd	PERMISSION & RETENTION: Planning permission for 3 no illuminated wall mounted box signs on the front and rear elevations, a 6m flag pole in the planted area in front of the main entrance and planning permission for retention for a directional kerb sign board at the rear entrance, a new door, screen and access ramp to the rear trade counter on the rear elevation.	East Corner, Willsborough, Clonshaugh Business and Technology Park, Dublin, Dublin, D17 TC90	11 th October 2018
3096/18 Mullins Development LLC	The development will comprise: 1) The construction of a new two-storey c.16,860 sq.m building for use as data storage facilities containing: data storage rooms, electrical & mechanical plant rooms and support areas including offices and welfare facilities, loading bays, back-up generators and water storage	Former Diamond Innovations site (Unit 1C), Clonshaugh Business & Technology Park, and adjacent	23 rd August 2018

DCC Planning Application Reference No.	Summary Description of Development as per DCC Planning File	Location of Development	Final Grant Date
	tanks; mechanical plant at roof level is screened from view on all sides by permanent screens. The facility will also include: 2) 40 no. car parking spaces; 3) Amendment to previously permitted site landscaping and associated site infrastructure - Planning Permission Reg.Ref. DCC 4449/16. An EIS will be submitted to the Planning Authority with the planning application and the EIS will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of Dublin City Council.	lands, Dublin 17	
2347/18 Butlers Chocolates	Extension to previously permitted planning reference 4008/15. Extension is to comprise of the installation of a rooftop solar photovoltaic array (595 sq.m) and associated electrical infrastructure on existing manufacturing facility	Butlers Chocolates, Clonshaugh Industrial Estate, Clonshaugh, Dublin 17	25 th May 2018
4019/17 Butlers Chocolates	Permission is being sought for alterations and additions to existing manufacturing facility, comprising the construction of a new 2-storey extension to the front elevation, incorporating a new main entrance foyer/reception area, meeting rooms, and staff facilities, with an area of 217.6sq.m at ground floor level, and a new staff cafeteria area, together with additional offices and meeting rooms with an area of 197sq.m at first floor level.	Butlers Chocolates, Clonshaugh Industrial Estate, Clonshaugh, Dublin 17	24 th January 2018

DCC Planning Application Reference No.	Summary Description of Development as per DCC Planning File	Location of Development	Final Grant Date
3798/17 Forest Laboratories (Ireland) Ltd.	Forest Laboratories Ireland Limited intends to apply for permission for the installation of 1 NO. extract unit along with supporting structure, duct work, pipe work, discharge pipe and all associated site works - all located at existing roof level plant deck and 2 No. fire exit doors and 1 No. roller shutter door.	Building Two, Clonsaugh Business and Technology Park, Dublin 17 E400	11 th December 2017
3328/17 Irish Commercials (Sales) Ltd	RETENSION PERMISSION; for revisions to existing workshop previously granted under planning ref 6311/05 consisting of, A removal of the internal dividing wall, B- 3 No. Up and Over doors to the East Elevation, together with all associated site works	35 & 36, Block 3, Port Tunnel Business Park, Clonsaugh, Dublin 17	9 th October 2017
2822/17 Forest Laboratories Ireland Ltd.	Permission for the removal of 2 no. Existing air handling units (with associated works) and electrical control panel. Installation of 1 no. Air supply & extract unit & 1 no. Air extract unit along with supporting structure duct work, pipework, discharge pipes and all associated site works. All located at existing roof level plant deck	Building 2, Clonsaugh Business & Technology Park, Dublin 17, D17 E400	4 th August 2017
2244/17 Amazon Data	The development will consist of the upgrade of existing boundary railings and palisade fence by increasing the height of the existing fencing and railings by 0.7 meters to the	DUB 10-51, Clonsaugh Business and	22 nd May 2017

DCC Planning Application Reference No.	Summary Description of Development as per DCC Planning File	Location of Development	Final Grant Date
Services Ireland Limited	overall site boundary	Technology Park, Clonshaugh, Dublin 17	
2238/17 Allman Equities Ltd	The development will consist of extending the existing offices internally into part of the warehouse resulting in a change of use along with the addition of windows to the north and south elevations and associated site development works, all on a site of 0.6 hectares approximately.	Vanderbilt, Clonshaugh Business & Technology Park, Coolock, Dublin 17	22 nd May 2017
4449/16 Amazon Data Services Ireland Ltd.	The development will comprise: (1) The construction of a new one-storey c.14,107 sq. m. building for use as electrical rooms for electronic operations, mechanical plant rooms and support areas including offices and welfare facilities, a loading bay, back-up generators and a water tank farm. The facility will also provide (2) 30 no. car parking spaces; (3) The relocation of an attenuation area to the western side of the site; (4) Landscaping and associated ancillary works; (5) The addition of an 8m acoustic screen to the existing transformer compound (Planning Permission Reg. Ref. DCC 3288/16). (6) Changes to previously approved perimeter security boundary railings and fencing including a fenced vehicle lock with double gates placed at the main site entrance. This change is consequent on the enlargement of the site of the existing DUB 54 building	Former Diamond Innovations site (Unit 1C) and adjacent lands, Clonshaugh Business And Technology Park, Clonshaugh, Dublin 17	6 th April 2017

DCC Planning Application Reference No.	Summary Description of Development as per DCC Planning File	Location of Development	Final Grant Date
	(Planning Permission Reg. Ref. DCC3874/15) to form the current site by the addition of lands to the east and west. The security hut at the site entrance has been amended by the addition of a services room. The building height to top of plant screen is circa 11.5m. meaning mechanical plant at roof level of the main building is screened from view on all sides.		
3925/16 Telent Technology Services Limited	RETENTION: 1sq.m rooflight, 1.8 m wide approach path at front entrance, dropped kerb to facilitate 2 new designated accessible parking spaces and 6 sq.m of additional first floor area, where existing stairs was removed.	Unit 9, Willsborough Cluster, Clonshaugh Industrial Estate, Dublin 17	16 th January 2017
3007/16 Butlers Chocolates	RETENTION: Full permission for an extension to the rear of existing manufacturing facility to consist of single storey warehouse building of 950 sq. metres gross floor area & all associated site works and retention permission for additional car park entrance at front of building.	Butlers Chocolates, Clonshaugh Industrial Estate, Clonshaugh, Dublin 17	2 nd September 2016
4008/15 Butlers	Permission is being sought for the installation of a rooftop solar photovoltaic array (2856 sq.m) and associated electrical infrastructure on existing manufacturing facility, at Butlers	Butlers Chocolates, Clonshaugh	23 rd February 2016

DCC Planning Application Reference No.	Summary Description of Development as per DCC Planning File	Location of Development	Final Grant Date
Chocolates	Chocolates.	Industrial Estate, Clonsaugh, Dublin 17	
3813/15 Drive Investment Funds Plc	Planning permission for the amalgamation of existing ground floor retail space (unit 13) and the previously permitted retail unit (Planning Reference No.3735/13) to form a new retail unit (515 sq.m), the modification and extension to ground floor level of a previously permitted stairs (42.4 sq.m) (Planning Reference No. 3735/13), and associated amendments to the east elevation.	Northside Shopping Centre, Oscar Traynor Road, Coolock, Dublin 17	25 th January 2016
3459/15 Drive Investment Funds PLC	The erection of new signage to the south elevation (size 10m long X 2m high) of the previously permitted external upgrade works (Planning Reference No. 2848/13 and No.3258/13).	Northside Shopping Centre, Oscar Traynor Road, Coolock, Dublin 17	18 th November 2015
3330/15 Drive Investment Funds plc	Planning permission for the construction of an ESB Substation and adjoining Switchroom, floor area 26.5sq.m.	Northside Shopping Centre, Oscar Traynor Road, Coolock, Dublin 17	2 nd November 2015
3329/15	Planning permission for the removal of an existing signage structure and the erection of	Northside	2 nd November

DCC Planning Application Reference No.	Summary Description of Development as per DCC Planning File	Location of Development	Final Grant Date
Drive Investment Funds plc	a new sign to match that previously permitted (Planning Reference No. 3735/13).	Shopping Centre, Oscar Traynor Road, Coolock, Dublin 17	2015
3297/15 Drive Investment Funds plc	Change of use of previously permitted (Planning Reference No. 3258/13) first floor Leisure/Recreation and Circulation space to provide 195.4 sq.m of retail ancillary space including storage and staff facilities.	Northside Shopping Centre, Oscar Traynor Road, Dublin 17	29 th October 2015
2288/15 City of Dublin VEC	The development will consist of the construction of a new single storey entrance foyer (68sqm) and associated ramp access from the car park.	Coláiste Dhulaigh College of Further Education, Barryscourt Road, Coolock, Dubin 17	27 th May 2015
2228/15 Forest Laboratories (IRL) Ltd	The development will consist of the formation of 4 no. openings and the provision of aluminium windows/exit doors on the east elevation of the existing facility, together with a galvanised steel external stairs; (to give access to the roof of the building); on the north-east corner of existing facility.	Forest Laboratories (IRL) Ltd., (Building No. 1), Clonshaugh Industrial Estate, Clonshaugh, Dublin 17	8 th May 2015

DCC Planning Application Reference No.	Summary Description of Development as per DCC Planning File	Location of Development	Final Grant Date
2044/15 Butlers Chocolates	Alterations & additions to existing manufacturing facility, including the construction of a new 2-storey extension to the front elevation, comprising a 103.2sq.m extension incorporating a new staff entrance foyer and additional offices at ground floor level, and a 121sq.m extension comprising a new canteen area at first floor level	Butlers Chocolates, Clonshaugh Industrial Estate, Clonshaugh, Dublin 17	17 th April 2015

There are no predicted in-combination effects given that it is predicted that the proposed Project will have no effect on any European site.

The Dublin City 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 Dublin City 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.

The proposed Project is to take place on artificial surfaces, within an existing data storage facility, in the Clonshaugh Business and Technology Park. The nearest European site to the proposed Project is South Dublin Bay and River Tolka Estuary SPA (Site Code 004024), 4.33km from the site.

There are no rivers or streams in the vicinity of the proposed Project, as indicated in Ordnance Survey Ireland (OSI) Geographical Information System (GIS) data, available from the EPA. The nearest watercourse, the Santry River, is located approximately 300 m to the south of the proposed Project. However, there is no connectivity to the Santry River.

In light of the above, it is evident that there is no connectivity to any European sites.

There are no predicted effects on any European sites given:

- The nature and scale of the proposed Project. The project involves the installation of stacked prefabricated units on artificial surfaces within an existing Business and Technology Park. The footprint of the proposed development is approximately 0.025ha;
- The distance between the proposed Project and any European sites, approximately 4.33 km;
- The lack of connectivity to hydrological pathways; there are no rivers or streams in the vicinity of the proposed Project; and
- The proposed Project will not generate any wastewater or potentially contaminated surface water.

Having considered the above, significant effects on any European sites as a result of the proposed Project have been ruled out and 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 pre-planning discussions with Dublin City 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

- 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 1995-2019;
- 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;
 - Dublin City Development Plan 2016-2022

Level of assessment completed

Desktop Assessment.

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

Dublin City Council Planning Section.

OVERALL CONCLUSIONS

The proposed Project is to take place on artificial surfaces, within an existing data storage facility, in the Clonsaugh Business and Technology Park. The nearest European sites to the proposed Project are North Dublin Bay SAC (Site Code 000206) and North Bull Island SPA (Site Code 004006), which are located approximately 4.76 km to the south east.

There are no rivers or streams in the vicinity of the proposed Project, as indicated in Ordnance Survey Ireland (OSI) Geographical Information System (GIS) data, available from the EPA. The nearest watercourse, the Santry River, is located approximately 300 m to the south of the proposed Project. However, there is no connectivity to the Santry River.

In light of the above, it is evident that there is no connectivity to any European sites.

There are no predicted effects on any European sites given:

- The nature and scale of the proposed Project. The project involves the installation of stacked prefabricated units on artificial surfaces within an existing Business and Technology Park. The footprint of the proposed development is approximately 0.025ha;
- The distance between the proposed Project and any European sites, approximately 4.76 km;
- The lack of meaningful connectivity to hydrological pathways; there are no rivers or streams in the vicinity of the proposed Project; and
- The proposed Project will not generate any wastewater or potentially contaminated surface water.

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

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